

2800 N MAIN ST  
SANTA ANA, CA 92705



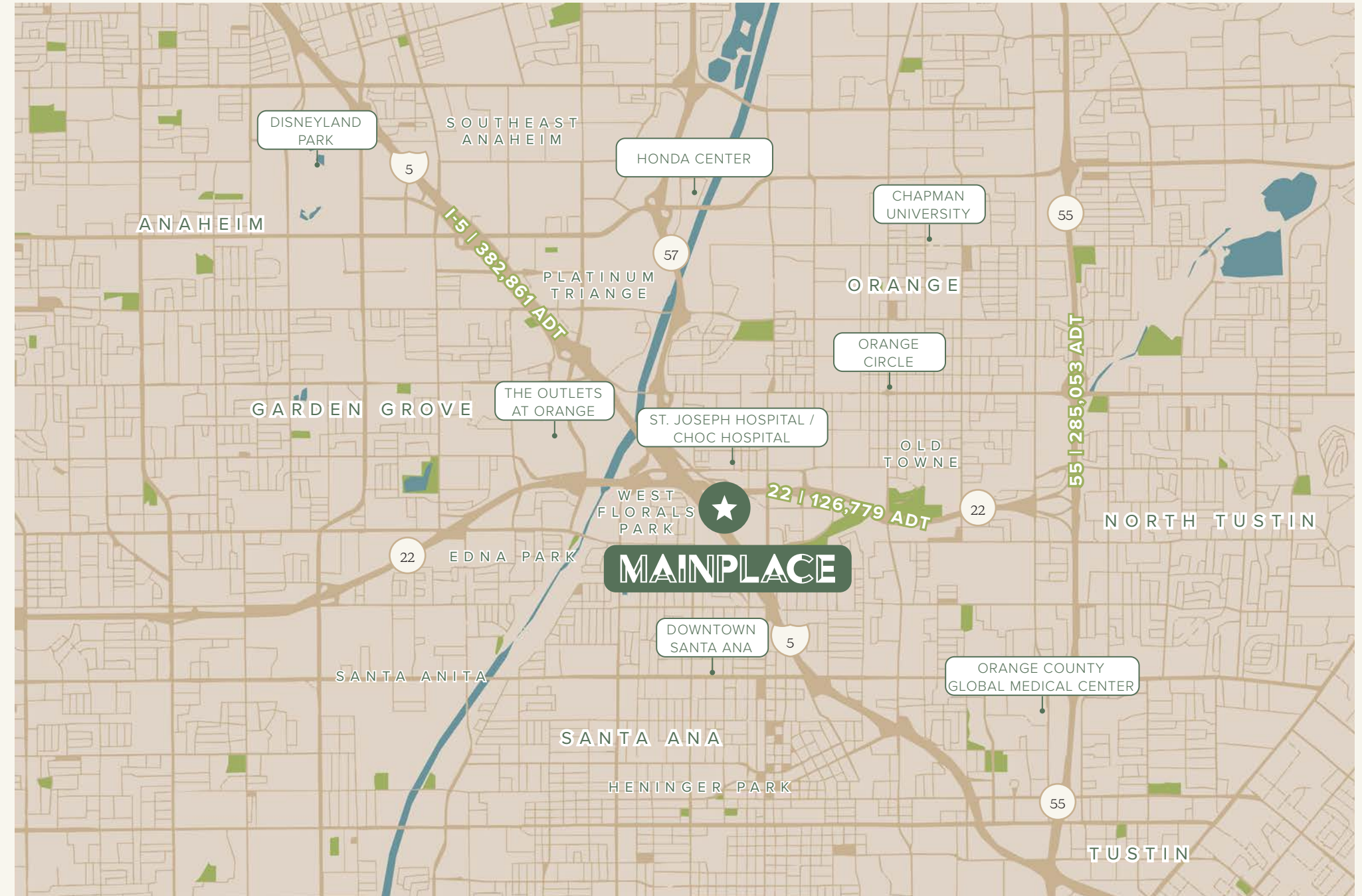
# MAINPLACE

MainPlace Redevelopment

CULINARY VILLAGE

# 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

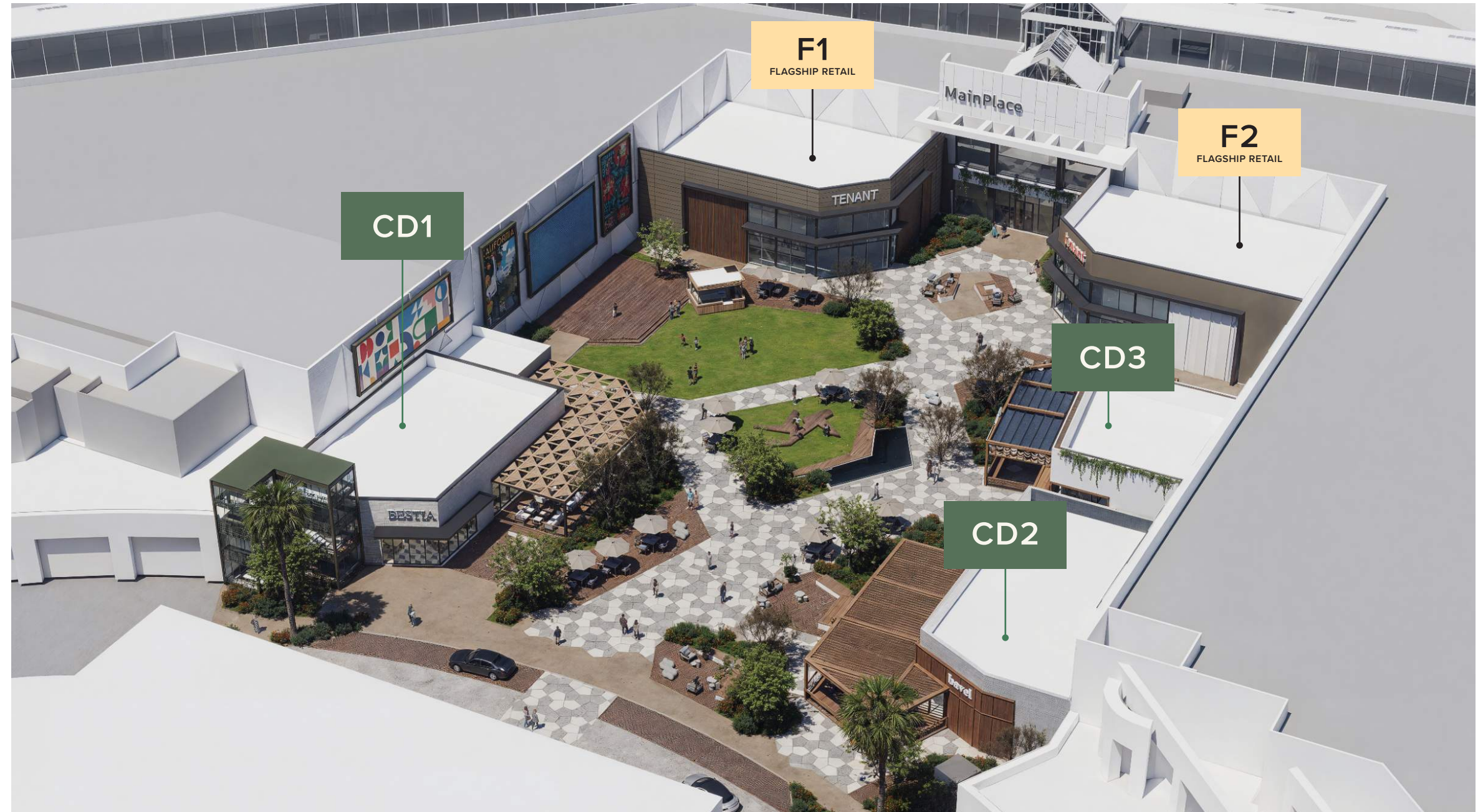
MainPlace is reimagining what a modern destination can be. From vibrant mixed-use and entertainment districts to thoughtfully designed outdoor spaces that embrace Orange County's sunny days and warm evenings, the property is evolving into a truly unmatched experience with a strong and inviting sense 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*  
CULINARY DISTRICT BOASTING  
20K SF LOCALLY CURATED  
DINING AND FLAGSHIP RETAIL

