

**KEYZ COMMERCIAL**

**FOR LEASE**



# Starbucks Centre Santa Ana

2701 N Bristol St, Santa Ana, CA 92706

**JASON KEYZ**

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CalDRE #01906778

**Starbucks Centre Santa Ana | 2701 N Bristol St, Santa Ana, CA 92706****OFFERING SUMMARY**

|                  |                      |
|------------------|----------------------|
| Lease Rate:      | \$4.99 SF/month (MG) |
| Available SF:    | 931 SF               |
| Lot Size:        | 23,064 SF            |
| Number of Units: | 4                    |
| Year Built:      | 2008                 |
| Zoning:          | C1                   |

**PROPERTY OVERVIEW**

Positioned in one of Orange County's most active commercial corridors, 2701 N Bristol St presents a rare leasing opportunity for tenants seeking visibility, accessibility, and long-term growth potential. This high-exposure property sits along Bristol Street, a major arterial route with consistent daily traffic counts, surrounded by dense residential neighborhoods, regional retail, and major employment centers.

Located in the heart of Santa Ana's vibrant business district, the property benefits from proximity to the I-5, 55, and 22 freeways, ensuring seamless access for customers, employees, and suppliers. The surrounding area continues to experience strong economic and population growth.

**PROPERTY HIGHLIGHTS**

- Outstanding Foot Traffic: Located on one of Santa Ana's busiest intersections, with strong pedestrian and vehicle counts driven by established national and local tenants.
- High Visibility & Accessibility: Prominent frontage along N Bristol Street with convenient access and ample parking for customers.
- Strong Tenant Mix: Anchored by recognizable brands that attract diverse demographics and steady, repeat business.

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|                  |                            |
|------------------|----------------------------|
| Building Name    | Starbucks Centre Santa Ana |
| Property Type    | Retail                     |
| Property Subtype | Street Retail              |
| APN              | 232-051-01                 |
| Lease Rate       | \$4.99 SF/month (MG)       |
| Available SF     | 931 SF                     |
| Lot Size         | 23,064 SF                  |
| Year Built       | 2008                       |
| Number of Floors | 1                          |

### Available Suite

- 931 SF retail space, currently built out as a Metro by T-Mobile store (CURRENTLY OCCUPIED — Please do not disturb the tenant.)
- Turnkey layout featuring an open sales floor, back storage area, and flexible configurations suitable for a variety of retail or service uses.

### Neighboring Tenants (Same Building)

- Starbucks – High-traffic international coffee brand that draws steady foot traffic from morning to evening.
- Subway – Well-known national fast-casual sandwich chain providing convenient dining options.
- Q Nails – Established nail salon offering beauty and personal care services that complement the center's retail mix.

### Neighboring Tenants (Connected Shopping Center)

- Planet Fitness – A high-volume national gym operator attracting daily fitness members from early morning through late evening.
- Tutor Time – A reputable childcare and early education center generating consistent family-oriented traffic.
- State Farm Insurance – Trusted national insurance provider offering professional services that support daytime business activity.
- Plus over a dozen additional retailers and service businesses – Including restaurants, personal care services, and professional offices that further increase cross-shopping and visibility.



