

# BRISTOL PLACE

*Target Anchored  
Freestanding Retail  
Strip Center*

3300-3398 S BRISTOL ST  
SANTA ANA, CA 92704

From ±2,000 SF to ±6,400 SF available

Bus line access, pylon signage, restaurant  
spaces, signalized intersection

±100 surface parking spaces

Walk score of 78

## JOSEPH KIM

Senior Vice President

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KIDDER.COM



# BRISTOL PLACE



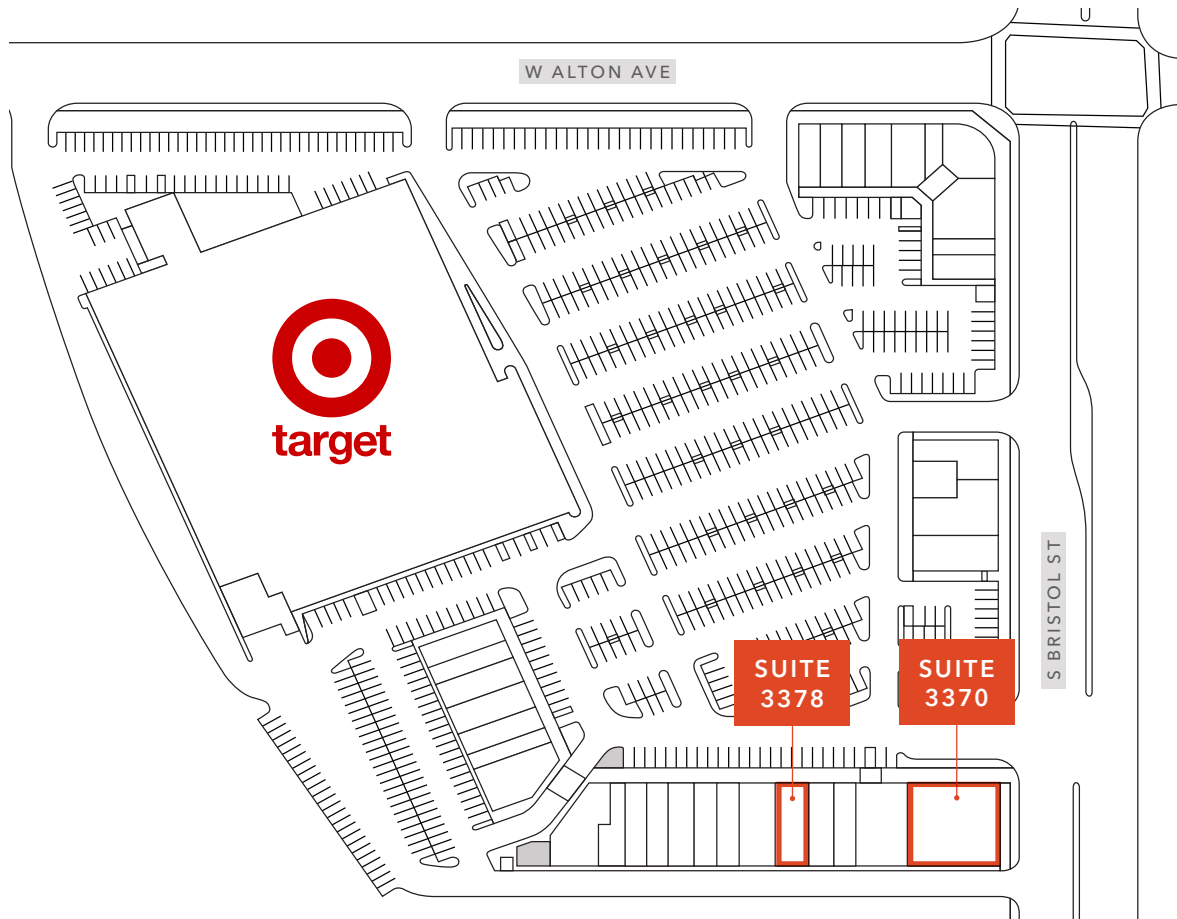
*Close proximity to South Coast Plaza, John Wayne Airport, IKEA, Orange County Museum of Art, and Segerstrom Center for the Arts.*

ADDRESS	3300-3398 S Bristol St Santa Ana, CA 92704
ANCHORED RETAIL	Appealing retail options such as Target, desserts, and restaurants
LOCATION	Located near SR 55, SR 73, and Interstate 405 (I-405) freeways
FRONTAGE	90' on S Bristol St 500' on W Alton Ave
YEAR BUILT	1986
SUITES AVAILABLE	Suite 3370 - ±6,400 SF Suite 3378 - ±2,000 SF

