



FOR LEASE

**1421 N BRISTOL ST
SANTA ANA, CA 92706**

Prime, brand new restaurant/food & beverage opportunity across from Santa Ana College! This proposed 3,100 SF – 3,600 SF building is strategically positioned on the high-traffic Bristol Street corridor, offering unmatched visibility and accessibility. Sitting between an established McDonald's and a soon-to-be-built Raising Cane's, this location benefits from strong foot traffic, high daily vehicle counts, and a built-in customer base from the college and surrounding businesses. The property is surrounded by a dense residential and commercial community, making it a prime location for national tenants, franchise businesses, or local enterprises. With Santa Ana College directly across the street, this location offers immediate access to thousands of students, faculty, and visitors daily.



Building SqFt	3,100 SqFt
Year Built	2026
Lot Size (acres)	13,068.00
Zoning Type	Commercial - Retail
Zoning Subtype	Restaurant - F&B
Zoning	SP1
County	Orange
Parcel ID	405-252-32

- High-performing intersection with excellent visibility.
- Ample parking available with over 15 parking spaces for shoppers and employees.
- Signage opportunities visible along a high-traffic street.
- Property is strategically located with direct frontage on Bristol St.
- Excellent Visibility from Bristol St and Surrounding Businesses.
- Located in a busy retail area, surrounded by national retail brands including: McDonald's, Raising Cane's, and many others.

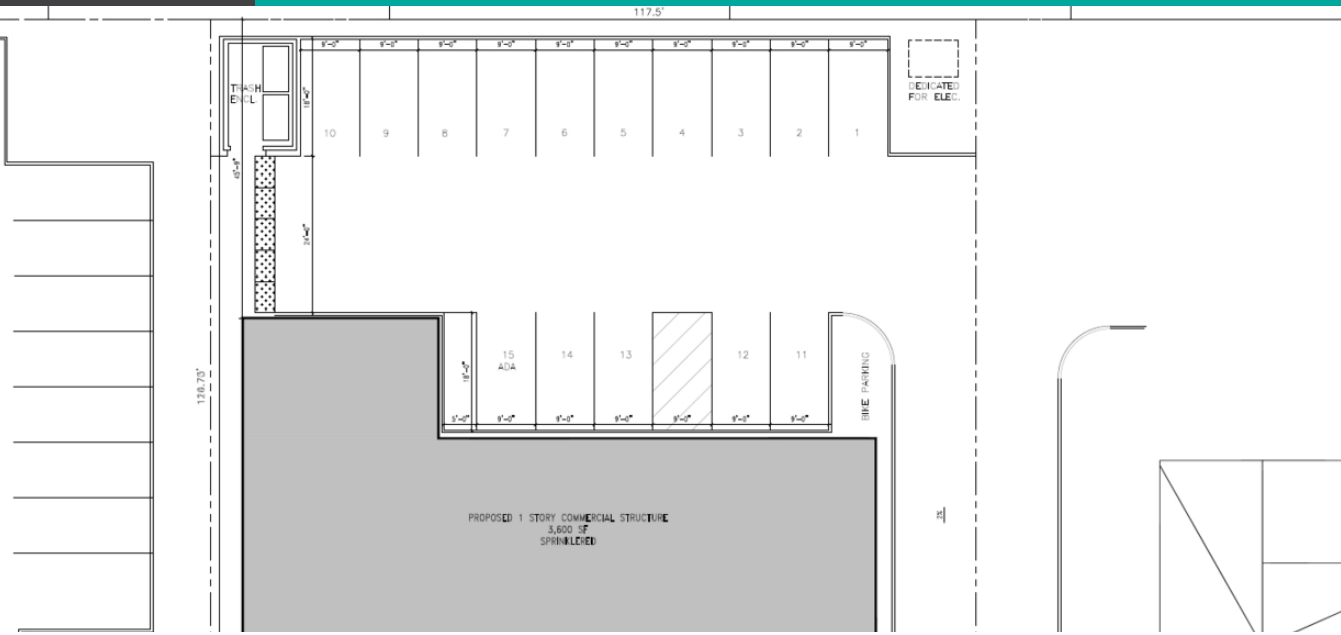


Universal Elite Commercial
7700 Irvine Center Dr, Suite 680
Irvine, CA 92618
Office: 9099790207

