1830 North Bristol Street

SANTA ANA, CALIFORNIA



Join Ross & DD's Discounts At Bristol Marketplace!

9,436 SF SURPLUS SUBLEASE SPACE AVAILABLE

Gordon Brothers 1903

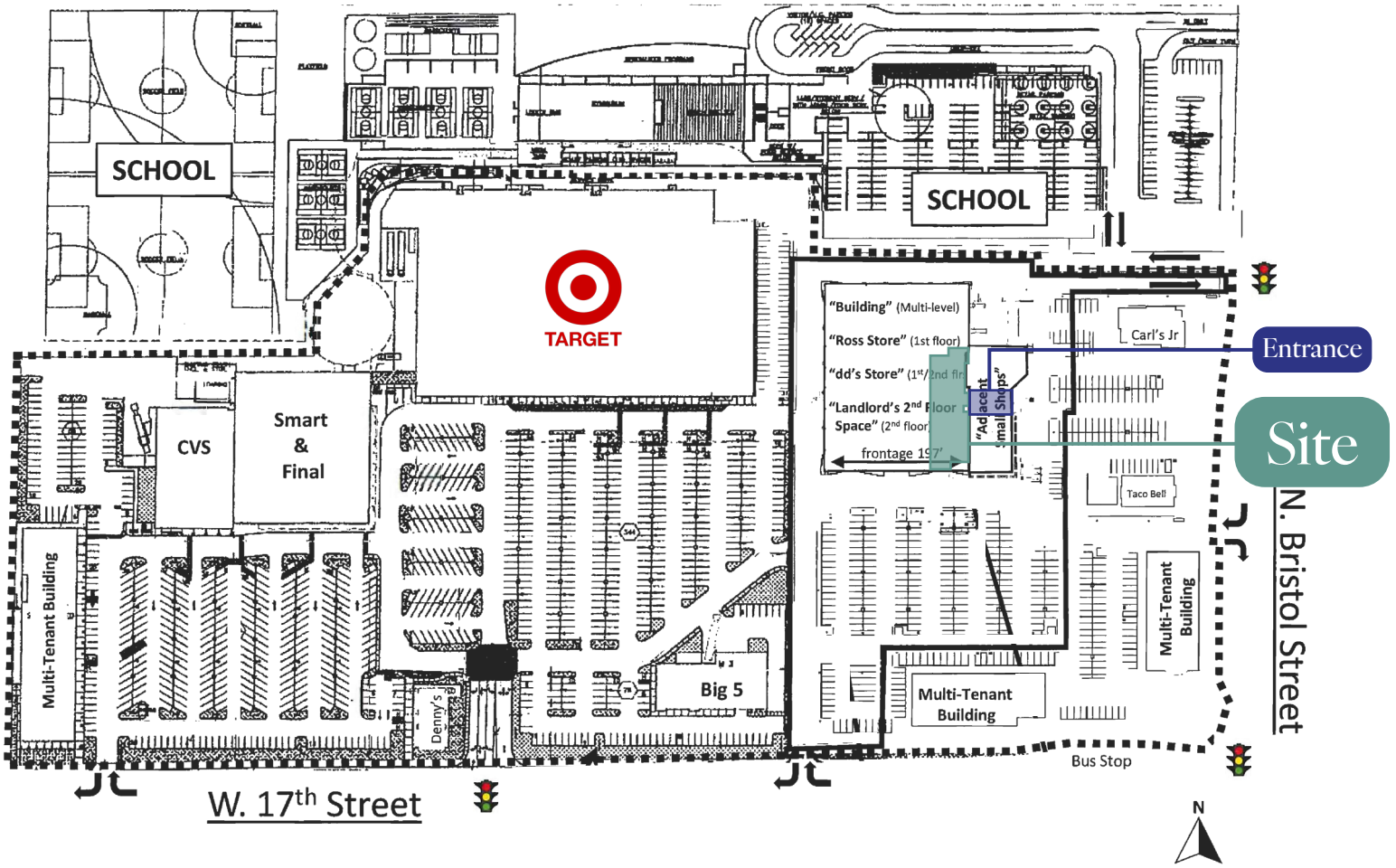
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Property Highlights

- 9,436 SF surplus sublease space available at premier, multi-anchored retail center
- Join these co-tenants: Ross, dd's Discounts, Target, and Smart & Final Extra
- Over 70,000 cars per day at intersection
- Across from Santa Ana College with over 27,000 students



