

Metro Town Square

3640-3752 BRISTOL STREET

ANCHOR/SHOPS AVAILABLE
SANTA ANA, CALIFORNIA

RI



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The Opportunity

3640-3752 BRISTOL ST, SANTA ANA, CA

RI



Property Highlights

- Vons Anchored Center
- Across the street from South Coast Plaza
- Located in major retail hub in Santa Ana
- High income trade area with strong demographics
- Easy access to I-405 Freeway (±239,200 ADT)

AVAILABILITIES

- Upcoming Anchor: 35,570 SF available
- 700-3,830 SF shop spaces available

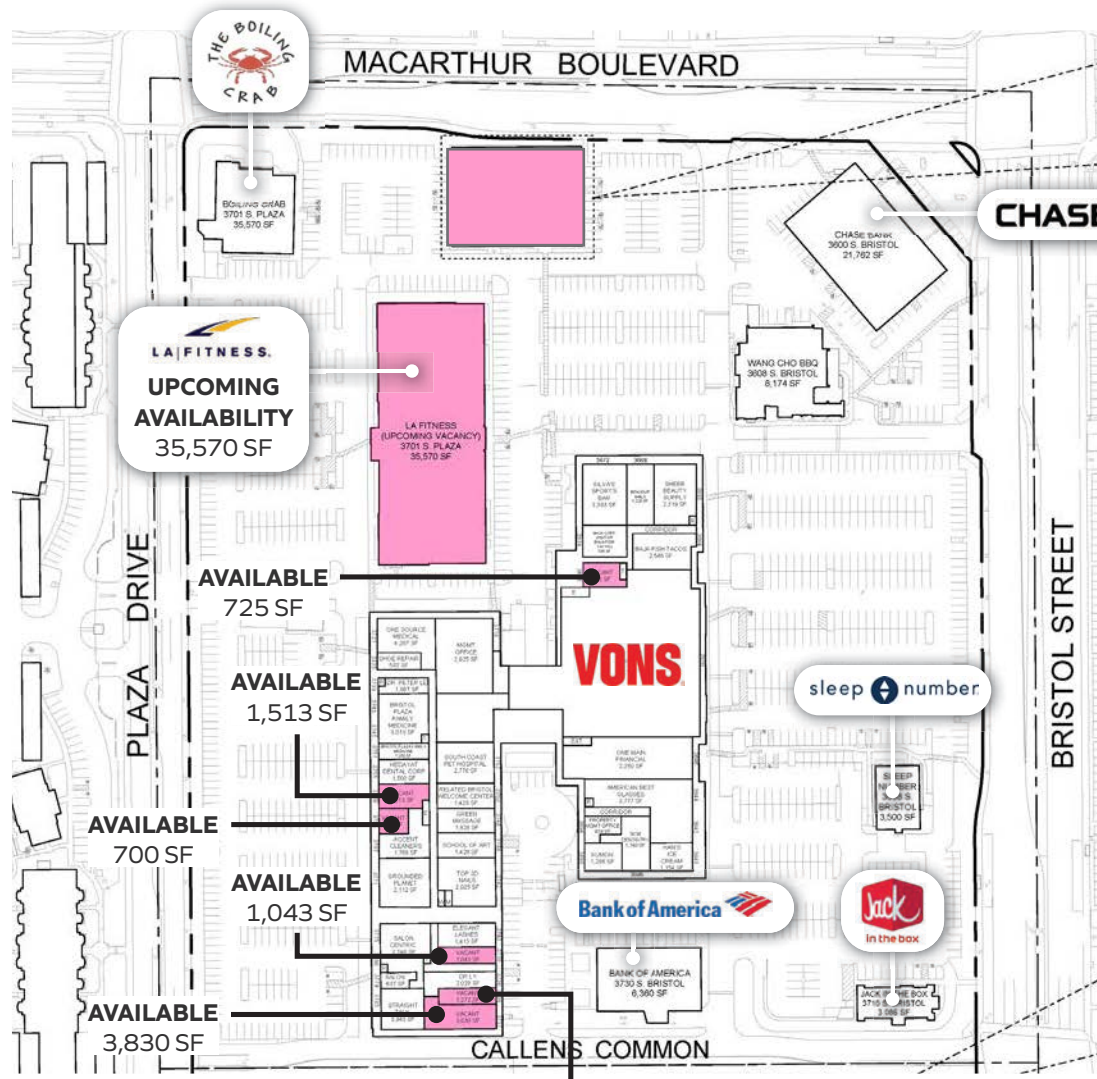
Site Plan



3640-3752 BRISTOL ST, SANTA ANA, CA

PAD BUILDING AVAILABILITIES

- Ste 101: 1,190 SF
- Ste 205: 1,493 SF
- Ste 206: 1,006 SF
- Ste 302: 1,531 SF
- Ste 309: 1,369 SF



