

# BRISTOL PLACE

## *Target Anchored Freestanding Retail Strip Center*

3300-3398 S BRISTOL ST  
SANTA ANA, CA 92704

From  $\pm 2,000$  SF to  $\pm 6,400$  SF available

Bus line access, pylon signage, restaurant  
spaces, signalized intersection

$\pm 100$  surface parking spaces

Walk score of 78

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*Close proximity to South Coast Plaza, John Wayne Airport, IKEA, Orange County Museum of Art, and Segerstrom Center for the Arts.*

|                  |                                                                    |
|------------------|--------------------------------------------------------------------|
| ADDRESS          | 3300-3398 S Bristol St<br>Santa Ana, CA 92704                      |
| ANCHORED RETAIL  | Appealing retail options such as Target, desserts, and restaurants |
| LOCATION         | Located near SR 55, SR 73, and Interstate 405 (I-405) freeways     |
| FRONTAGE         | 90' on S Bristol St<br>500' on W Alton Ave                         |
| YEAR BUILT       | 1986                                                               |
| SUITES AVAILABLE | Suite 3370 - 6,400 SF<br>Suite 3378 - 2,000 SF                     |

*2-6.4K SF* AVAILABLE  
*CALL* FOR LEASE RATES

## SITE PLAN



| Suite       | Tenant                 | Size          |
|-------------|------------------------|---------------|
| 3372        | Movita Juice Bar       | ±3,412        |
| 3380        | Grid Coffee            | ±2,400        |
| 3390        | Tacos Madre            | ±3,536        |
| 3398C       | Mariner Finance        | ±1,708        |
| 3398B       | Mathnasium             | ±1,140        |
| 3398A       | Golden Vision Barber   | ±1,728        |
| 3396        | Furaibo Izakaya        | ±1,996        |
| 3394B       | Kebab Kurry Express    | ±1,504        |
| 3394A       | Whealthy BBQ           | ±1,393        |
| 3392        | AYCE Sushi             | ±2,466        |
| 3388B       | Bakery 101             | ±1,582        |
| 3388A       | Crumbl Cookies         | ±1,585        |
| 3386        | Nail / Hair Salon      | ±1,600        |
| 3384        | Ice Cream              | ±1,600        |
| 3382        | Massage Place          | ±1,600        |
| <b>3378</b> | <b>Pharmacy</b>        | <b>±2,000</b> |
| 3376        | Clothing               | ±2,000        |
| 3374        | SkinZone               | ±1,706        |
| <b>3370</b> | <b>Lens Crafters</b>   | <b>±6,400</b> |
| 3360        | Spectrum               | ±2,500        |
| 3358        | Smile Brands           | ±3,200        |
| 3350B1      | Gong Cha               | ±840          |
| 3350AB      | Lee's Sandwiches       | ±2,346        |
| 3338        | H&R Block              | ±1,220        |
| 3336        | Diva's Threading Salon | ±812          |
| 3330-34     | Dave's Hot Chicken     | ±2,360        |
| 3320        | Flame Broiler          | ±1,132        |
| 3318        | Cell Spot              | ±820          |
| 3316        | Papa John's Pizza      | ±1,390        |
| 3314        | Chef's Yen's Thai      | ±1,150        |
| 3312        | Cigar Shop             | ±1,150        |
| 3310        | Dental Office          | ±1,098        |



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# LOCATION DEMOGRAPHICS

## DEMOGRAPHICS

|                        | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------|-----------|-----------|-----------|
| 2025 POPULATION        | 33,222    | 214,522   | 641,917   |
| 2030 PROJECTED         | 31,740    | 202,540   | 621,766   |
| TOTAL BUSINESS         | 1,609     | 20,722    | 44,340    |
| TOTAL EMPLOYEES        | 18,499    | 254,304   | 470,339   |
| DAYTIME POPULATION     | 27,553    | 310,974   | 654,626   |
| 2025 AVERAGE HH INCOME | \$128,816 | \$131,496 | \$136,571 |
| 2025 MEDIAN HH INCOME  | \$107,712 | \$108,767 | \$109,951 |
| 2025 PER CAPITA INCOME | \$43,952  | \$38,416  | \$42,728  |
| 2025 MEDIAN AGE        | 35.9      | 34.5      | 36.0      |

