

# 1417 & 1421 N Bristol St



Presented By:  
Universal Elite, Inc

1417 N Bristol St, Santa Ana, CA 92706



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## Property Details

Prime commercial development opportunity across from Santa Ana College! This 18,537 - 32,463 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, mixed-use development, or EV charging (Conceptual site plan allows for 28 charging stations). 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. Bonus perk, while waiting for entitlement, the land can also be leased to Santa Ana College for overflow parking.

Offering includes 1417 N Bristol St (APN 405-272-23) at 0.320 AC (13,926 SF) and 1421 N Bristol St (APN 405-252-32) at 0.426 AC (18,537 SF).

Ground lease can include just 1421 N Bristol St (18,537 SF) or both 1417 and 1421 (32,462 SF).

### Price: Upon Request

- Heavy daytime foot traffic
- Between McDonalds & Raising Cane's
- Across the street from Santa Ana College

View the full listing here: <https://www.loopnet.com/Listing/1417-N-Bristol-St-Santa-Ana-CA/34930977/>

Rental Rate:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Min. Divisible:	18,537 SF
Proposed Use:	Retail
Rental Rate Mo:	Upon Request

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## Listing space

Space 1  
Space Available: 18,537 - 32,463 SF  
Rental Rate: Upon Request  
Date Available: Now

Prime commercial lot in an Opportunity Zone at a high-traffic intersection in Santa Ana. Zoned SP1 for retail or office use, across from Santa Ana College, between McDonald's & a future Raising Cane's. Utilities ready, high visibility, ideal for single-tenant food service. Offering includes 1417 N Bristol St (APN 405-272-23) at 0.320 AC (13,926 SF) and 1421 N Bristol St (APN 405-252-32) at 0.426 AC (18,537 SF). Ground lease can include just 1421 N Bristol St (18,537 SF) or both 1417 and 1421 (32,462 SF).

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## Location



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## Property Photos



1421 N Bristol St MLS-9



1421 N Bristol St MLS-10

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## Property Photos



1421 N Bristol St MLS-1



1421 N Bristol St MLS-3

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## Property Photos



1421 N Bristol St MLS-4



1421 N Bristol St MLS-8

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## Property Photos



1421 N Bristol St MLS-7



1417 N Bristol St MLS-6

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## Property Photos



1421 N Bristol St MLS-5



1421 N Bristol St MLS-11

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## Property Photos



1421 N Bristol St MLS-12

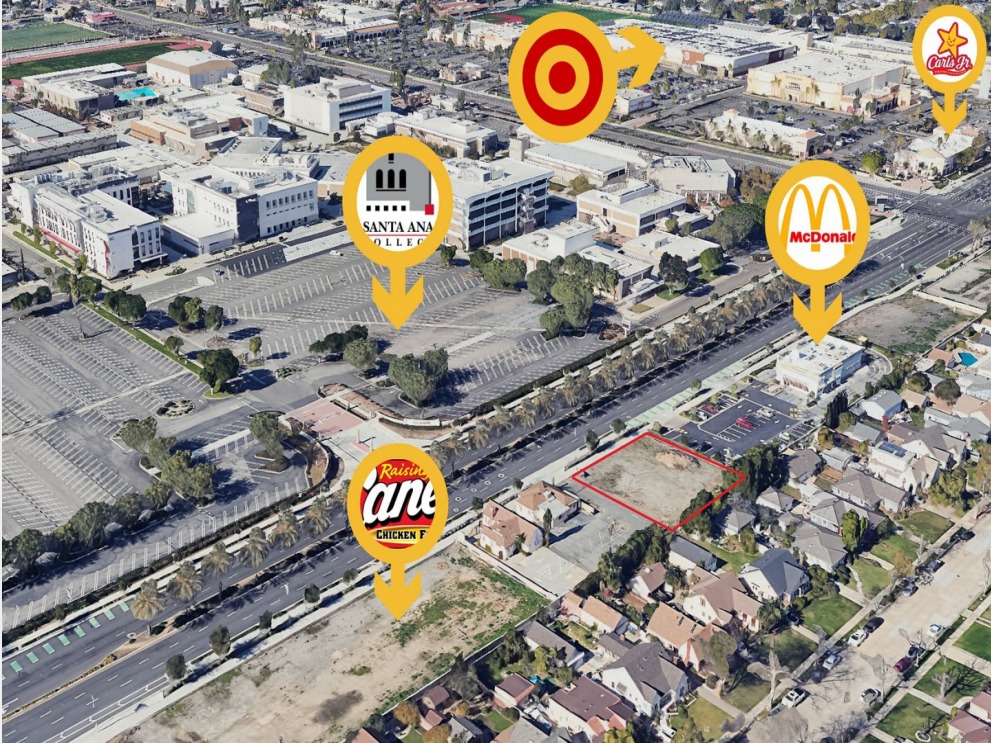


1421 N Bristol St MLS-2

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## Property Photos



Untitled design

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