

# Bristol Place

3300-3398 S BRISTOL ST, UNITS 3390 AND 3372,  
SANTA ANA, CA 92704

## FOR LEASE



## Property Highlights

**UNIT 3376** 2,000 SF (Retail Space)

**UNIT B** 1,504 SF  
(2nd generation restaurant)

**ANCHORED RETAIL LOCATION** with shopping and dining amenities

**APPEALING** retail options such as Target, desserts, and restaurants

**LOCATED** near SR 55, SR 73, and Interstate 405 (I-405) freeways

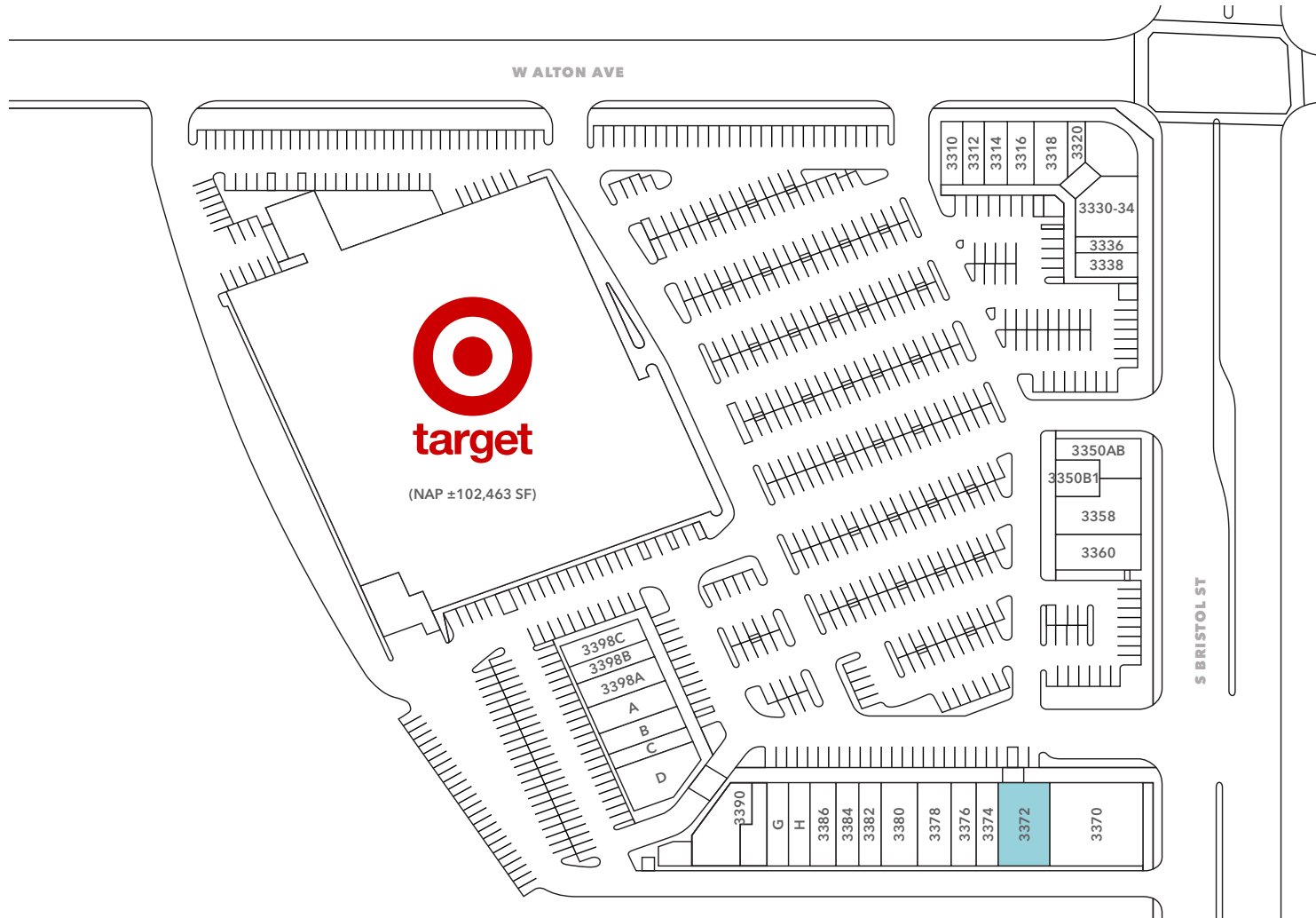
**CLOSE PROXIMITY** to South Coast Plaza, John Wayne Airport, IKEA, Orange County Museum of Art, and Segerstrom Center for the Arts

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## Site Plan



Unit	Tenant	Size (SF)
<b>3390</b>	<b>Tacos Madre</b>	<b>3536</b>
<b>3372</b>	<b>Movita Juice Bar</b>	<b>±3,500</b>
3398C	Mariner Finance	±1,708
3398B	Mathnasium	±1,140
3398A	Golden Vision Barber	±1,728
A	Furaibo Izakaya	±1,996
B	<b>AVAILABLE</b>	±1,504
C	Whealthy BBQ	±1,393
D	Sushi	±2,466
G	Bakery	±1,582
H	Crumbl Cookies	±1,585
3386	Nail / Hair Salon	±1,600
3384	Ice Cream	±1,600
3382	Massage Place	±1,600
3380	Grid Coffee	±2,400
3378	Pharmacy	±2,000
3376	<b>AVAILABLE</b>	±1,600
3374	SkinZone	±1,706
3370	Lens Crafters	±6,400
3360	Spectrum	±2,500
3358	Smile Brands	±3,200
3350B1	Presotea	±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	Spicy Noodle House	±1,150
3312	Cigar Shop	±1,150
3310	Dental Office	±1,098



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## DEMOGRAPHICS

2024	1 Mile	3 Miles	5 Miles
2024 Population	33,688	211,276	642,104
2028 Projected	33,716	214,406	649,689
Total Businesses	1,593	19,970	42,091
Total Employees	18,092	251,612	457,349
Daytime Population 16+ Years Old	26,716	306,260	636,931
Average HH Income	\$131,418	\$131,573	\$137,058
Median HH Income	\$105,554	\$103,376	\$106,192
Per Capita Income	\$46,000	\$36,991	\$42,143
2023 Median Age	35.7	34.3	35.6

## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year
Bristol St	Town Center Dr S	38,982	2022
W Alton Ave	Fore St W	6,909	2022



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## Nearby Amenities





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## Local Amenities

