



DESTINATION
➤ RETAIL



NEWMARK | PACIFIC



ARTE WEST



RETAIL/RESTAURANT OPPORTUNITY

3630 WESTMINSTER AVENUE
SANTA ANA, CA 92703

PROPERTY HIGHLIGHTS



Retail/restaurant opportunity located within the recently developed **first class** 228 apartment complex. Currently 98% leased.



Conveniently located within the **densely populated Santa Ana** market and within a half mile from the **22 Freeway**.



Adjacent to the future **OC Streetcar Harbor Transit Center Hub**. Expected to begin carrying passengers in 2023, operating along 4.15-mile route connecting to Santa Ana Regional Transportation Center (10 total stops in each direction).

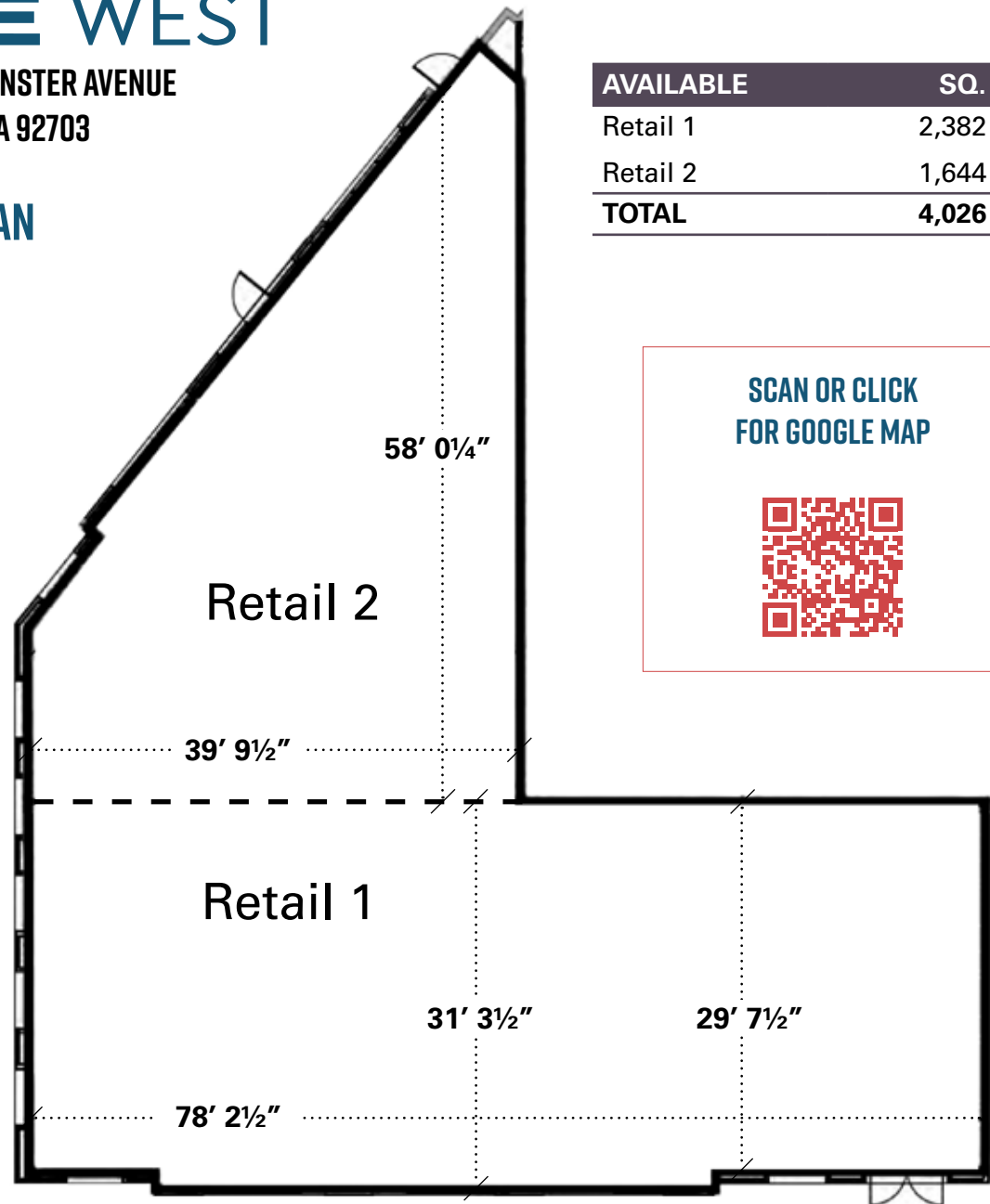


Ample signage opportunities with tremendous street visibility to **Westminster Avenue**.

ARTE WEST

3630 WESTMINSTER AVENUE
SANTA ANA, CA 92703

FLOOR PLAN



SCAN OR CLICK
FOR GOOGLE MAP



SITE PLAN



ARTE WEST

3630 WESTMINSTER AVENUE
SANTA ANA, CA 92703

OC STREETCAR PROJECT



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2026 Population	36,380	323,819	778,658
2031 Population	36,534	325,058	784,153
2020 Population	36,232	329,544	782,137
2026-2031 Annual Rate	0.08%	0.08%	0.14%
2026 Median Age	35.7	36.7	36.8
2026 Total Daytime Population	27,005	262,997	767,227
2026 Total Employees	7,096	88,259	364,807
HOUSEHOLDS			
2026 Total Households	9,176	84,605	225,163
2026 Average Household Size	3.91	3.73	3.38
2026 Total Housing Units	9,559	87,134	233,965
Owner Occupied Housing Units	44.5%	46.4%	43.3%
Renter Occupied Housing Units	51.5%	50.7%	52.9%
Vacant Housing Units	4.0%	2.9%	3.8%
2026 Average Home Value	\$652,419	\$811,785	\$868,168
INCOME			
2026 Households by Income	9,176	84,605	225,162
<\$15,000	7.7%	6.6%	6.9%
\$15,000-\$24,999	5.3%	4.2%	4.2%
\$25,000-\$34,999	5.5%	4.7%	4.6%
\$35,000-\$49,999	7.9%	7.8%	7.9%
\$50,000-\$74,999	15.1%	14.2%	14.0%
\$75,000-\$99,999	14.2%	14.2%	13.9%
\$100,000-\$149,999	22.3%	19.9%	20.3%
\$150,000-\$199,999	11.3%	12.6%	12.4%
\$200,000+	10.6%	15.7%	15.9%
2026 Average Household Income	\$105,032	\$120,409	\$122,447
2026 Median Household Income	\$88,144	\$96,103	\$96,695



RETAIL/RESTAURANT OPPORTUNITY

**3630 WESTMINSTER AVENUE
SANTA ANA, CA 92703**

For further leasing information please contact:

KEVIN HANSEN
Senior Managing Director
t 949-608-2194
kevin.hansen@nrmk.com
CA RE Lic. #01937047

NEWMARK PACIFIC
18401 Von Karman Avenue, Suite 150
Irvine, CA 92612
t 949-608-2000
Corporate License #01796698

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK | PACIFIC