



1421 N BRISTOL ST - PRIME LAND IN OPPORTUNITY ZONE

1421 N Bristol St
Santa Ana, CA 92706



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SANTA ANA, CA 92706

EXCLUSIVELY PRESENTED BY:



OLIVER LIU

Senior Vice President

Mobile: 9099790207

oliver.liu@minkcre.com

License #: 01919930



Universal Elite Commercial

7700 Irvine Center Dr, Suite 680
Irvine, CA 92618

Office: 9099790207

PROPERTY SUMMARY

Offering Price	Negotiable
Lot Size (acres)	0.30
Lot Size (SF)	13,068
Proposed Use	Retail, Office, M-U
Zoning Type	Commercial
Zoning	SP1
Parcel ID	405-252-32
Topography	Level

INVESTMENT SUMMARY

Available for sale or ground lease.

Prime commercial development opportunity across from Santa Ana College! This 18,537-square-foot lot 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.

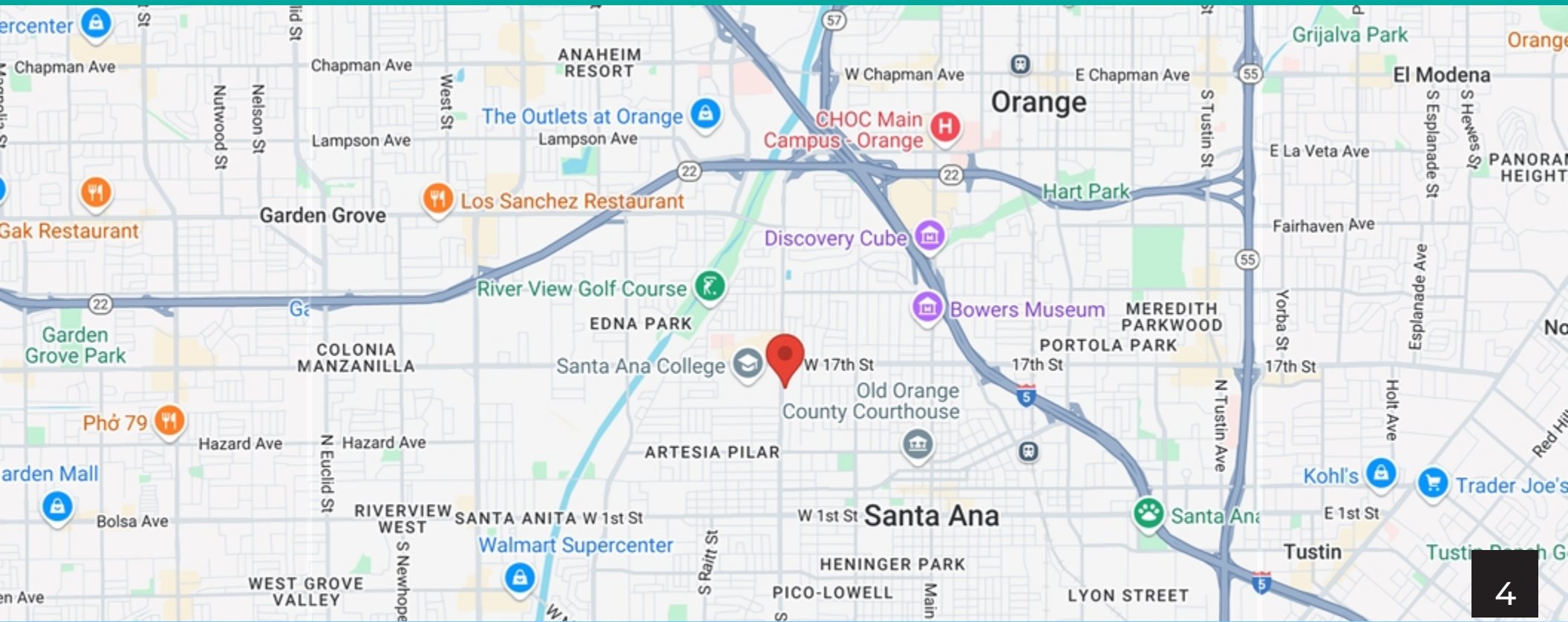
Investors and developers will appreciate the Opportunity Zone designation, which offers potential tax incentives, as well as the site's versatility for retail, office, medical, or mixed-use development. The property is surrounded by a dense residential and commercial community, making it a prime location 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. The ongoing urban revitalization and the upcoming Raising Cane's development further enhance the area's long-term value and revenue potential.



