

Bristol & Segerstrom

2860 S. Bristol Street
NWC Bristol Street & Segerstrom Avenue

Santa Ana, California



- Anchored by Burlington and Aldi
- 1.5 Miles North from South Coast Plaza
- Well Located in the Bristol Corridor

For more information:
Randy Dalby
949.790.3165
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COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

Availability

- **Suite B: ±1,600 SF (Available 10/1/26)**

Features

- Signalized hard corner center
- 1.5 Miles North from South Coast Plaza
- Located in the Most Dense City in all of Orange County
- Well Located in the Bristol Corridor
- Surrounded by a Multitude of National Retailers
- High Traffic Counts (71,000 ADT)
- Ample Parking

Traffic Counts

Bristol Street	71,000 Cars ADT
Segerstrom Avenue	37,000 Cars ADT

Source: datamatrix

Demographics

	1 mile	3 mile	5 mile
Estimated Population (2019)	39,262	248,988	676,614
Estimated Average Household Income (2019)	\$96,877	\$92,496	\$97,870

Demographic Source: Applied Geographic Solutions 2019

Major Retailers in the Center

Burlington



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SITE PLAN

Availability

- Suite B: ±1,600 SF (Available 10/1/26)



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AERIAL



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