



## Retail Box For Sublease

1351 W. 17th St.  
Santa Ana, CA 92706

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### KEY FEATURES/HIGHLIGHTS

- › Located on one of the busiest intersections in Santa Ana with a combined 75,000 CPD on Bristol Street and 17th Street
- › In close proximity to Santa Ana's City Hall, Superior Court and Santa Ana College
- › Tenants such as Target, Ralphs, and Walgreens in the immediate Trade area
- › Densely populated residential area with healthy daytime traffic within 3 miles
- › Unmatched signage opportunities in the trade area and ample parking

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1351 W. 17th St, Santa Ana

### PROPERTY OVERVIEW

Santa Ana is located in Southern California. Founded in 1869, the city is part of the Greater Los Angeles Area, the second largest metropolitan area in the United States with almost 18 million residents in 2010. Santa Ana is a very densely populated city, ranking fourth nationally in that regard among cities of over 300,000 residents (trailing only New York City, San Francisco, and Boston). In 2011 Forbes ranked Santa Ana the fourth-safest city of over 250,000 residents in the United States.

Bristol Marketplace is located across the street from Santa Ana College, a community legacy celebrating 99 years of excellence in academic achievement and community partnerships with an enrollment of 38,000 students.

### PROPERTY SUMMARY

Name of Center or Property:	Bristol Marketplace
Address:	1351 W. 17th St. Santa Ana, CA 92706
Land Information/Size:	25.57 Acres (Shopping Center)
Building Information/Size	88,689 SF (Premises)
Year Built/Renovated:	
Traffic Counts:	71,782 CPD
Cross Streets:	17th St & Bristol St
Remaining Lease Term:	±13 years (expires 1/31/20)
Option Terms:	Eight (8) Five (5) Year Options
Rate:	Rate Available Upon Request with a Qualified Prospect
Co-Tenancy:	Target, Big 5, Smart & Final, CVS, Wells Fargo, Denny's, Starbucks, Chipotle, Taco Bell, Carl's Jr., Sprint
Signage:	Monument, Building
Parking:	5/1,000

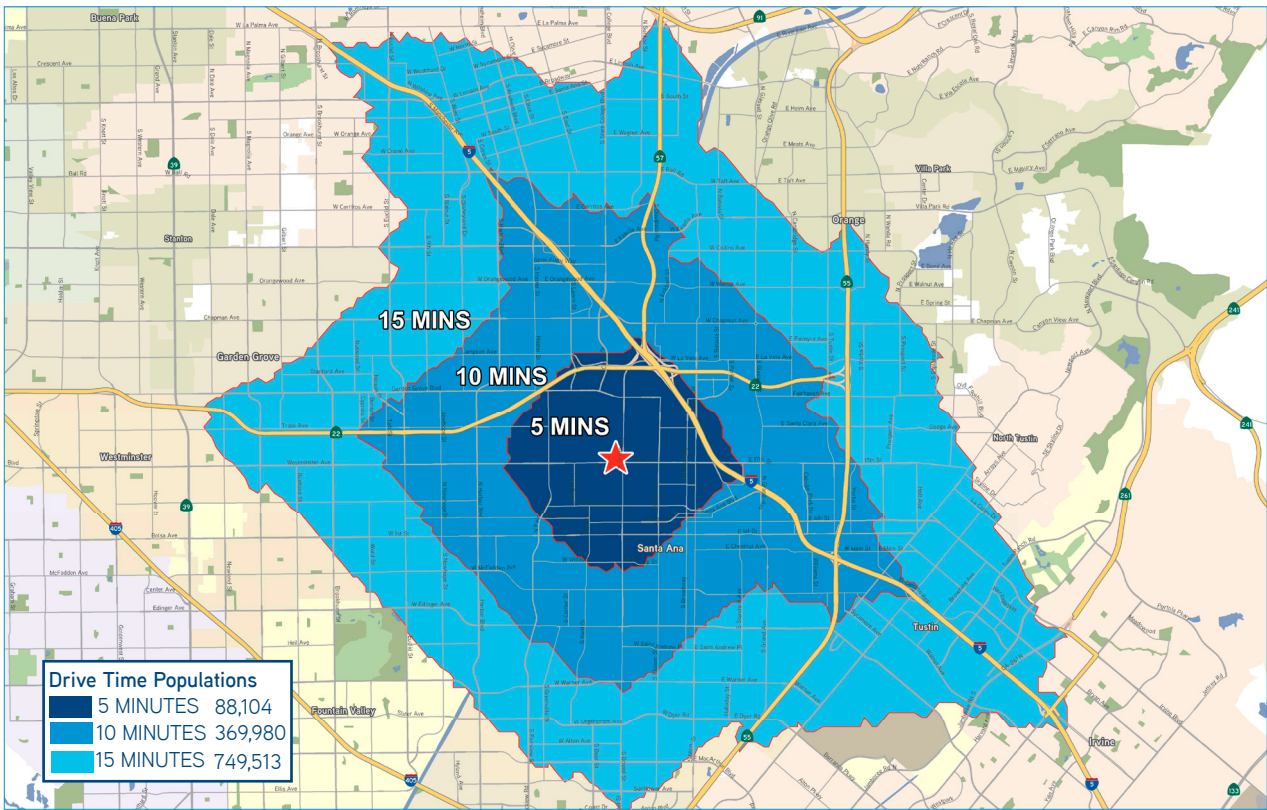
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## DEMOGRAPHICS

