

2800 N MAIN ST
SANTA ANA, CA 92705

AFFINIUS
CAPITAL



Centennial

Powered by Lincoln

RI

MainPlace

hearthline

VELORA

OLLI SALUMERA

MAINPLACE

MainPlace Redevelopment

CENTRAL PARK

Located in the Heart of Orange County

Orange County embodies the quintessential Southern California lifestyle—where affluence, sophistication, and year-round sunshine converge. From its renowned coastal communities and luxury residential enclaves to its thriving business centers and world-class destinations, the region attracts discerning consumers who value quality, experience, and convenience. At the heart of this vibrant market, MainPlace is uniquely positioned to serve a dynamic and influential customer base, offering brands the opportunity to connect with one of the nation’s most sought-after retail audiences. As Orange County continues to evolve, it remains a premier destination where lifestyle, culture, and commerce come together.



The Site

MainPlace is reimagining what a modern destination can be. From vibrant mixed-use and entertainment districts to thoughtfully designed outdoor spaces that embrace Orange County’s sunny days and warm evenings, the property is evolving into a truly unmatched experience with a strong and inviting sense of place.

As new developments take shape, the existing mall will also transform with a more contemporary aesthetic. Natural wood accents, integrated greenery, and seamless transitions between indoor and outdoor environments will create a cohesive, elevated atmosphere that feels both modern and welcoming.

954K SF
MIXED-USE
RETAIL

1.25 acres
BOASTING 20K SF LOCALLY
CURATED DINING AND
FLAGSHIP RETAIL

720
MULTI-FAMILY
UNITS



Site Plan



CD1
3,000 SF
1,600 SF (Patio)



CD2
3,000 SF
1,600 SF (Patio)



CD3
2,000 SF
1,300 SF (Patio)

CONCEPTUAL RENDERINGS
This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

THE PALOMA
310 luxury apartments

THE CARINA
417 luxury apartments and
200 retail parking spaces

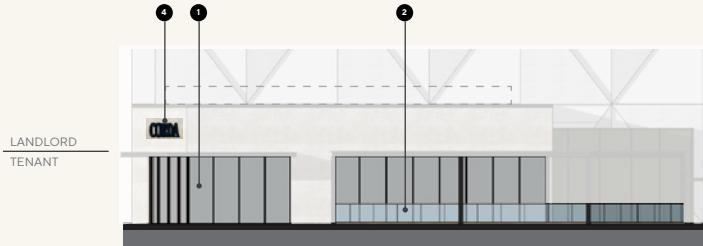
RESTAURANTS

The Spaces

TENANT RESPONSIBILITY

- 1 Aluminum storefront system & material
- 2 Patio railing infill
- 3 Patio canopy infill
- 4 Signage & Branding
- 5 Decorative elements

CD1
BLDG | 3,000 SF
PATIO | 1,600 SF



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

CD2
BLDG | 3,000 SF
PATIO | 1,600 SF



SOUTH ELEVATION

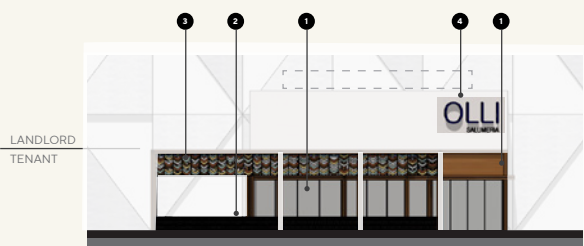


EAST ELEVATION



WEST ELEVATION

CD3
BLDG | 2,000 SF
PATIO | 1,300 SF



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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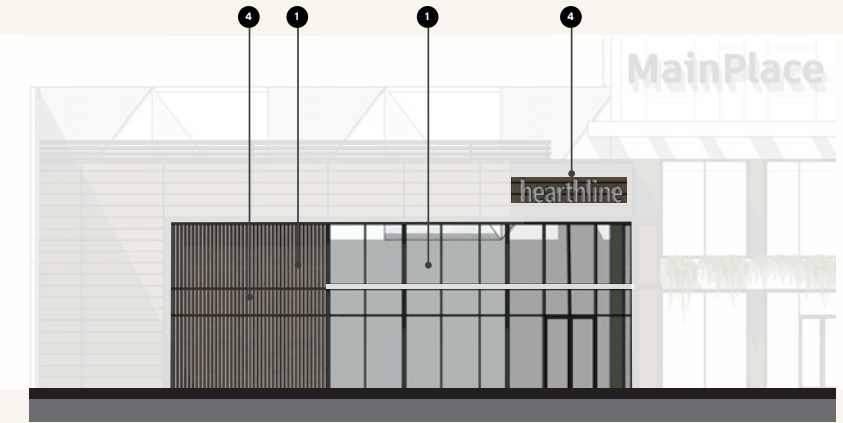
FLAGSHIP RETAIL

