

Bristol Retail

Build to Suit
or Ground Lease

2911 S Bristol Street
Santa Ana, California



S BRISTOL ST. (37,000 VPD)

W SEGERSTROM AVE. (21,000 VPD)

- Lot Size 21,062 SF
- 8,000 SF Existing Building Can Be Redeveloped
- Zoning C2 General Commercial
- Ground Lease or Build to Suit Opportunity

For more information:
Chris Fredrick, Partner
CA Lic: 01042804
o(949) 717-7711 x12
c(949) 295-7301
chris@ccprea.com

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PROPERTY HIGHLIGHTS

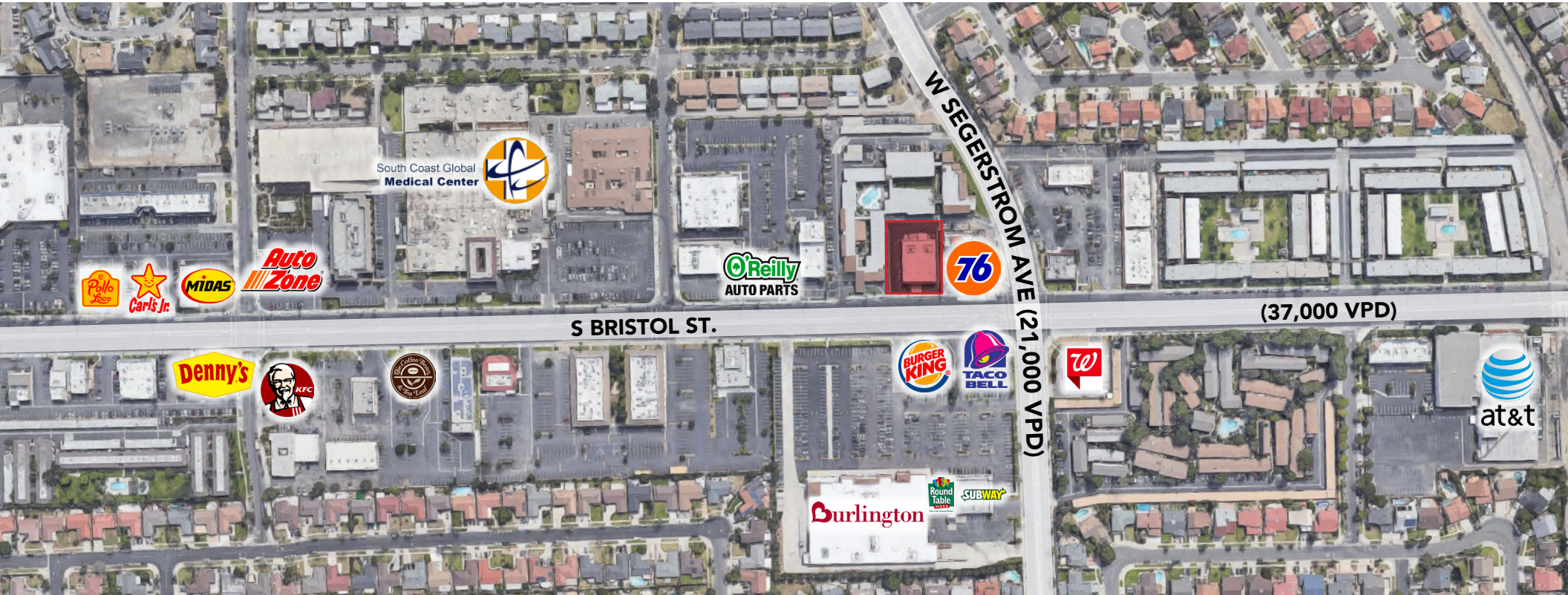
Traffic Counts

S. Bristol St.	37,000 ADT
W Segerstrom Ave.	21,000 ADT

Demographics

	1 mile	3 mile	5 mile
2019 Estimated Population	40,811	249,171	682,174
2019 Estimated Average Household Income	\$91,367	\$86,421	\$96,691
2019 Total Number of Employees	8,686	222,935	447,378

Source: Applied Geographic Solutions 10/2019



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AERIAL



WARNER AVE. (31,000 VPD)

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CCP Real Estate Advisors | Retail & Hospitality
140 Newport Center Dr. Suite 120
Newport Beach, CA 92660
www.ccprea.com