

SUB ANCHOR FOR LEASE

AND SHOP SPACES AT EDINGER PLAZA

1300-1414 W. EDINGER AVE. | SANTA ANA, CA 92704



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CENTERS

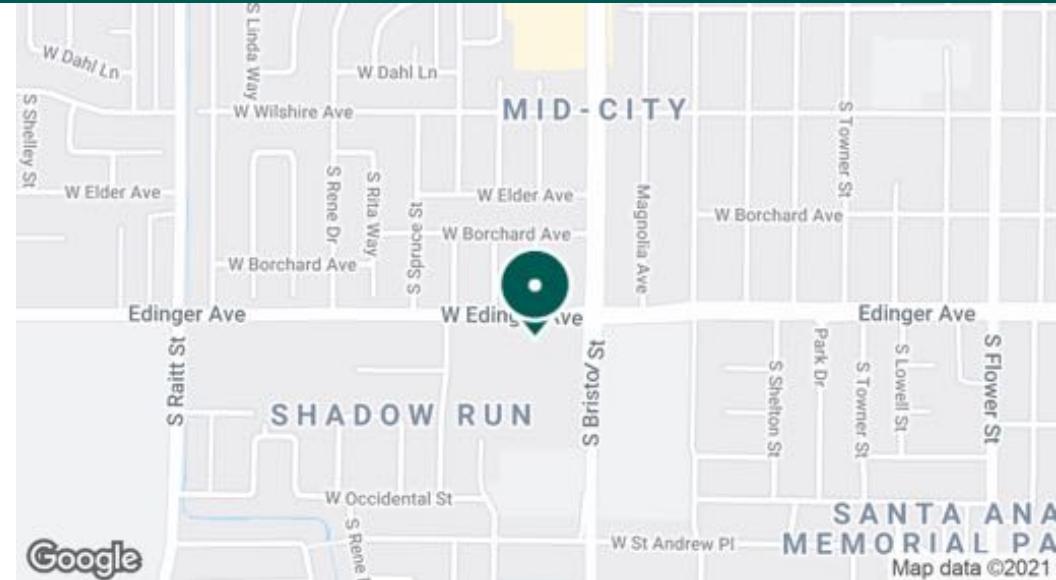
BUSINESS

MANAGEMENT

SUB ANCHOR FOR LEASE

EDINGER PLAZA | 1300-1414 W. EDINGER AVE., SANTA ANA, CA 92704

BROCHURE - SWC BRISTOL AND EDINGER | PAGE 2



OFFERING SUMMARY

Sub-Anchor Lease Rate:	Negotiable (\$0.32 NNN)
Building Size:	159,035 SF
Available SF:	855 - 20,000 SF
Lot Size:	15.45 Acres
Year Built:	1963
Market:	Orange County
Submarket:	Santa Ana
Traffic Count:	67,700

PROPERTY OVERVIEW

Sub-Anchor space next to 24 Hour Fitness Available for lease. Smaller shop space retail available for lease next to Rite-Aid. All spaces offer fantastic exposure to both cross-street, and the sub-anchor has street signage available.

LOCATION OVERVIEW

The SWC of Bristol and Edinger hosts a sprawling shopping center, boasting approx. 159,035 SQFT of leasable retail space.

PROPERTY HIGHLIGHTS

- Signalized Intersection
- National Co-Tenants
- Dense Demographics
- High School Adjacent