SUITE	TENANT	±SF
3731	One Source Medical	4,267
3735	Shoe Repair	582
3739	Dr. Peter Le	1,067
3743	Bristol Plaza Family Medicine	4,260
3755	Hedayat Dental	1,500
3752	South Coast Pet Hospital	2,776
3759	AVAILABLE	1,513
3763	AVAILABLE	700
3750	Green Massage	1,428
3767	Accent Cleaners	1,788
3746	School of Art	1,428
3771	Grounded Planet	2,112
3742	Top 3D Nails	2,025
3775	Salon Centric	2,746
3740	Elegant Lashes	1,413
3738	AVAILABLE	1,043
3779	Salon	637

SUITE	TENANT	±SF
3736	Dr. Ly	2,028
3785	Straight Talk	3,943
3738	AVAILABLE	2,028
3734	AVAILABLE	1,272
3732	AVAILABLE	3,830
3672	Silva's Sports Bar	3,383
3668	Bonjour Nails	1,220
3666	Sheer Beauty Supply	2,319
3664	Baja Fish Tacos	2,546
3676	AVAILABLE	725
3646	One Main Financial	2,250
3644	America's Best Flashes	3,777
3694	Property Management	874
3696	Kumon	1,286
3698	SCM Dentistry	1,740
3640	Han's Ice Cream	1,154

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.