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population:	43,837	368,788	757,120
Households:	9,708	87,401	199,554
HH Income:	\$79,921	\$70,182	\$78,555
Employees:	9,115	160,389	464,174
Businesses:	1,062	15,589	41,280

## DRIVE TIME MAPS

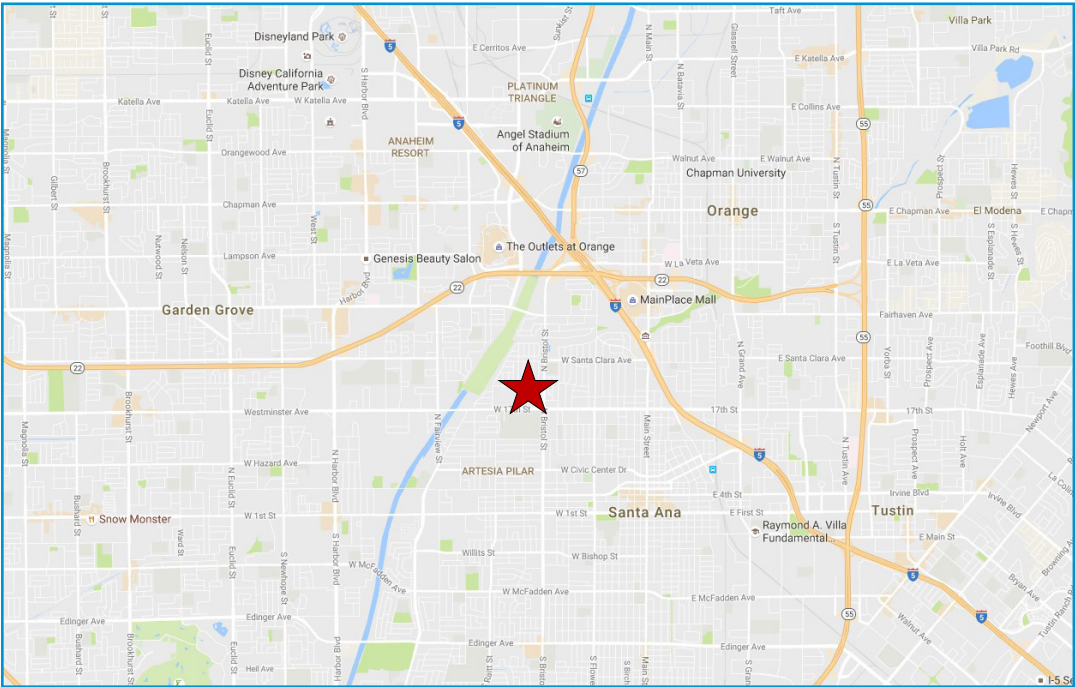
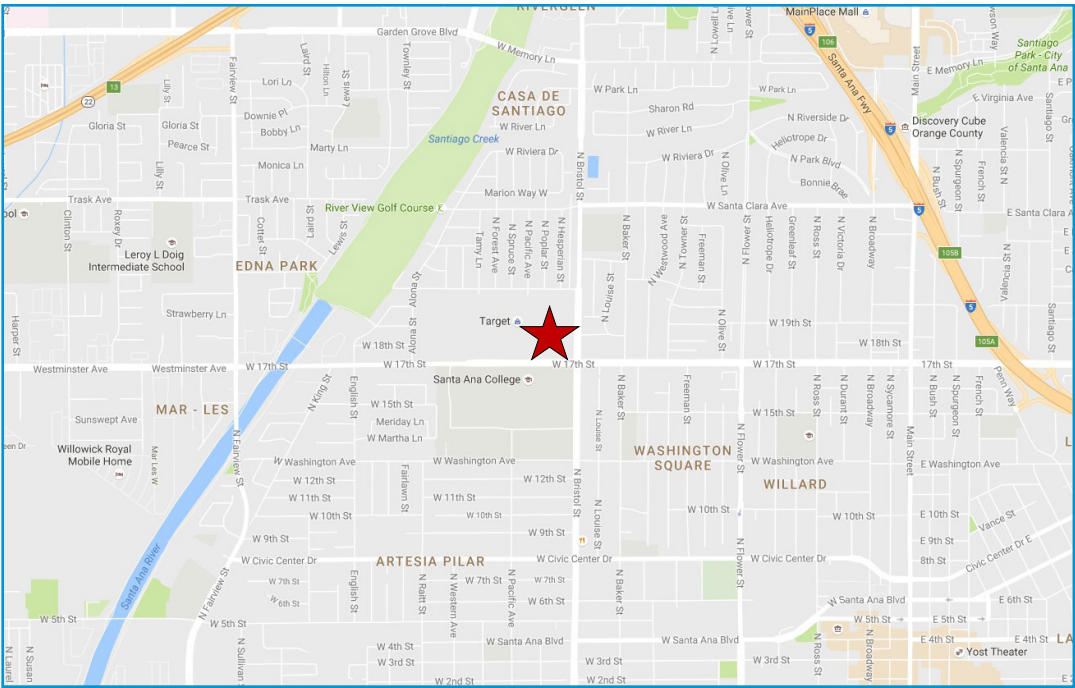