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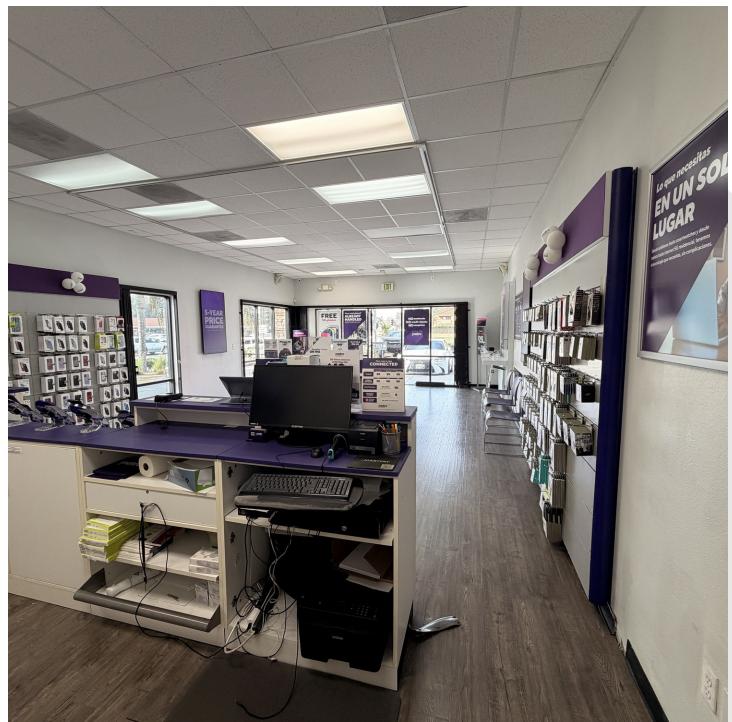
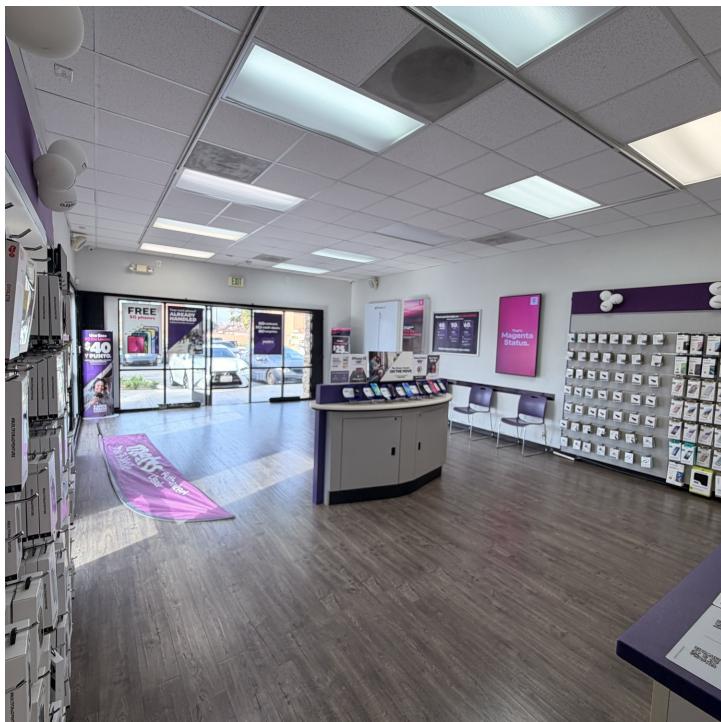
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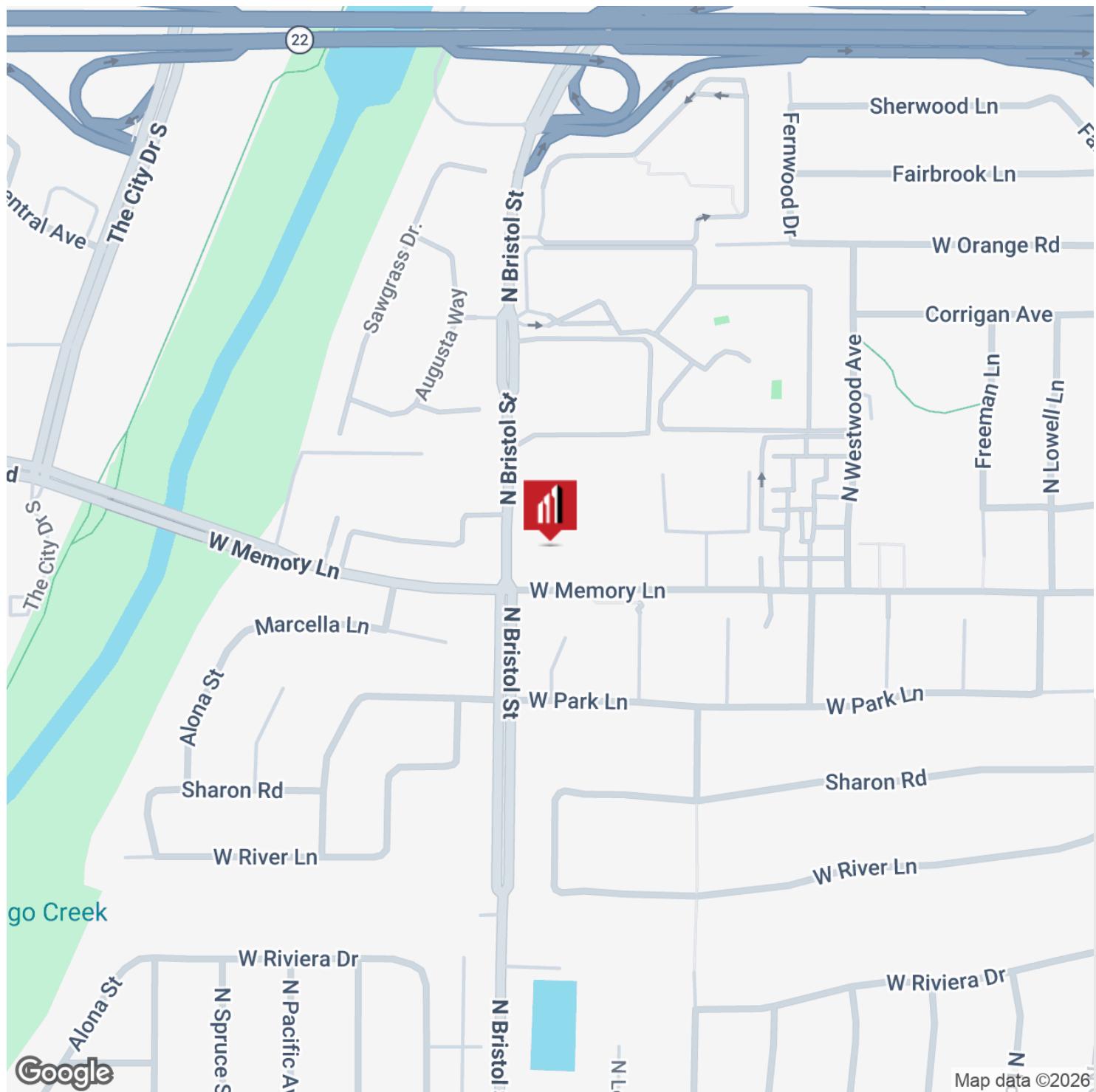