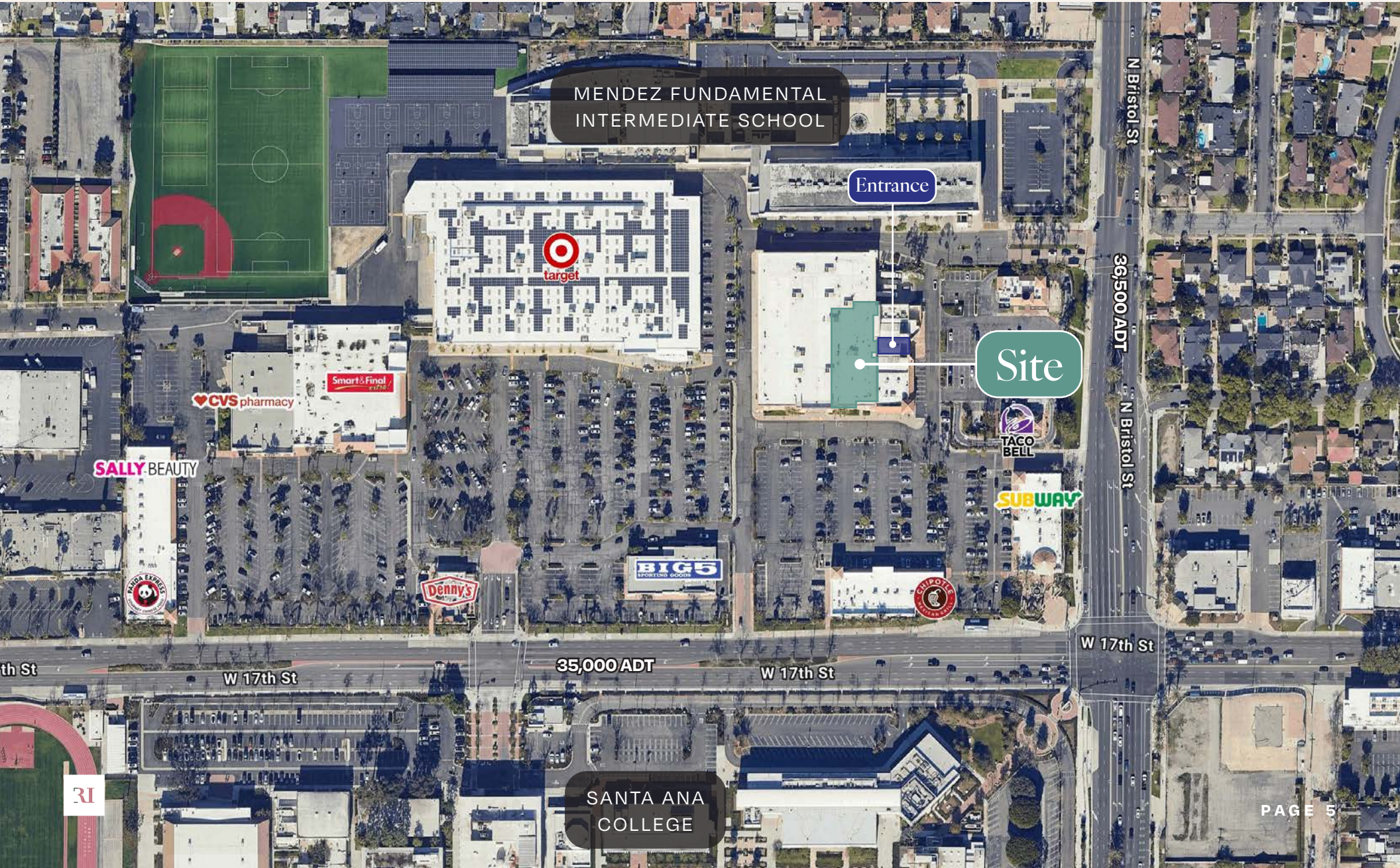
Site Plan


SCHOOL
SCHOOL
TARGET
"Building" (Multi-level)
"Ross Store" (1st floor)
"dd's Store" (1st/2nd flr
"Landlord's 2nd Floor Space" (2nd floor
frontage 197'
"Adjacent Small Shops"
Carl's Jr
Entrance
Site
Taco Bell
Multi-Tenant Building
Multi-Tenant Building
Multi-Tenant Building
CVS
Smart & Final
Big 5
Denny's
Bus Stop
N. Bristol Street
W. 17th Street
N