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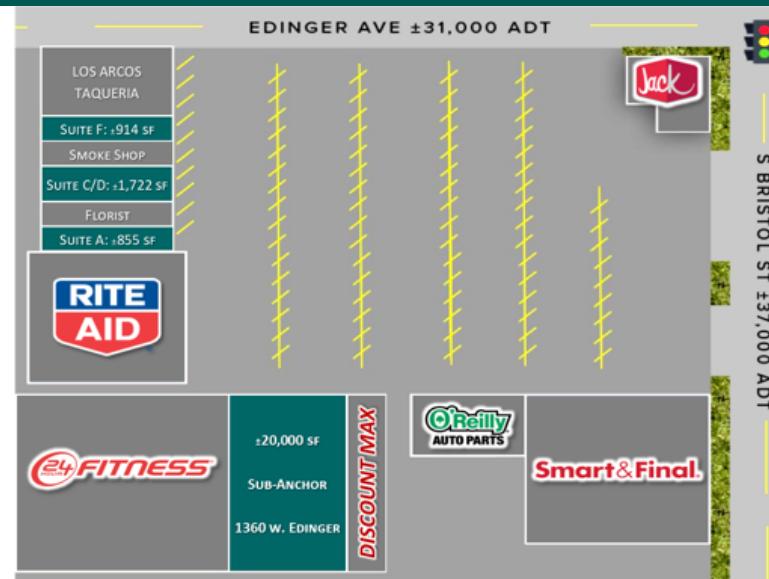
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LEASE SPACES

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BROCHURE - SWC BRISTOL AND EDINGER | PAGE 3



LEASE INFORMATION

Lease Type:	\$0.32 NNN	Lease Term:	Negotiable
Total Space:	855 - 20,000 SF	Lease Rate:	\$3.