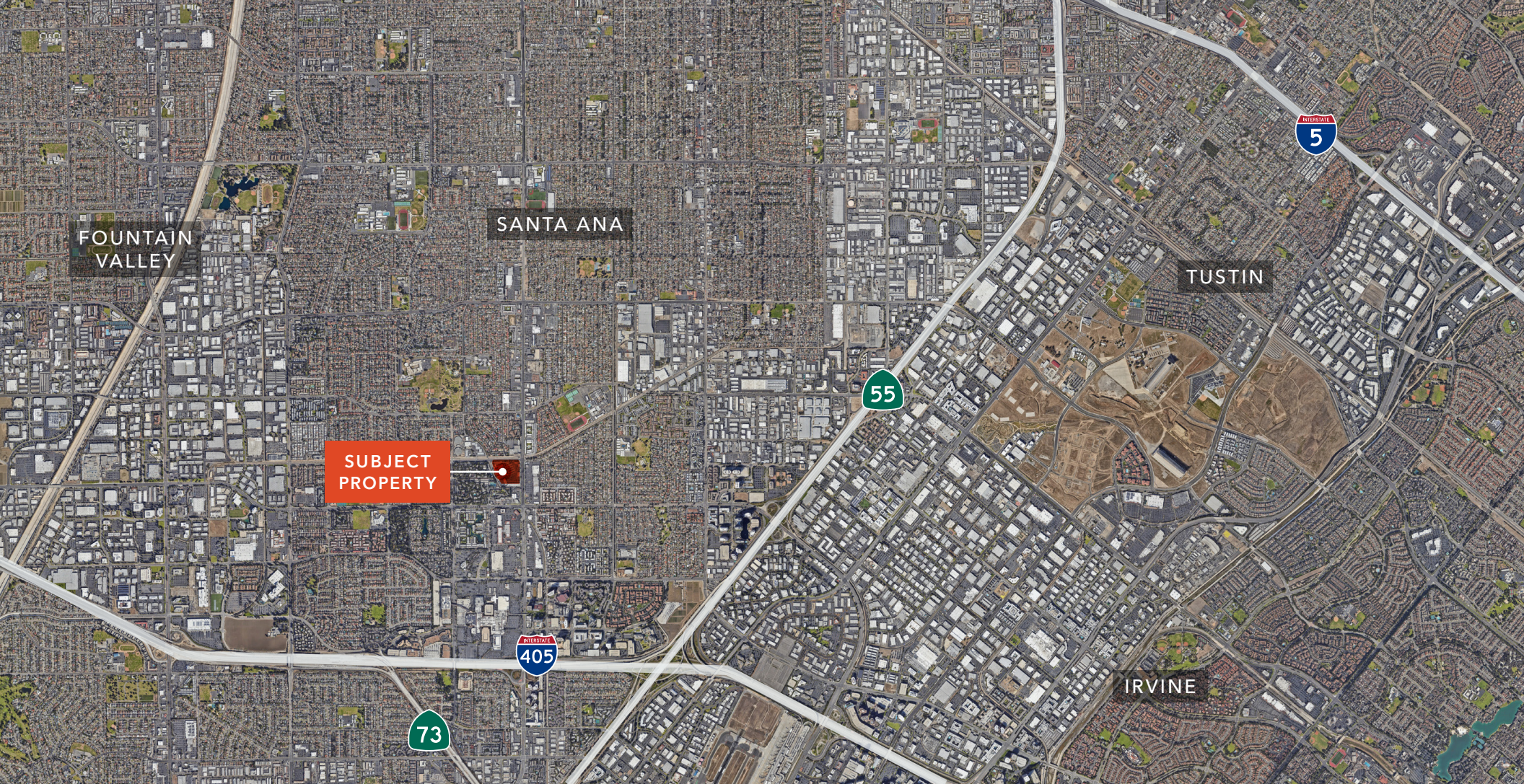
## TRAFFIC COUNTS

| Collection Street | Cross Street     | Traffic Volume | Count Year |
|-------------------|------------------|----------------|------------|
| BRISTOL ST        | Town Center Dr S | 39,593         | 2025       |
| W ALTON AVE       | Fore St W        | 7,015          | 2025       |

Data Source: ©2023, Sites USA







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*For more information on  
this property, please contact*

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