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## ROAD MAPS

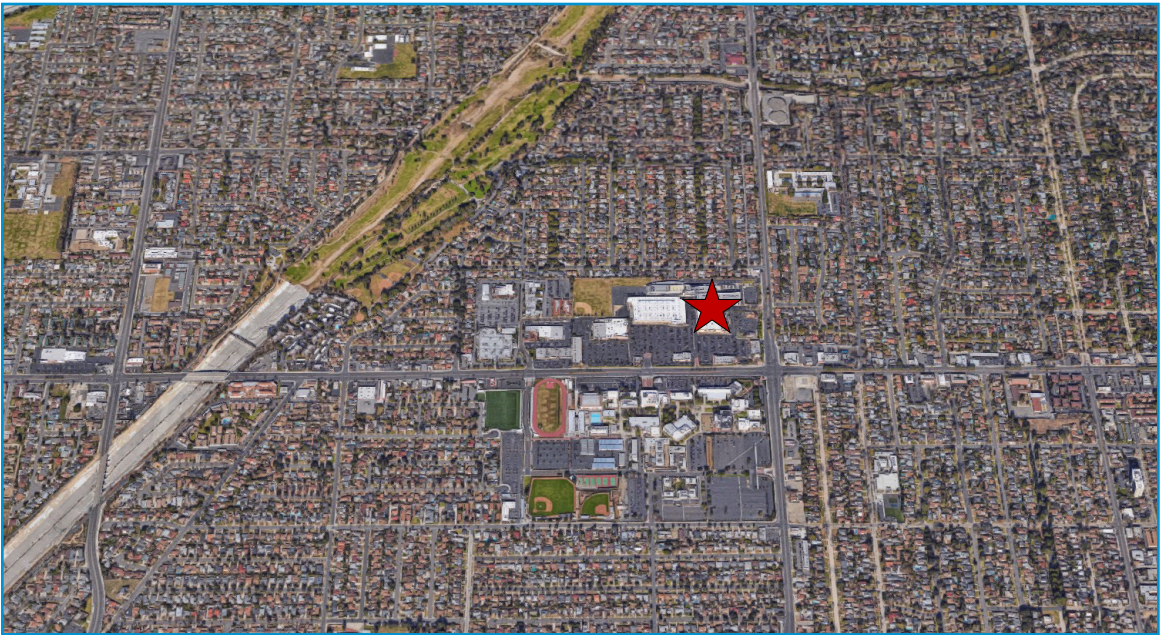