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1360	Available	20,000 SF	\$0.32 NNN	Negotiable	Sub-Anchor Space
1412 - Suite A	Available	855 SF	\$0.32 NNN	\$3.00 SF/month	Inline Retail/Office
1412 - Suite C/D	Available	1,722 SF	\$0.32 NNN	\$3.00 SF/month	Inline Retail/Office
1412 - Suite F	Available	914 SF	\$0.32 NNN	\$3.00 SF/month	Inline Retail/Office

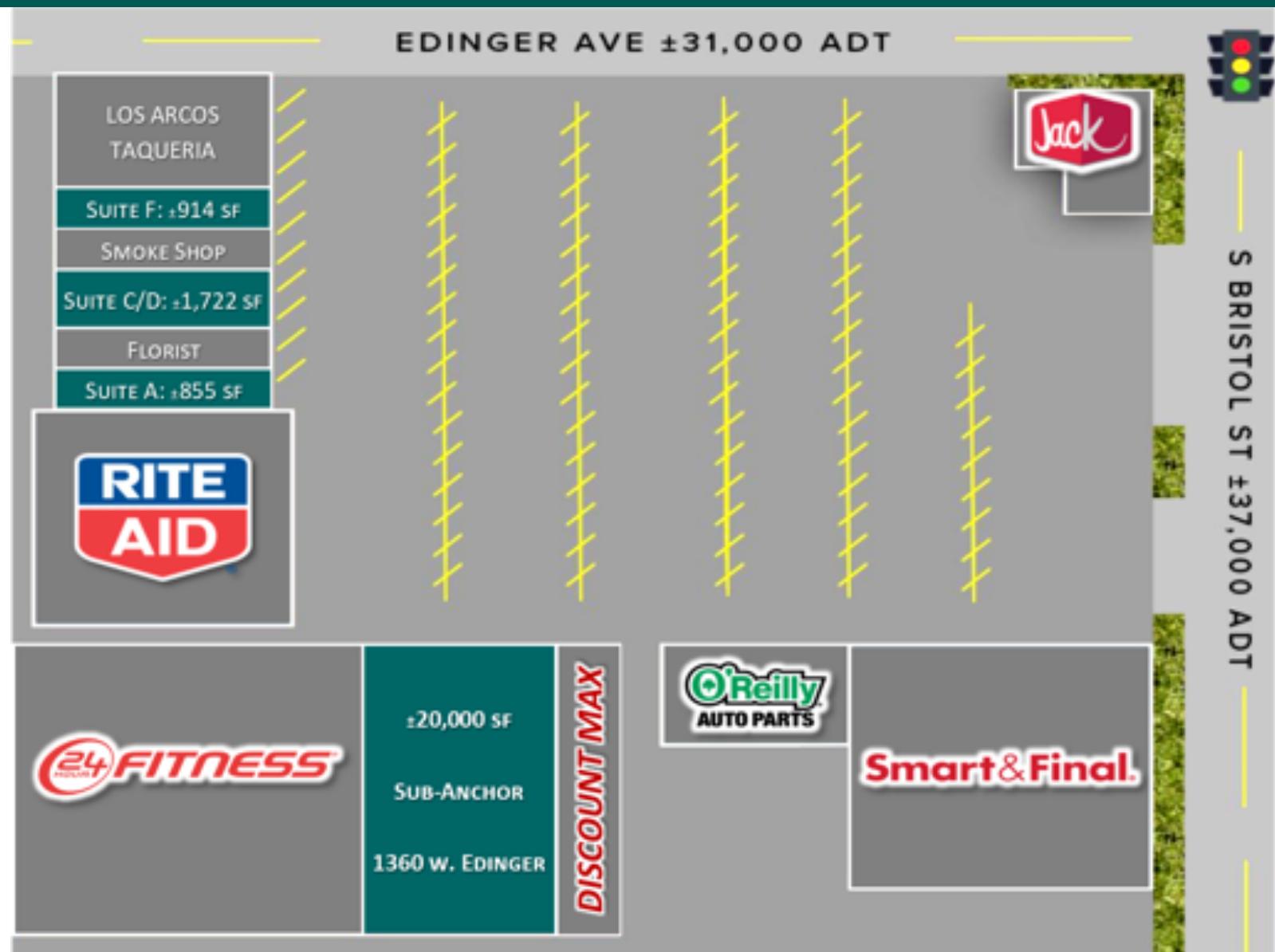
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SITE PLAN