*720*  
MULTI-FAMILY  
UNITS



# Site Plan



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

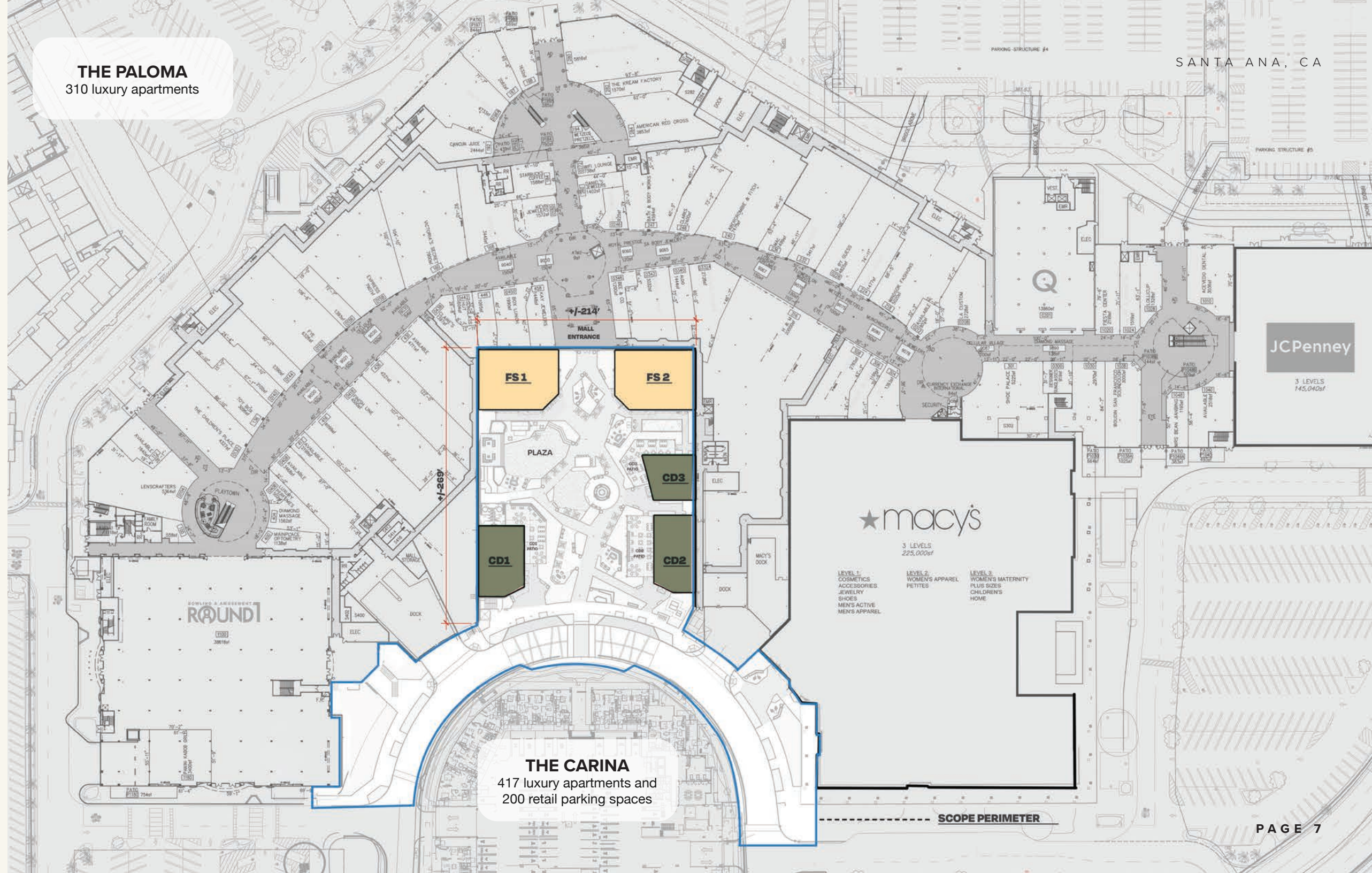


**CD2**  
3,000 SF  
1,600 SF (Patio)



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

**THE PALOMA**  
310 luxury apartments



**THE CARINA**  
417 luxury apartments and  
200 retail parking spaces

JCPenney  
3 LEVELS  
145,040sf

macy's  
3 LEVELS  
225,000sf  
LEVEL 1: COSMETICS, ACCESSORIES, JEWELRY, SHOES, MEN'S ACTIVE, MEN'S APPAREL  
LEVEL 2: WOMEN'S APPAREL, PETITES  
LEVEL 3: WOMEN'S MATERNITY, PLUS SIZES, CHILDREN'S, HOME

ROUND1  
1100  
30018sf



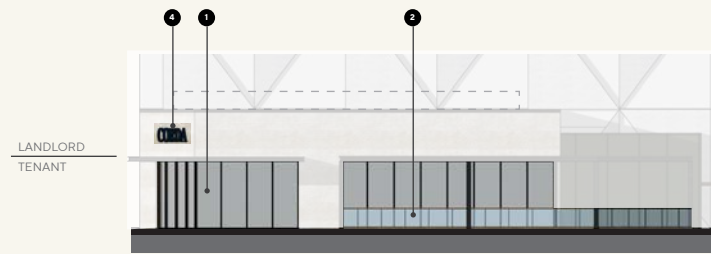
This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