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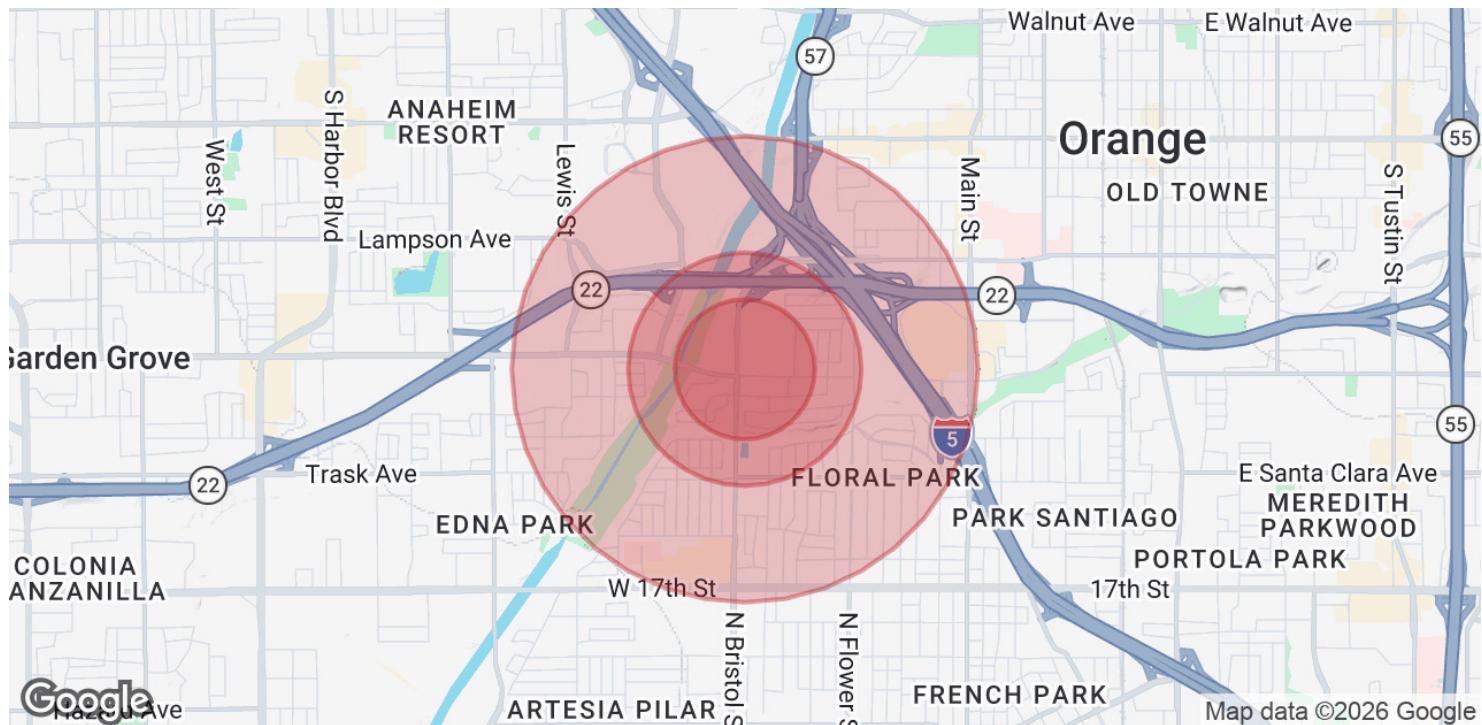
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## Starbucks Centre Santa Ana | 2701 N Bristol St, Santa Ana, CA 92706



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 3,069     | 7,360     | 23,552 |
| Average Age          | 37        | 38        | 39     |
| Average Age (Male)   | 36        | 37        | 38     |
| Average Age (Female) | 38        | 39        | 40     |

| HOUSEHOLDS & INCOME | 0.3 MILES   | 0.5 MILES | 1 MILE    |
|---------------------|-------------|-----------|-----------|
| Total Households    | 819         | 1,983     | 6,386     |
| # of Persons per HH | 3.7         | 3.7       | 3.7       |
| Average HH Income   | \$116,155   | \$120,510 | \$130,504 |
| Average House Value | \$1,048,326 | \$925,897 | \$801,055 |

Demographics data derived from AlphaMap

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