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ADDITIONAL PHOTOS

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Sub Anchor Available



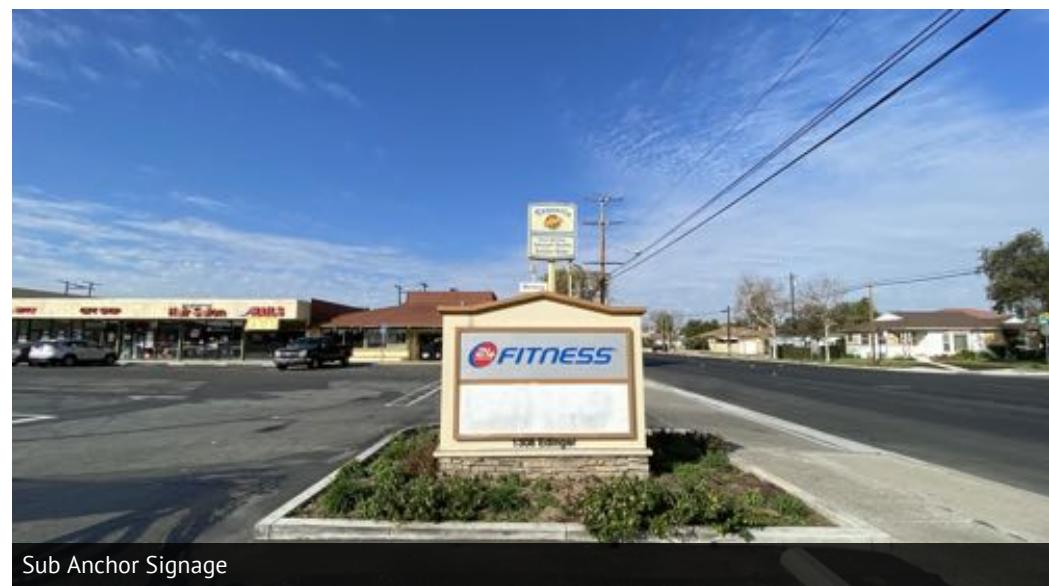
Sub Anchor Available



Smart & Final

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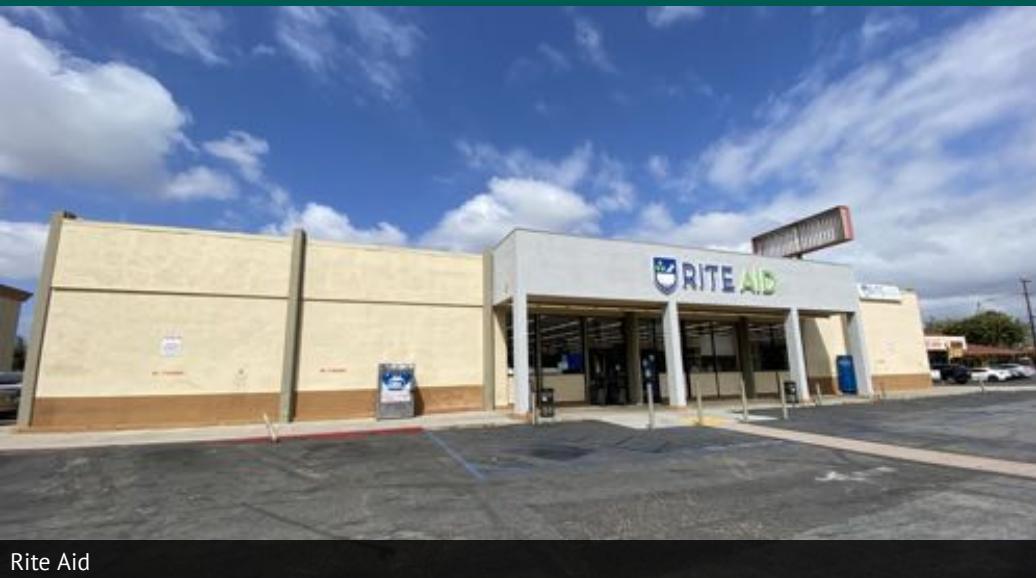