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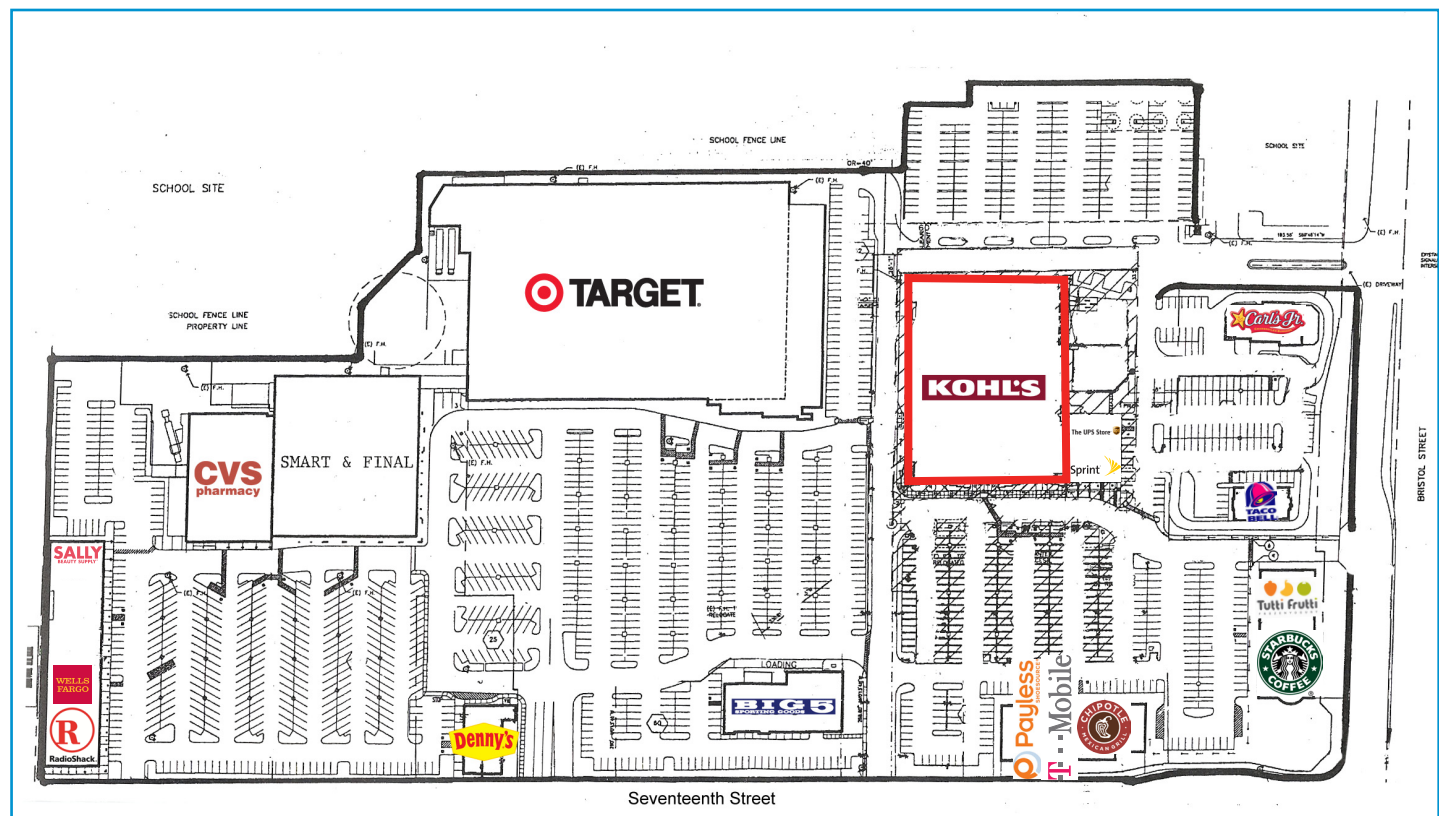
## AERIAL MAPS