INVESTMENT HIGHLIGHTS

- Available For Sale or Ground Lease
- Zoned SP1 under the Bristol Specific Plan, this site offers exceptional versatility for development, supporting a wide range of commercial uses
- Prime land for Retail, Office, or Mixed-Use development opportunity
- Leveled, flat land with utilities ready to connect





LOCATION HIGHLIGHTS

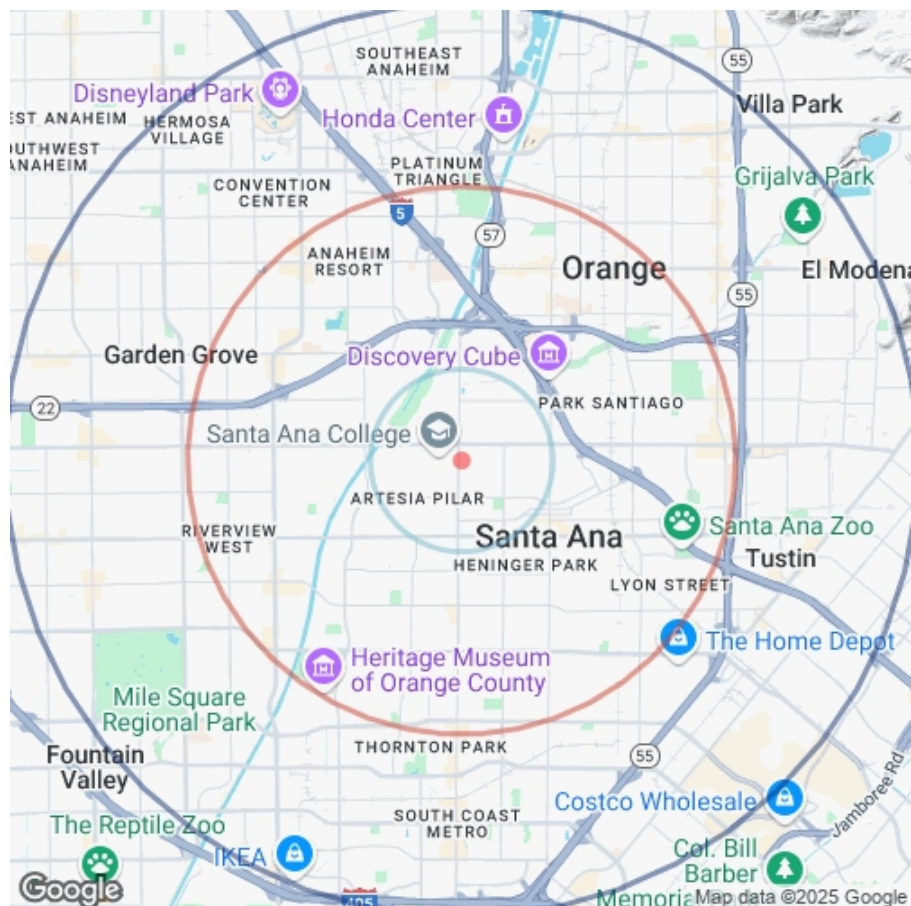
- High-performing intersection with excellent visibility.
- Mix of national and local surrounding tenants.
- Next to McDonalds and soon to be Raising Cane's
- Across the street from Santa Ana College
- Santa Ana's Opportunity Zones provide tax incentives for investment and development.