The Spaces

TENANT RESPONSIBILITY

- 1 Aluminum storefront system & material
- 2 Patio railing infill
- 3 Patio canopy infill
- 4 Signage & Branding
- 5 Decorative elements

FS1
BLDG | 4,500 SF

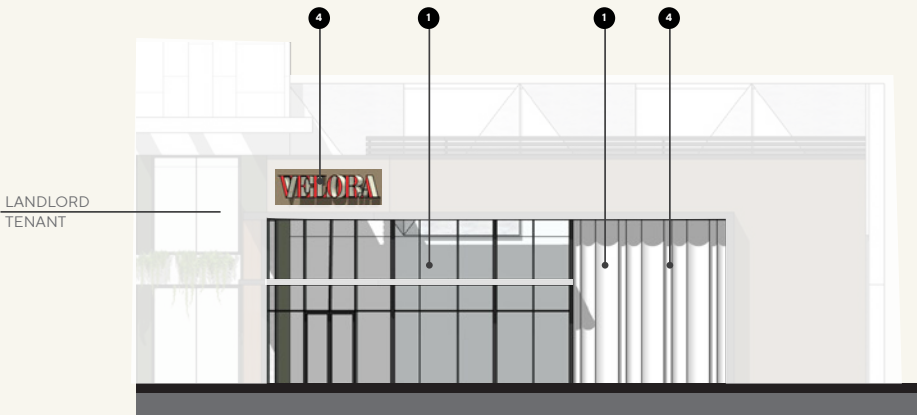


EAST ELEVATION

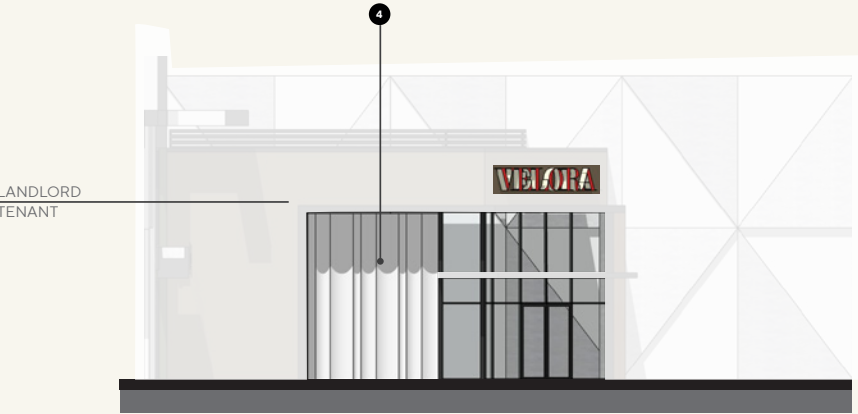


NORTH ELEVATION

FS2
BLDG | 4,500 SF



EAST ELEVATION



SOUTH ELEVATION



CONCEPTUAL RENDERINGS

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BLKDOT COFFEE



PANINI KABOB & GRILL



ABERCROMBIE & FITCH



ROUND1 BOWLING & ARCADE



H&M



MAINPLACE



BATH & BODY WORKS



SHOE PALACE



PICTURE SHOW THEATER



MACY'S



Demographics



	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	27,915	297,149	718,789
AVERAGE HOUSEHOLD INCOME	\$127,735	\$118,544	\$128,002
HOUSEHOLDS	10,270	86,355	205,737
TOTAL DAYTIME EMPLOYEES	25,026	172,075	328,931
MEDIAN AGE	36.9	34.2	35.9

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Exterior Renderings



Interior Renovation Renderings



MAINPLACE

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