# The Spaces

## TENANT RESPONSIBILITY

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

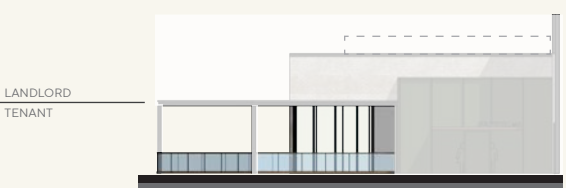
**CD1**  
 BLDG | 3,000 SF  
 PATIO | 1,600 SF



NORTH ELEVATION

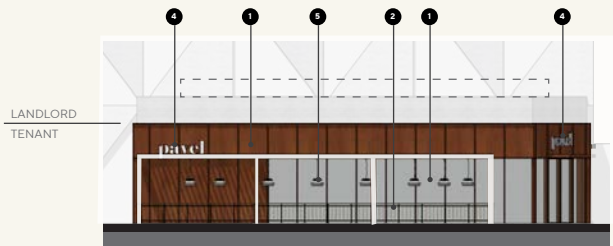


EAST ELEVATION



WEST ELEVATION

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



SOUTH ELEVATION

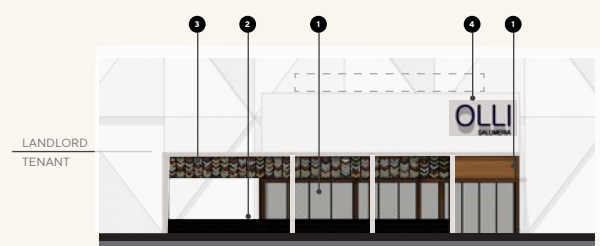


EAST ELEVATION



WEST ELEVATION

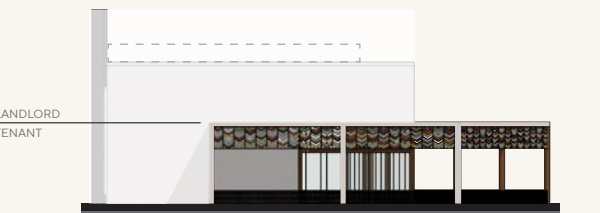
**CD3**  
 BLDG | 2,000 SF  
 PATIO | 1,300 SF



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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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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**RI** RETAIL INSITE

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