OLIVER LIU
Senior Vice President
Mobile: 9099790207
oliver.liu@minkcre.com
License #: 01919930

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1421	Food & Beverage	Negotiable	NNN	3,100 - 3,600 SF	Negotiable



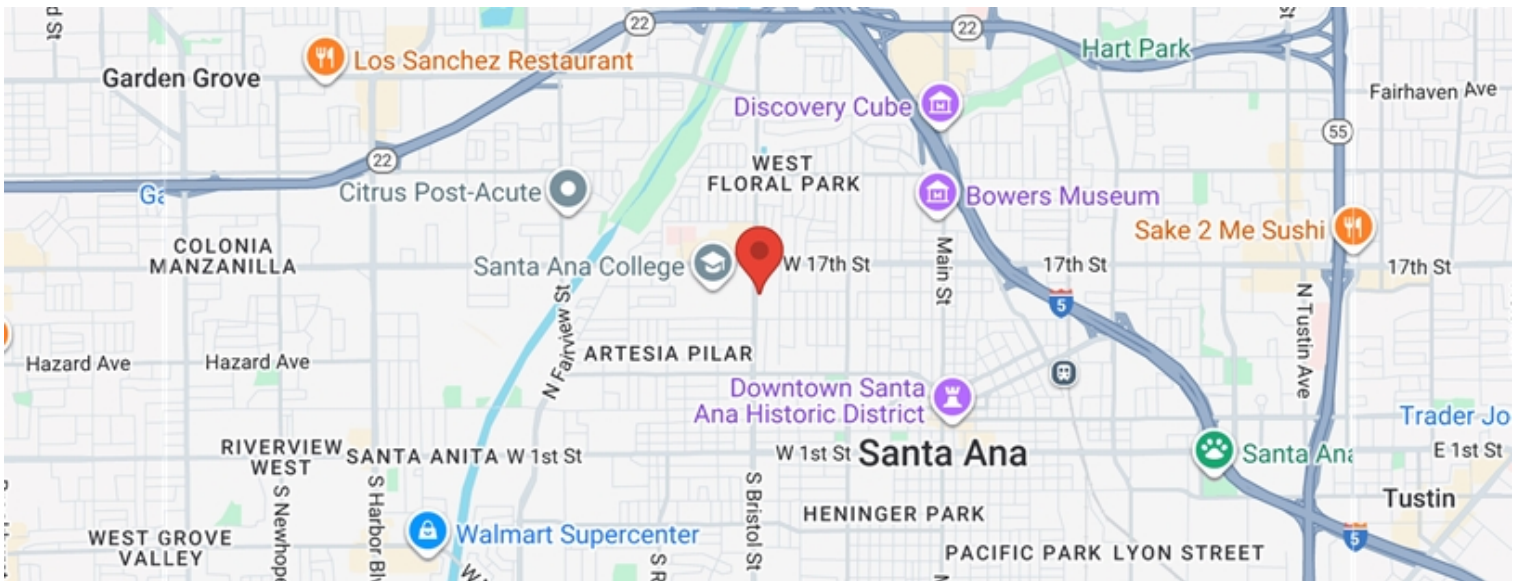
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	46,305	371,403	715,874
2010 Population	44,099	359,667	714,881
2025 Population	41,761	347,388	707,600
2030 Population	41,775	348,290	711,608
2025-2030 Growth Rate	0.01 %	0.05 %	0.11 %
2025 Daytime Population	38,371	323,964	776,396

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	755	5,977	12,598
\$15000-24999	514	4,489	10,044
\$25000-34999	546	4,432	9,066
\$35000-49999	832	8,294	16,867
\$50000-74999	1,581	14,788	31,659
\$75000-99999	1,391	12,847	27,900
\$100000-149999	1,814	19,152	41,546
\$150000-199999	1,206	11,258	25,674
\$200000 or greater	1,352	11,744	31,467
Median HH Income	\$ 87,055	\$ 89,952	\$ 94,741
Average HH Income	\$ 113,498	\$ 113,020	\$ 121,664

