



SANTA ANA PAD BUILDING FOR LEASE
3001 S Bristol Street
3,854 SQ FT





THE PROPERTY

Located directly at the intersection of Bristol St. and Segerstrom Ave, this free-standing retail pad offers unparalleled opportunity. The property is in the heart of the South Coast Metro corridor, adjacent to Saddleback High School and near today's strongest retailers. It features excellent frontage and visibility to local and commuter traffic. Bristol Street is the major north/south thoroughfare from I-405 Costa Mesa to Santa Ana.

DETAILS

ADDRESS	3001 S Bristol St., Santa Ana, CA 92704
BUILDING	Free-standing Retail Pad
AVAILABLE	3,854 SF (For Lease or Ground Lease)
LOT SIZE	0.46 AC (20,037 SF)

FREE-STANDING RETAIL PAD

Ground Lease Opportunity

- Hard corner location | Bristol St. & Segerstrom
- 3,854 SQ FT
- Option to Ground Lease (0.46ac)
- Potential Drive Thru
- 38 parking stalls (9.9/1000 ratio)
- Monument signage
- 61,000 Cars per Day



COMMERCIAL WEST BROKERAGE

Matt Berry, LIC#1966343

Chase Lemley, LIC#2007670

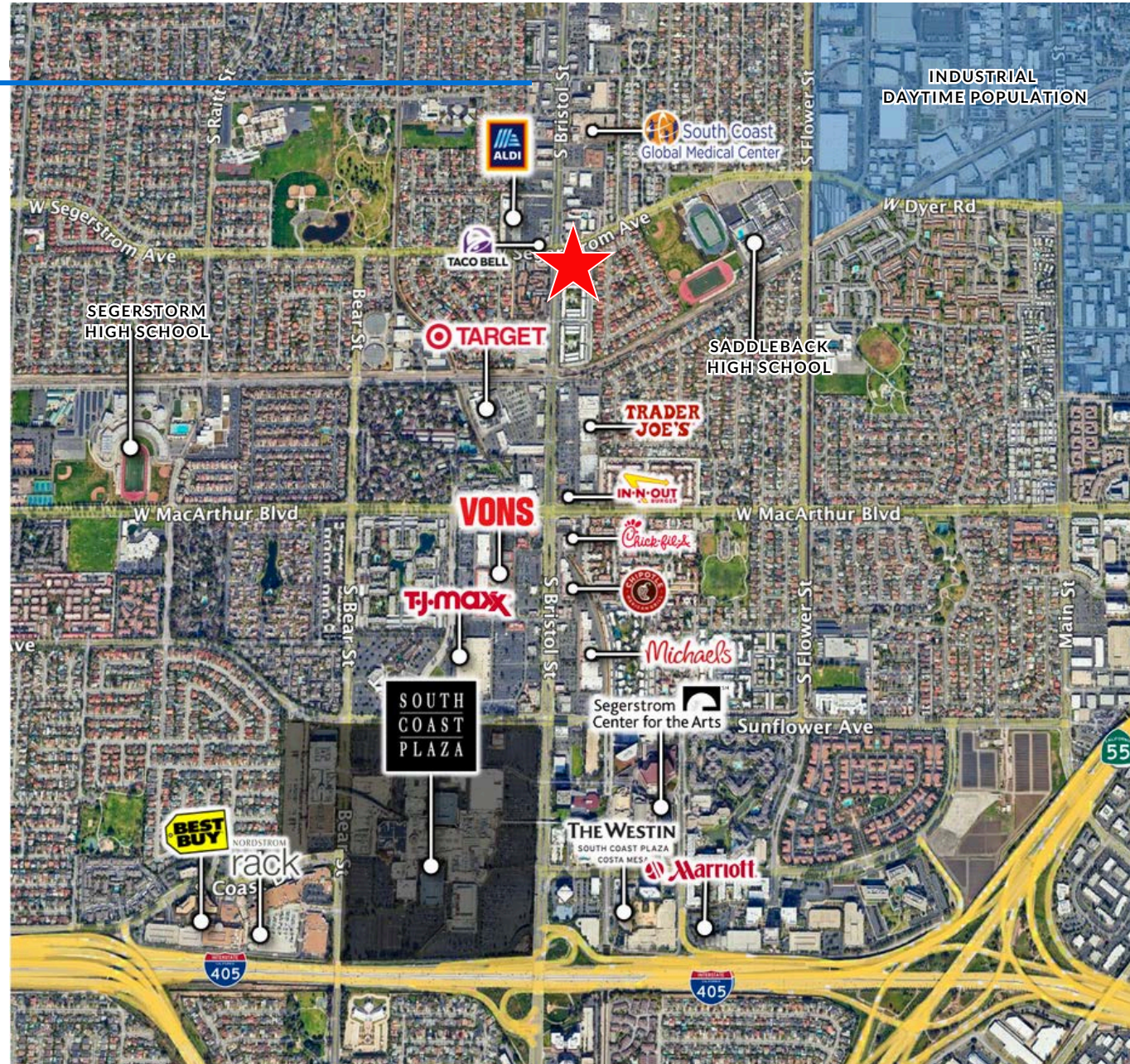
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Location

The property is located directly on Bristol Street in the heart of South Coast Metro, one of the densest retail, residential and business districts in Orange County.

Nearby high schools, multi-family housing, and office complexes draw traffic to the site, making it an ideal ground lease location or drive thru location.

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ESTIMATED POPULATION

1 mi | 34,820
3 mi | 108,441
5 mi | 224,685

DAYTIME POPULATION

1 mi | 27,124
3 mi | 133,061
5 mi | 332,709

AVG HOUSEHOLD INCOME

1 mi | \$125,196
3 mi | \$130,826
5 mi | \$124,448

TRAFFIC COUNT

S. Bristol St | 38,625 CPD
Segerstrom Ave | 22,978 CPD

BY THE NUMBERS



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