**+2-6.4K SF**  
AVAILABLE

**CALL**  
FOR LEASE RATES

# SITE PLAN



Suite	Tenant	Size
3310	Dental Office	±1,098
3312	Cigar Shop	±1,150
3314	Chef 's Yen's Thai	±1,150
3316	Papa John's Pizza	±1,390
3318	Cell Spot	±820
3320	Flame Broiler	±1,132
3336	Diva's Threading Salon	±812
3338	H&R Block	±1,220
3358	Smile Brands	±3,200
3360	Spectrum	±2,500
<b>3370</b>	<b>Lens Crafters</b>	<b>±6,400</b>
3372-A	Movita Juice Bar	±1,500
3372-B	Bagel Shop	±2,000
3374	SkinZone	±1,706
3376	Onsen Spa	±2,000
<b>3378</b>	<b>Vacant and Available</b>	<b>±2,000</b>
3380	GRID Coffee	±2,400
3382	Massage Place	±1,600
3384	Ice Cream	±1,600
3386	Nail / Hair Salon	±1,600
3390	Tacos Madre	±3,536
3392	AYCE Sushi	±2,466
3396	Furaibo Izakaya	±1,996
3330-34	Dave's Hot Chicken	±2,360
3350AB	Lee's Sandwiches	±2,346
3350B1	Gong Cha	±840
3388A	Crumbl Cookies	±1,585
3388B	Bakery 101	±1,582
3394A	Whealthy BBQ	±1,393
3394B	Kebab Kurry Express	±1,504
3398A	Golden Vision Barber	±1,728
3398B	Mathnasium	±1,140
3398C	Mariner Finance	±1,708