Location Aerial



TRADER JOE'S

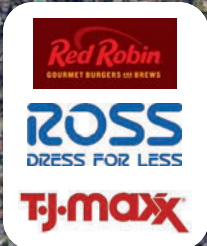
SITE
METRO
TOWN SQUARE



sleep number



VONS



Bank of America



STAPLES



Sunflower Ave 29,000 ADT

Michaels



MORTON'S
THE STEAKHOUSE

BRISTOL
SUNFLOWER
PLAZA



NORDSTROM

MAGGIANO'S
LITTLE ITALY

macy's

鼎泰豐
DIN TAI FUNG

SOUTH
COAST
PLAZA

bloomingdales

73



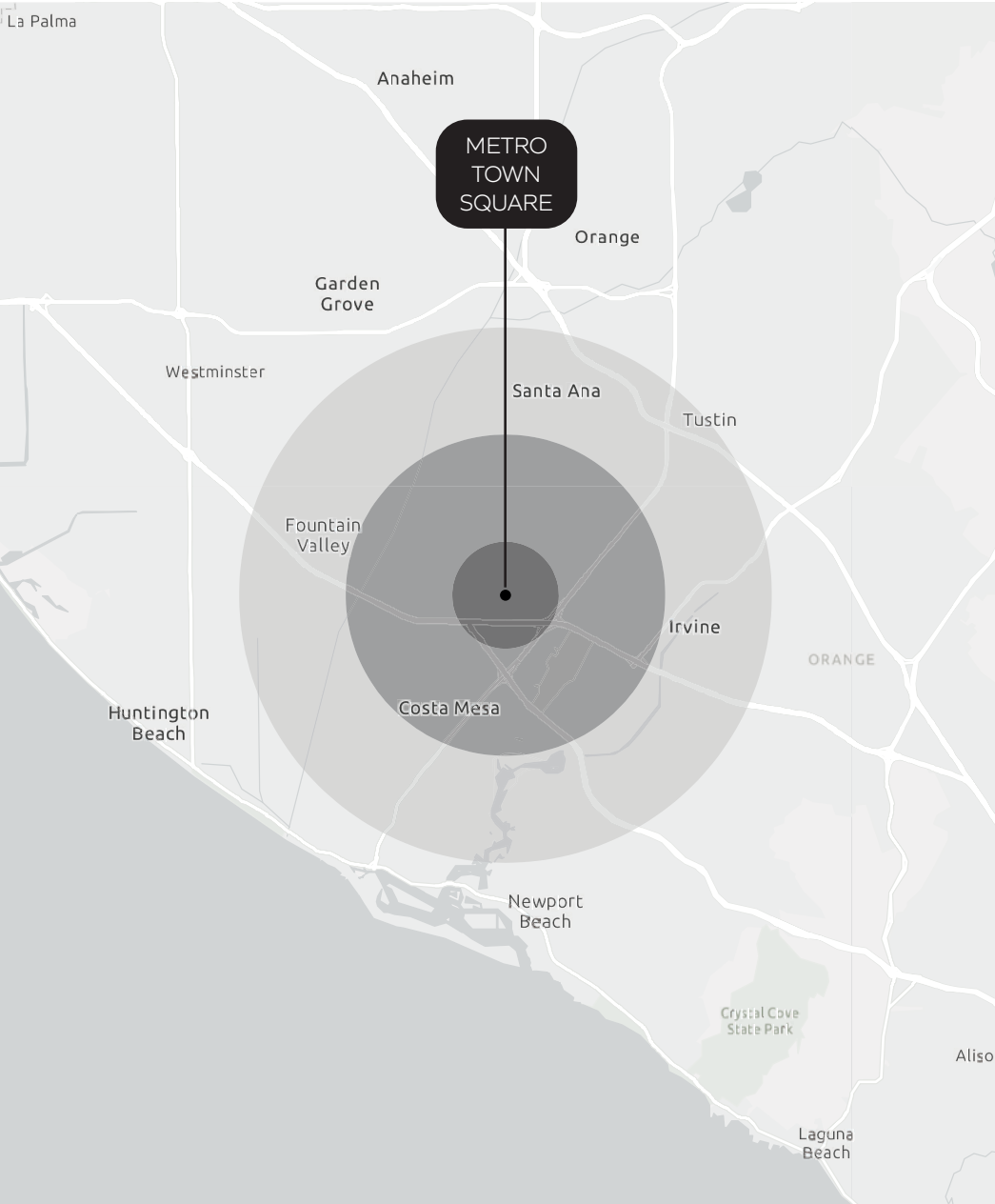
239,200 ADT

55



Demographics

3640-3752 BRISTOL ST, SANTA ANA, CA
EXPANDED DEMOGRAPHIC PROFILE



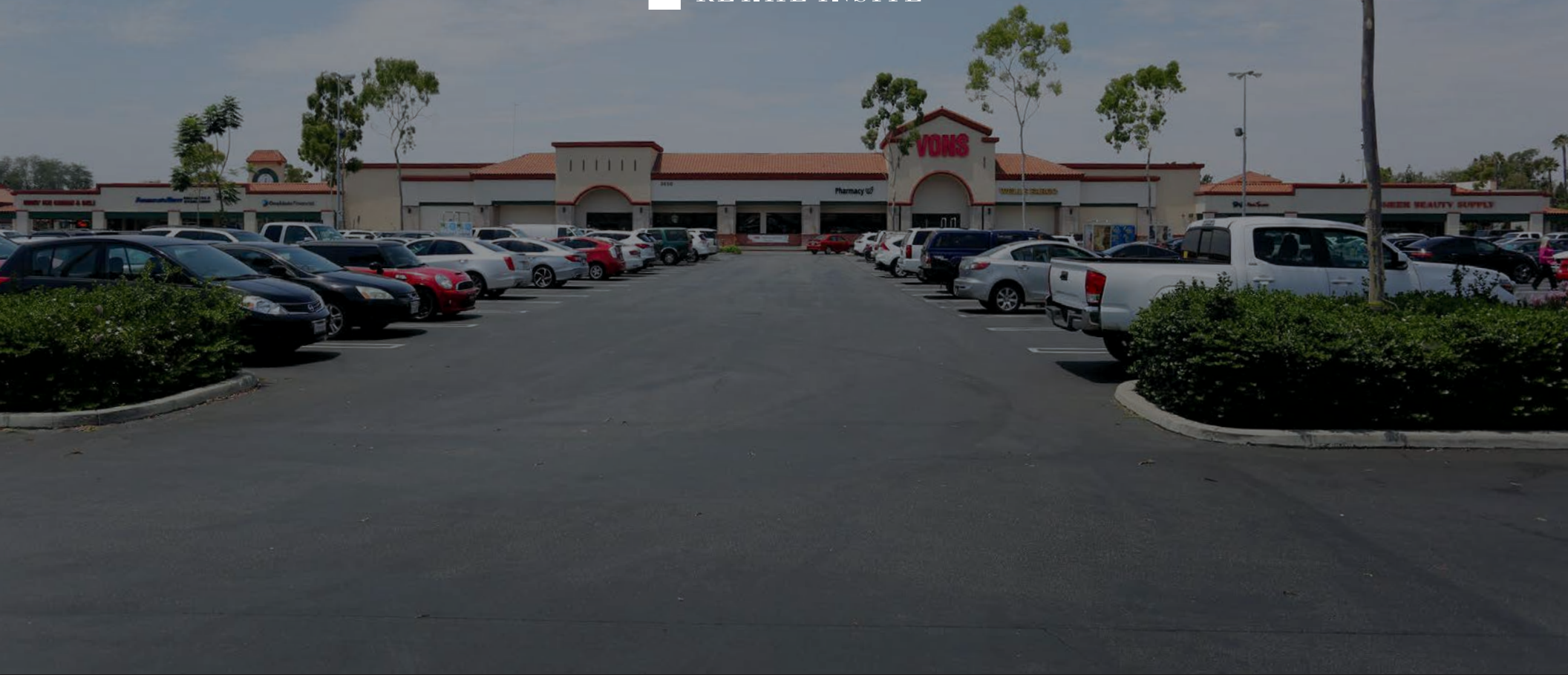
Population	1 Mile	3 Miles	5 Miles
Estimated Population	31,823	202,515	641,095
Forecasted Population (2029)	32,596	205,452	646,551
Daytime Demos			
Total Daytime Population	36,500	332,611	764,222
Median HH Income			
Estimated Median Household Income	\$102,181	\$103,302	\$100,234
Median Disposable Income	\$81,461	\$83,201	\$80,107
Avg HH Income			
Estimated Avg Household Income	\$126,361	\$131,962	\$135,013
Avg Disposable Income	\$92,681	\$95,073	\$95,305
Age			
Median Age	36.3	35.0	35.4

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