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	9,873	82,503	184,824
2010 Total Households	9,669	83,727	188,080
2025 Total Households	9,991	92,984	206,832
2030 Total Households	10,184	95,386	212,926
2025 Average Household Size	3.82	3.63	3.34
2025 Owner Occupied Housing	4,265	38,786	94,248
2030 Owner Occupied Housing	4,421	40,086	97,269
2025 Renter Occupied Housing	5,726	54,198	112,584
2030 Renter Occupied Housing	5,763	55,300	115,657
2025 Vacant Housing	272	3,758	9,391
2025 Total Housing	10,263	96,742	216,223



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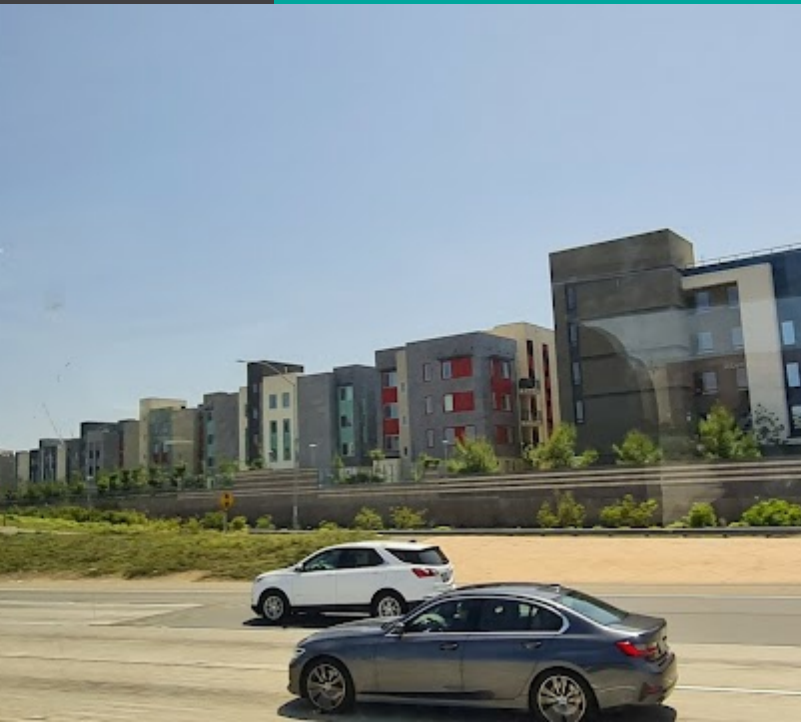
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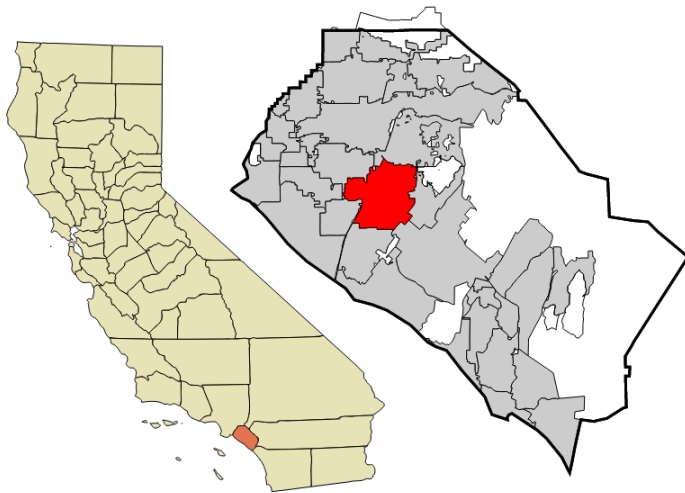
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ABOUT SANTA ANA

Santa Ana (Spanish for 'Saint Anne') is a city in and the county seat of Orange County, California, United States. Located in the Greater Los Angeles region of Southern California, the city's population was 310,227 at the 2020 census. As of 2023, Santa Ana is the third most populous city in Orange County (after Anaheim and Irvine), the 14th-most populous city in California, and the 65th most populous city in the United States.



CITY OF SANTA ANA

COUNTY	ORANGE
INCORPORATED	5/31/1886

AREA

CITY	27.4 SQ MI
LAND	27.3 SQ MI
ELEVATION	115 FT

POPULATION

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