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# LOCATION DEMOGRAPHICS

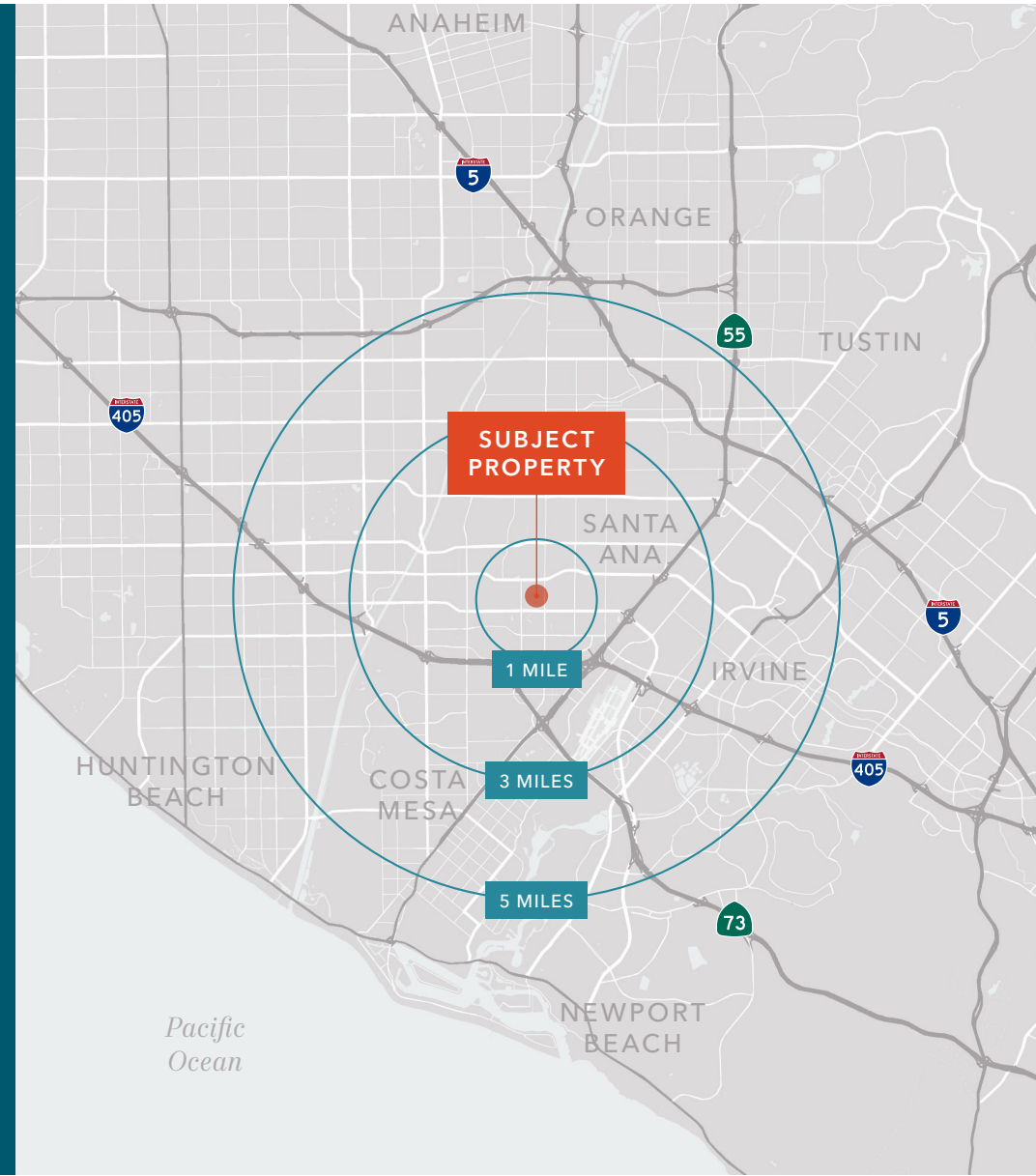
## DEMOGRAPHICS

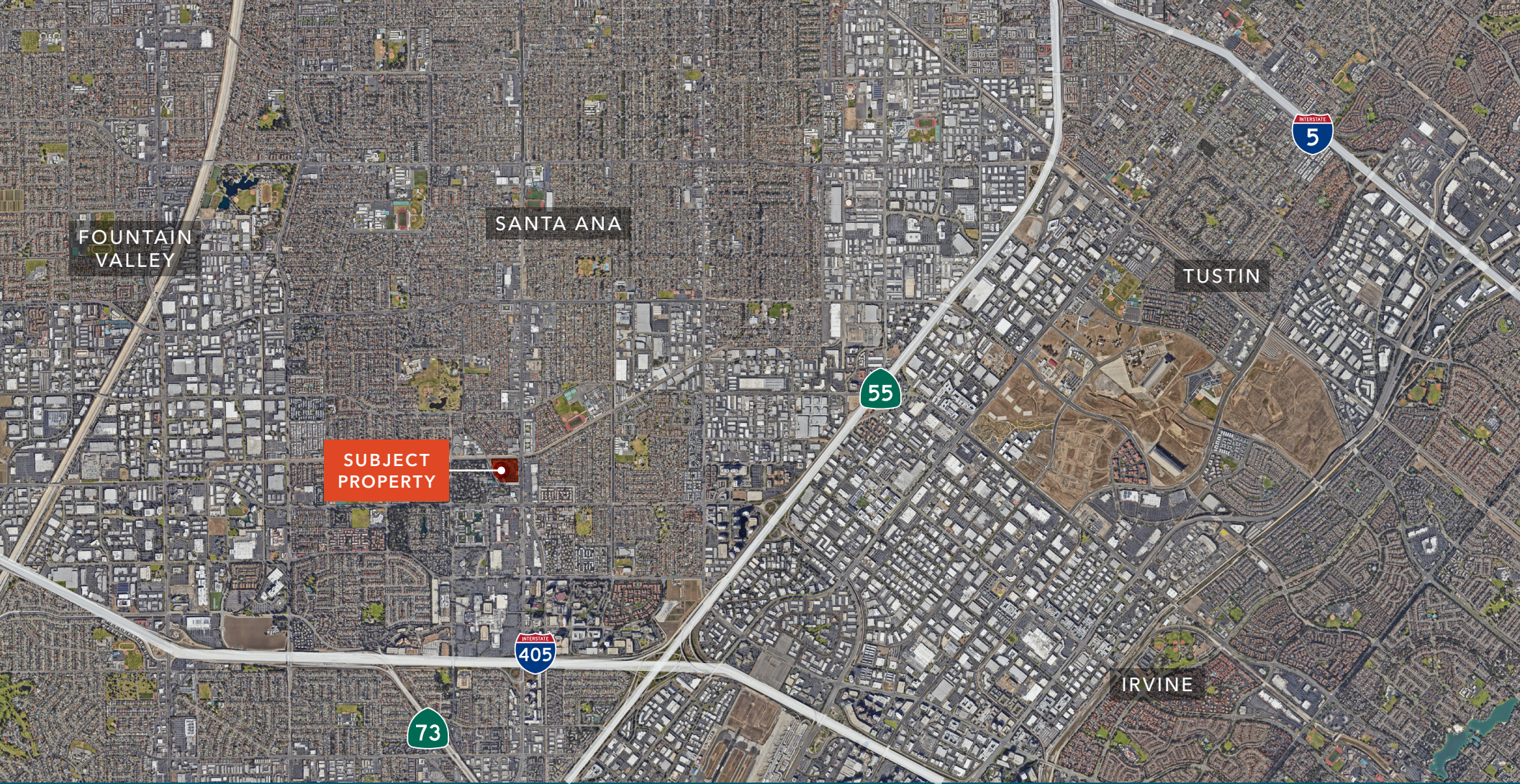
	1 Mile	3 Miles	5 Miles
2025 POPULATION	33,333	215,927	644,898
2030 PROJECTED	32,299	210,328	634,456
TOTAL BUSINESS	1,609	20,722	44,340
TOTAL EMPLOYEES	18,499	254,304	470,339
DAYTIME POPULATION (16+ YEARS)	27,592	311,416	656,243
2025 AVERAGE HH INCOME	\$129,844	\$132,631	\$137,583
2025 MEDIAN HH INCOME	\$109,146	\$110,046	\$111,110
2025 PER CAPITA INCOME	\$44,282	\$39,053	\$43,173
2025 MEDIAN AGE	36.0	34.6	36.2

## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year
BRISTOL ST	Town Center Dr S	39,593	2025
W ALTON AVE	Fore St W	7,015	2025

Data Source: Regis Online, ©2026, Sites USA; © 2026 CoStar Group





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*For more information on  
this property, please contact*

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