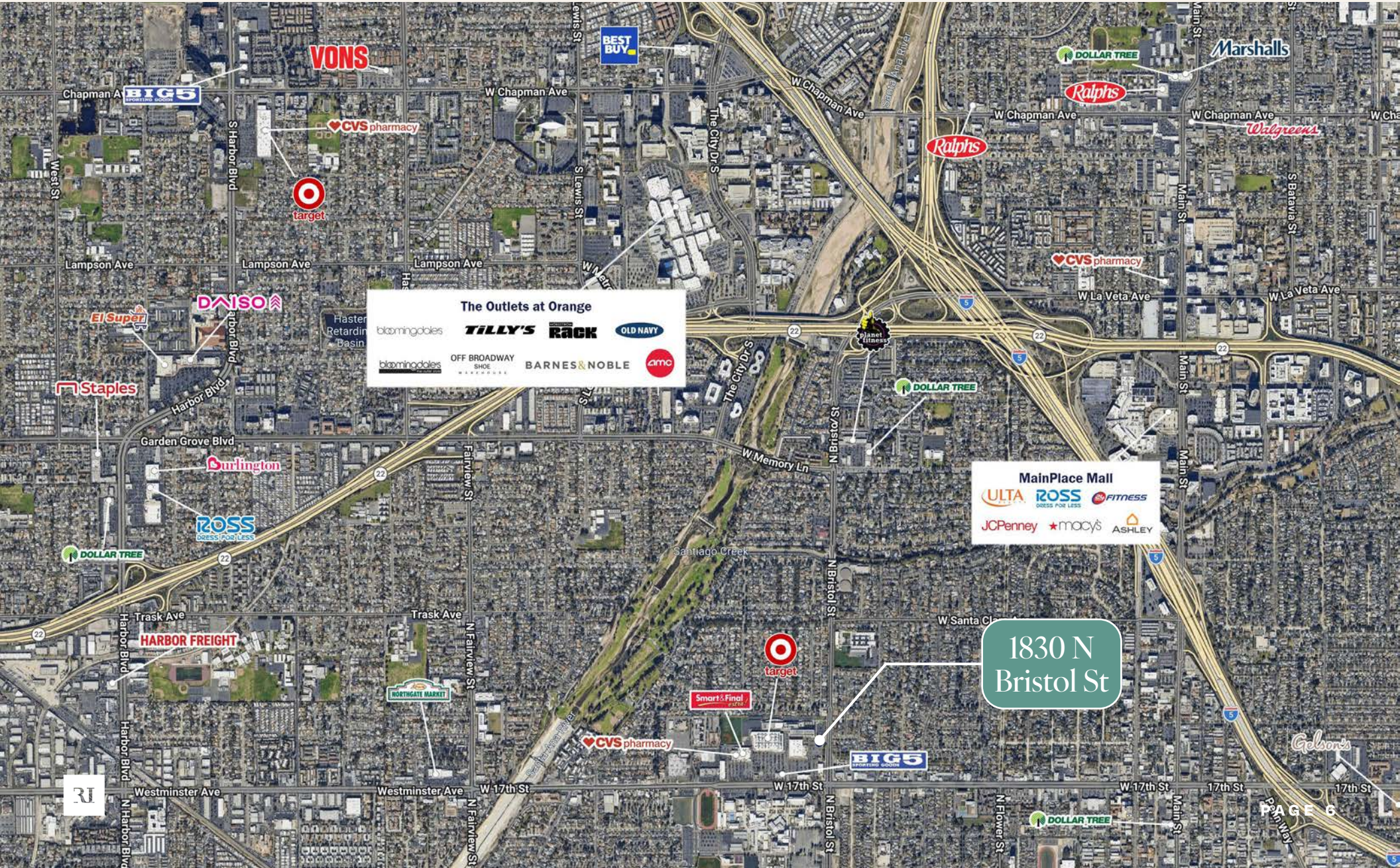
Floor Plan


ENTRANCE
Available
9,436 SF
DD'S
DISCOUNTS
(SEE AE1-0D)
(E) ESCALATORS
TO BE REMOVED
COMMON AREA
STAIRWELL WITH
ACCESS TO ROOF
254'-4½" LEASE LINE TO LEASE LINE
1ST LEVEL