Sub Anchor Signage

ADDITIONAL PHOTOS

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Rite Aid



Rite Aid + Shop Space



O'Reilly Auto Parts



Jack in the Box



Discount Max

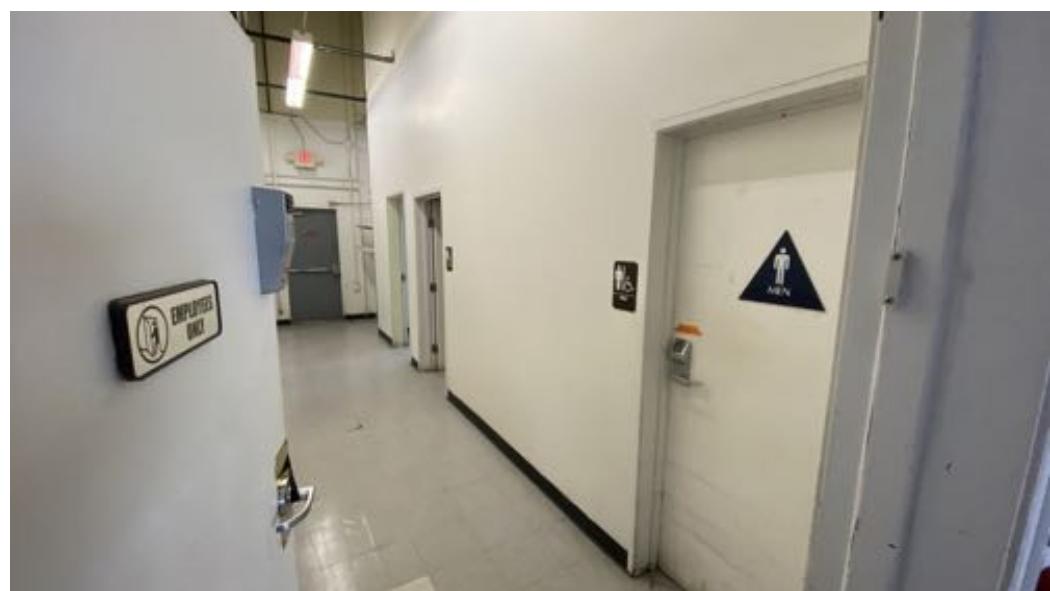
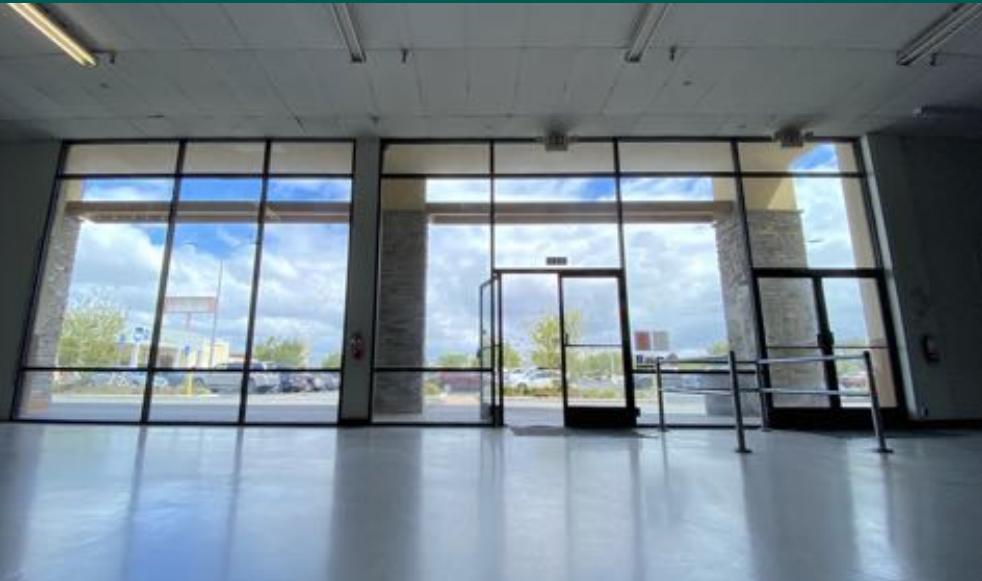
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SUB ANCHOR INTERIOR PHOTOS

