

# AVAILABLE FOR LEASE

2730-2738 N BRISTOL ST, SANTA ANA, CA



## PROPERTY OVERVIEW

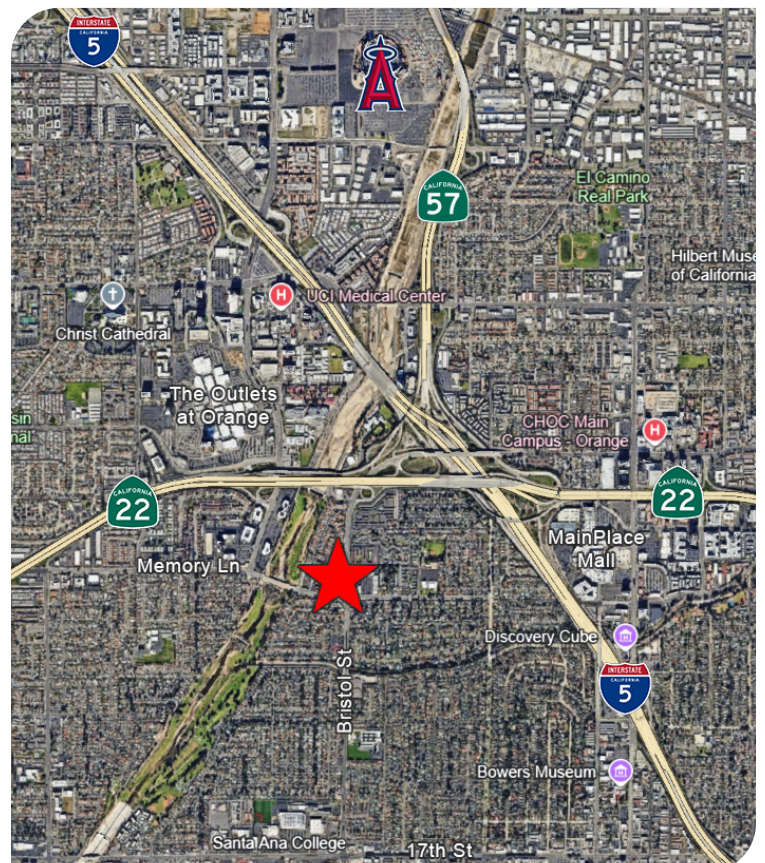
Lee & Associates - Newport Beach is pleased to offer for lease the 5-tenant retail center located at 2730-2738 N Bristol St in Santa Ana. Retail spaces are available ranging from 750 sq ft up to 1,500 sq ft. The property is undergoing a major modernizing renovation with a new signage program. Come join an eclectic tenant mix!

Centrally located in Orange County, adjacent to the intersection of the 5 and 22 Freeways. The Outlets at Orange and UCI Medical Center are located less than 1 mile to the northwest and MainPlace Mall and CHOC/St Joseph Hospital are located one mile to the east of the property.

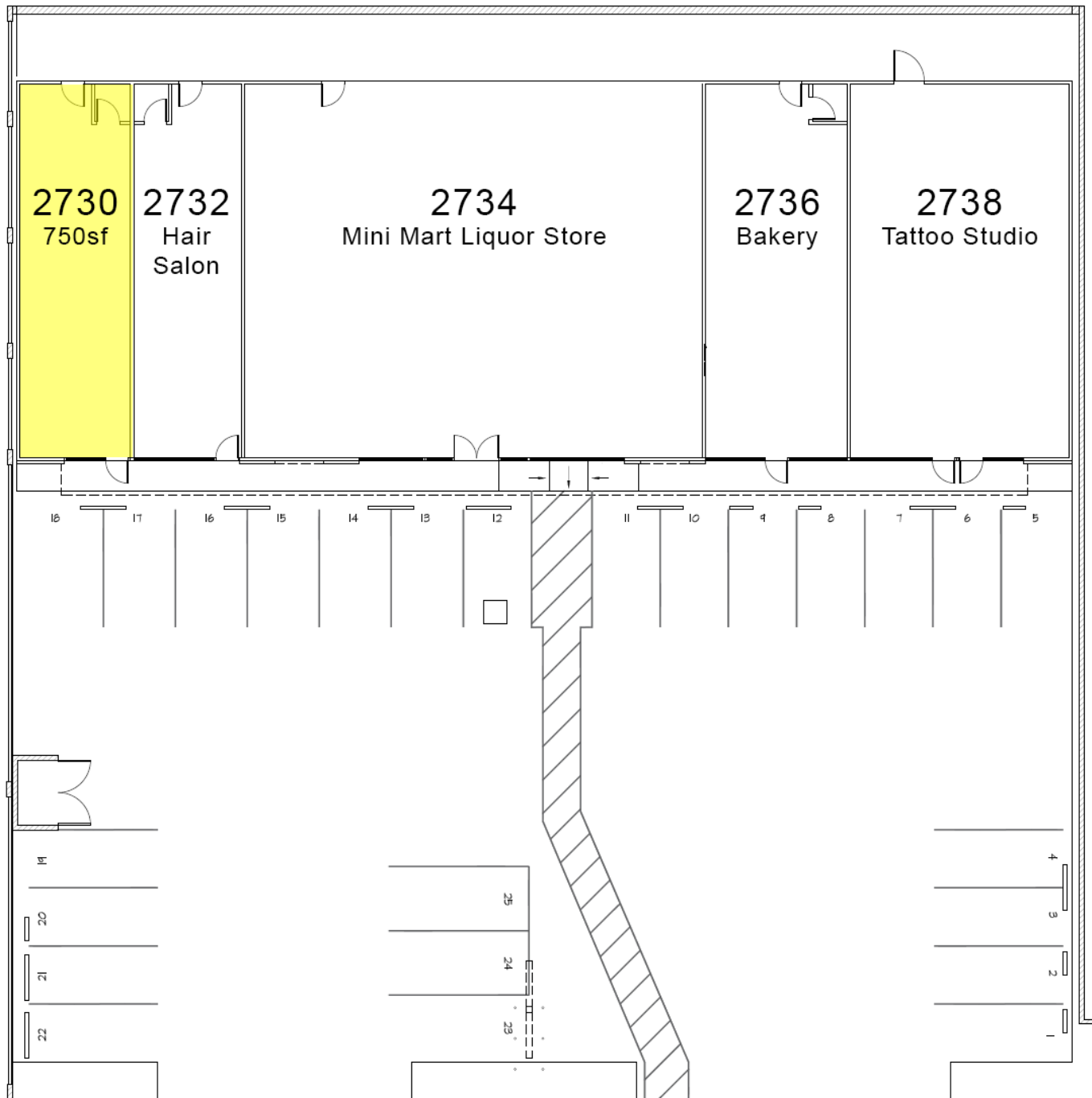
LEASE RATE:	\$3.50psf + NNN
AVAILABLE SPACE:	750 to 1,500sf
AMENITIES:	Storefront glass, HVAC, rear patio, monument signage
TRAFFIC COUNTS:	Bristol St: 44,300 AADT Memory Ln: 27,700 AADT

Ken Gould  
kgould@lee-associates.com  
D 949.724.4728

Brian Barson, CCIM  
bbarson@lee-associates.com  
D 949.724.4717



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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