Site Aerial

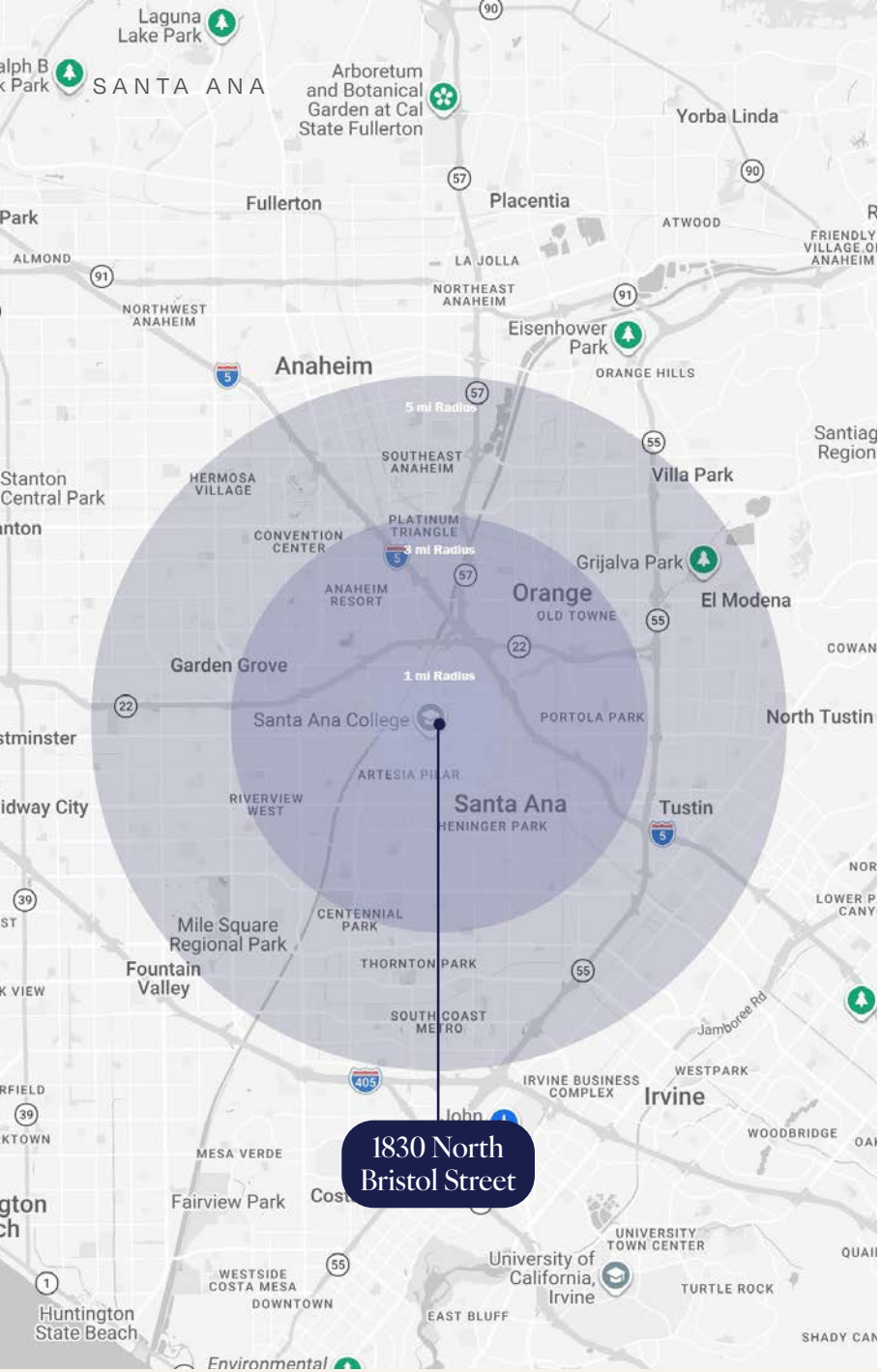

MENDEZ FUNDAMENTAL INTERMEDIATE SCHOOL
Entrance
Site
target
CVS pharmacy
Smart&Final
SALLY BEAUTY
TACO BELL
SUBWAY
BIG 5 SPORTING GOODS
Denny's
CHIPOTLE
N Bristol St
36,500 ADT
N Bristol St
W 17th St
35,000 ADT
W 17th St
W 17th St
SANTA ANA COLLEGE

Trade Aerial



Demographics

SANTA ANA, CA



	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	39,123	350,071	733,543
EMPLOYEE POPULATION	9,525	150,159	411,303
AVG HOUSEHOLD INCOME	$130,793	$117,952	$128,490
MED HOUSEHOLD INCOME	$111,463	$100,837	$107,902
MEDIAN AGE	34.5	34.1	36.1

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.

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