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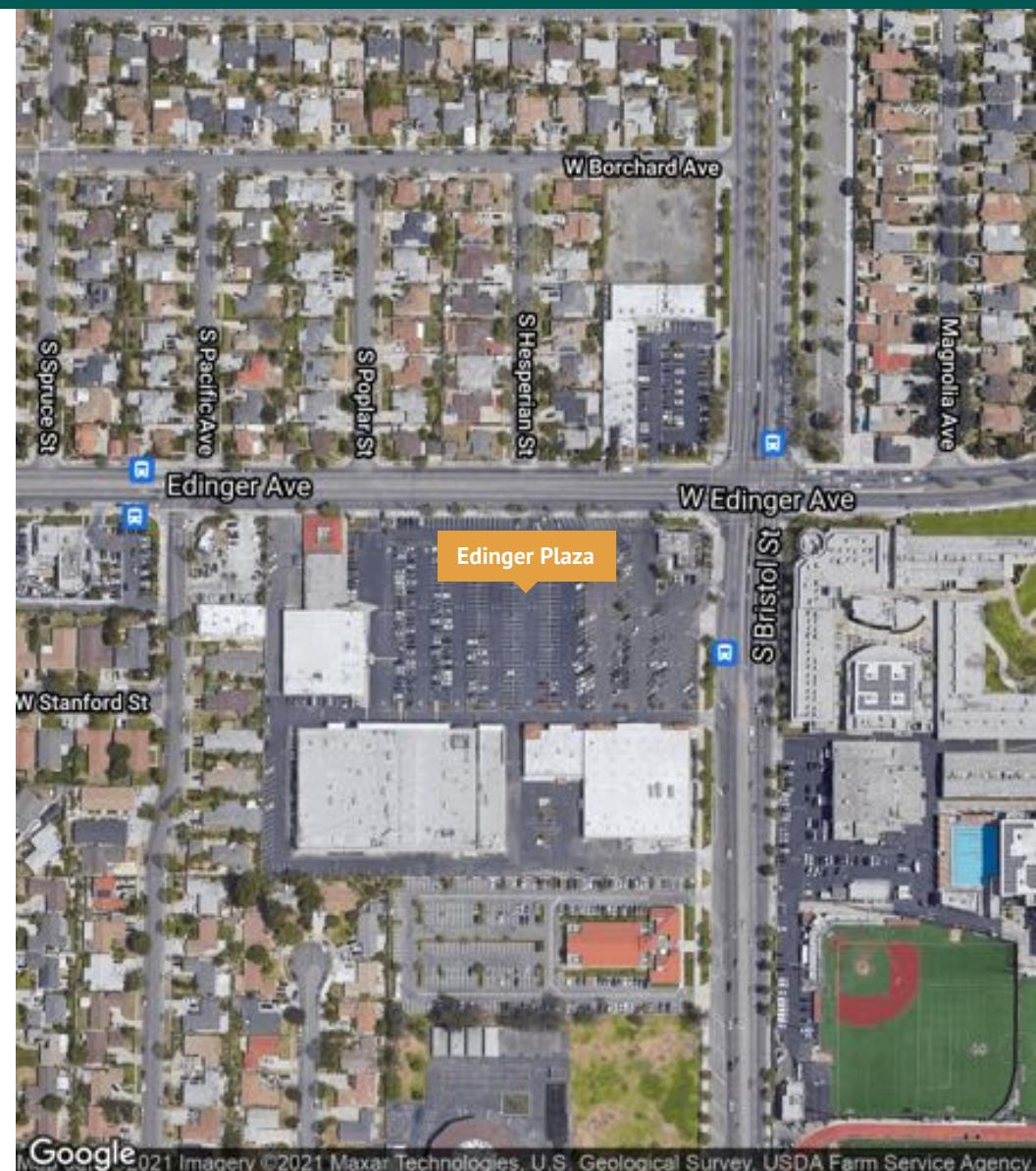