DEMOGRAPHICS

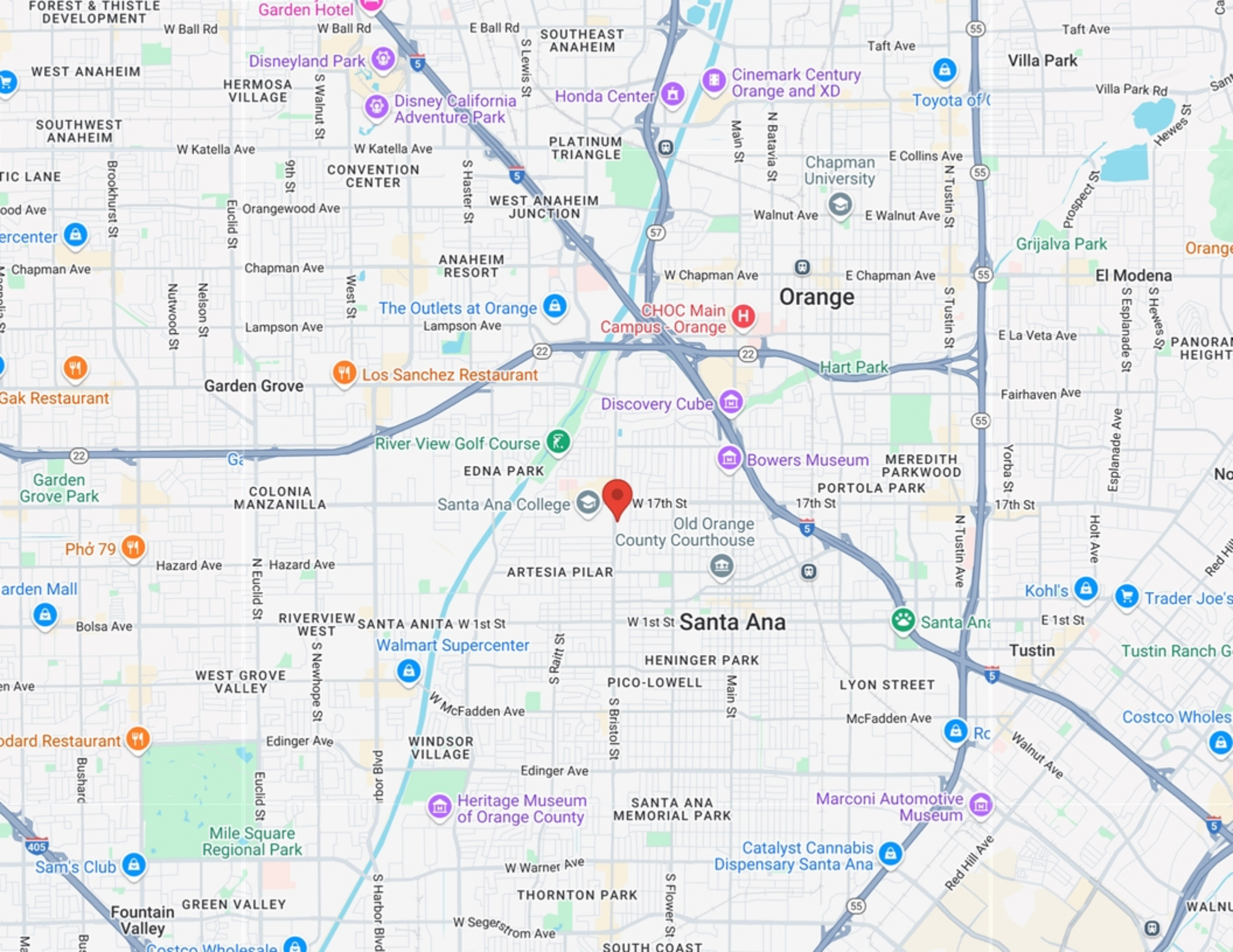
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	46,305	371,403	715,874
2010 Population	44,099	359,667	714,881
2025 Population	41,761	347,388	707,600
2030 Population	41,775	348,290	711,608
2025-2030 Growth Rate	0.01 %	0.05 %	0.11 %
2025 Daytime Population	38,371	323,964	776,396



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





ABOUT SANTA ANA

Santa Ana, California, is a dynamic city rich in history, culture, and economic significance. Founded in 1869 and incorporated in 1886, it serves as the county seat of Orange County and is often referred to as "Downtown Orange County" due to its role as a governmental and cultural hub. Its strategic location near John Wayne Airport and access to Metrolink, bus routes, and bike-friendly streets make it highly accessible.



CITY OF SANTA ANA

INCORPORATED 5/31/1886

AREA

CITY 27.4 SQ MI
LAND 27.3 SQ MI
ELEVATION 115 FT

POPULATION

POPULATION 310,227
RANK 3
DENSITY AUTO SQ MI



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