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## SITE PLAN

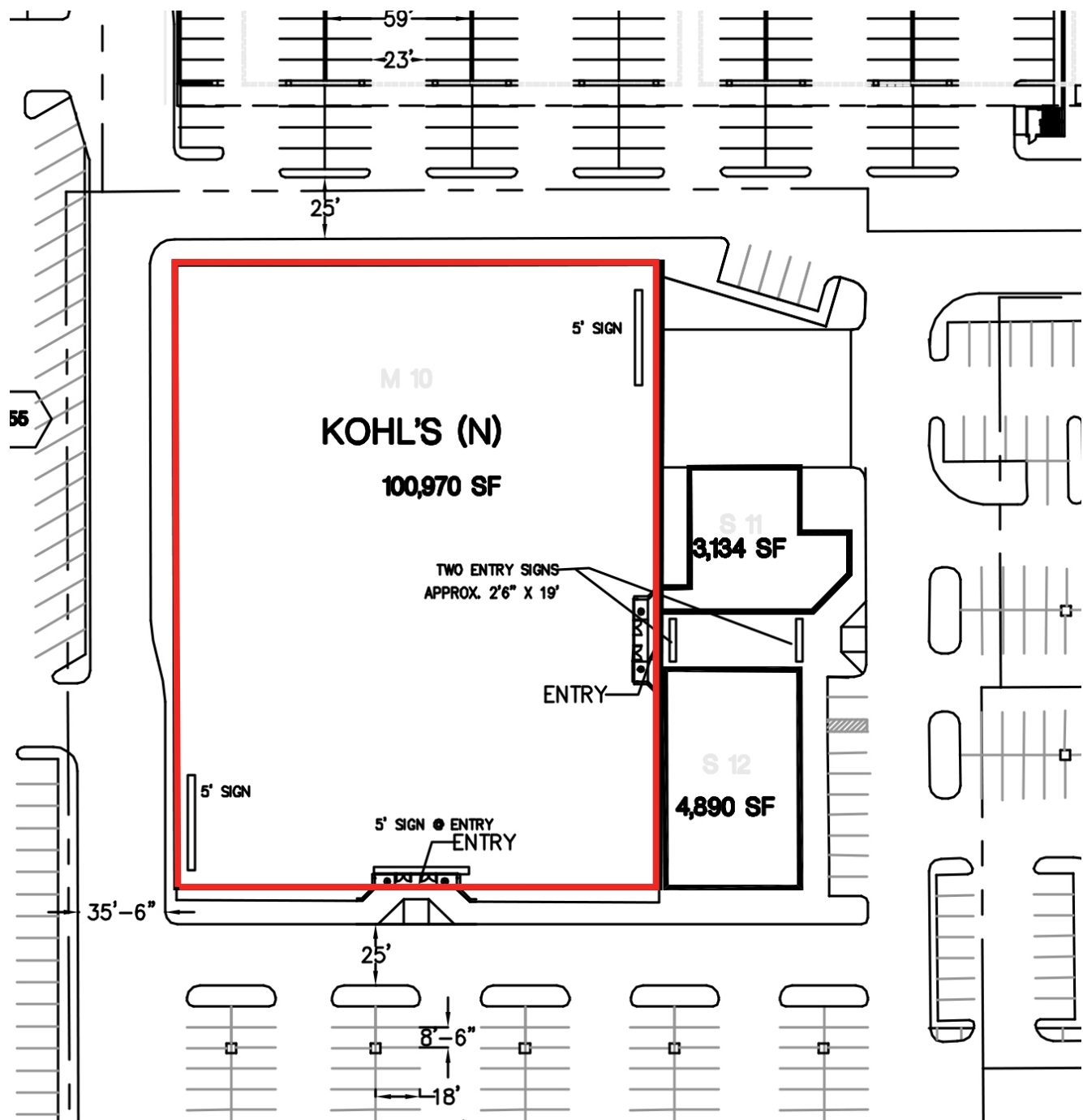




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BUILDING PLAN





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PHOTOGRAPHS



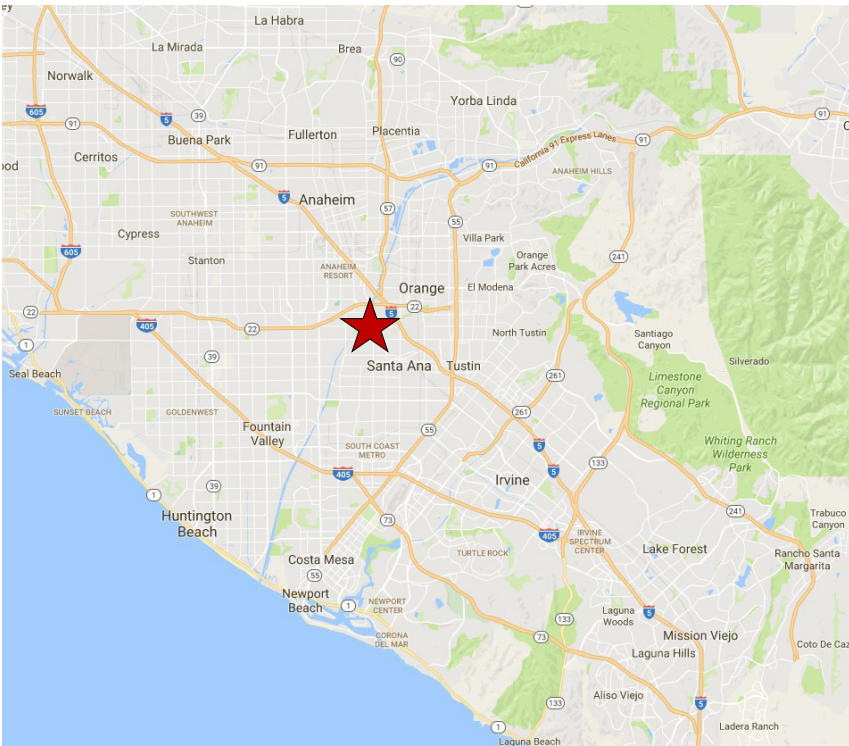
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## TRADE AREA INFORMATION

Major Area Employers:	Santa Ana College
Area Attractions:	Outlets at Orange

## AREA MAP



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## CONTACT US

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