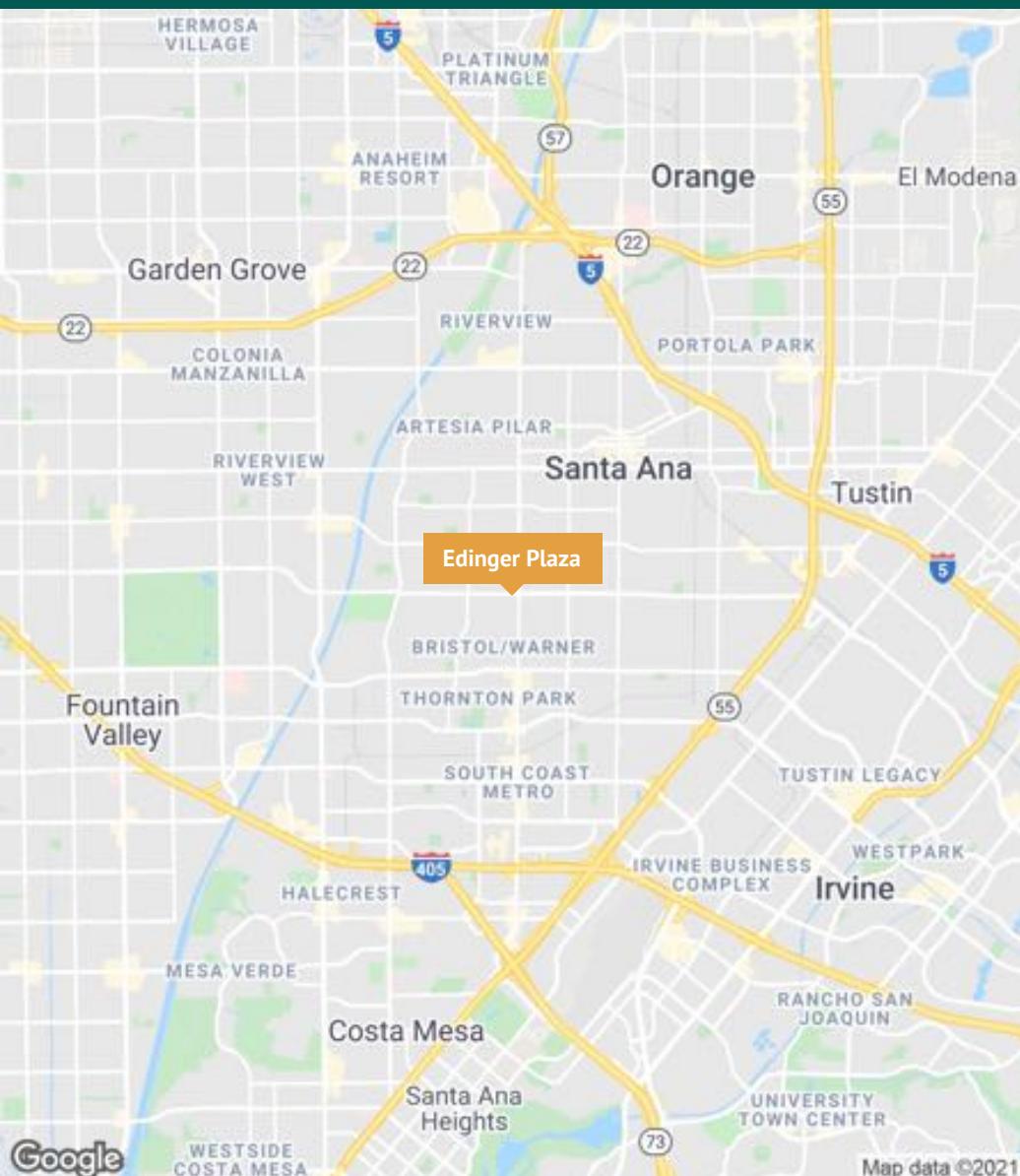
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LOCATION MAPS

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Google

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AERIAL MAP

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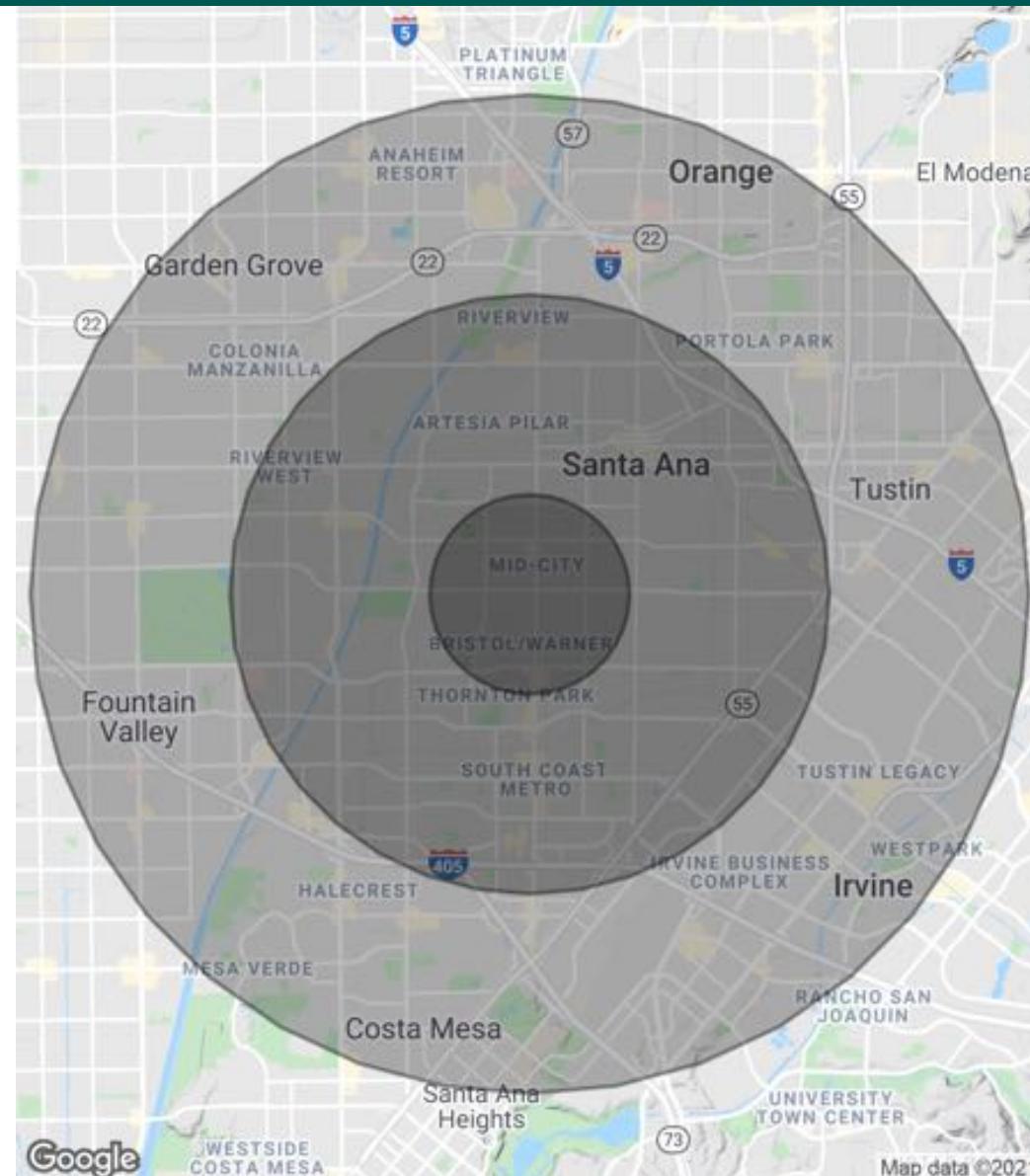
DEMOGRAPHICS MAP & REPORT

EDINGER PLAZA | 1300-1414 W. EDINGER AVE., SANTA ANA, CA 92704

BROCHURE - SWC BRISTOL AND EDINGER | PAGE 10

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	53,601	333,757	673,249
Average age	27.1	28.4	31.0
Average age (Male)	27.1	28.3	30.4
Average age (Female)	27.0	28.5	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,990	75,116	179,917
# of persons per HH	5.4	4.4	3.7
Average HH income	\$67,801	\$68,442	\$74,475
Average house value	\$425,013	\$444,872	\$500,608
RACE	1 MILE	3 MILES	5 MILES
% White	43.4%	43.9%	47.6%
% Black	1.0%	1.1%	1.4%
% Asian	2.8%	8.9%	16.1%
% Hawaiian	0.0%	0.5%	0.4%
% American Indian	0.9%	0.5%	0.5%
% Other	50.3%	43.4%	32.0%
TRAFFIC COUNTS			
Intersection of Bristol & Edinger	67,700/day		

* Demographic data derived from 2010 US Census



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PROPERTY DETAILS

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LOCATION INFORMATION

Building Name	Edinger Plaza
Street Address	1300-1414 W. Edinger Ave.
City, State, Zip	Santa Ana, CA 92704
County	Orange
Market	Orange County
Sub-market	Santa Ana
Cross-Streets	Bristol
Side of the Street	Southwest
Signal Intersection	Yes

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Neighborhood Center
Lot Frontage	457 ft
Lot Depth	237 ft
Corner Property	Yes
Traffic Count	67,700
Traffic Count Street	Intersection of Bristol and Edinger

BUILDING INFORMATION

Year Built	1963
Condition	Excellent
Free Standing	No

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	927

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Central HVAC	Yes
HVAC	Tenant Controlled
Restrooms	Private
Landscaping	Professionally Serviced

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MEET THE TEAM

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BROCHURE - SWC BRISTOL AND EDINGER | PAGE 12



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