



40,000 SF Retail for Lease at the corner of Red Hill and Warner Avenues in Orange County

Discover *Uncompromised Elegance, Where Style & Convenience Converge*

The Row at Red Hill features an integrated retail environment designed as a walkable neighborhood.

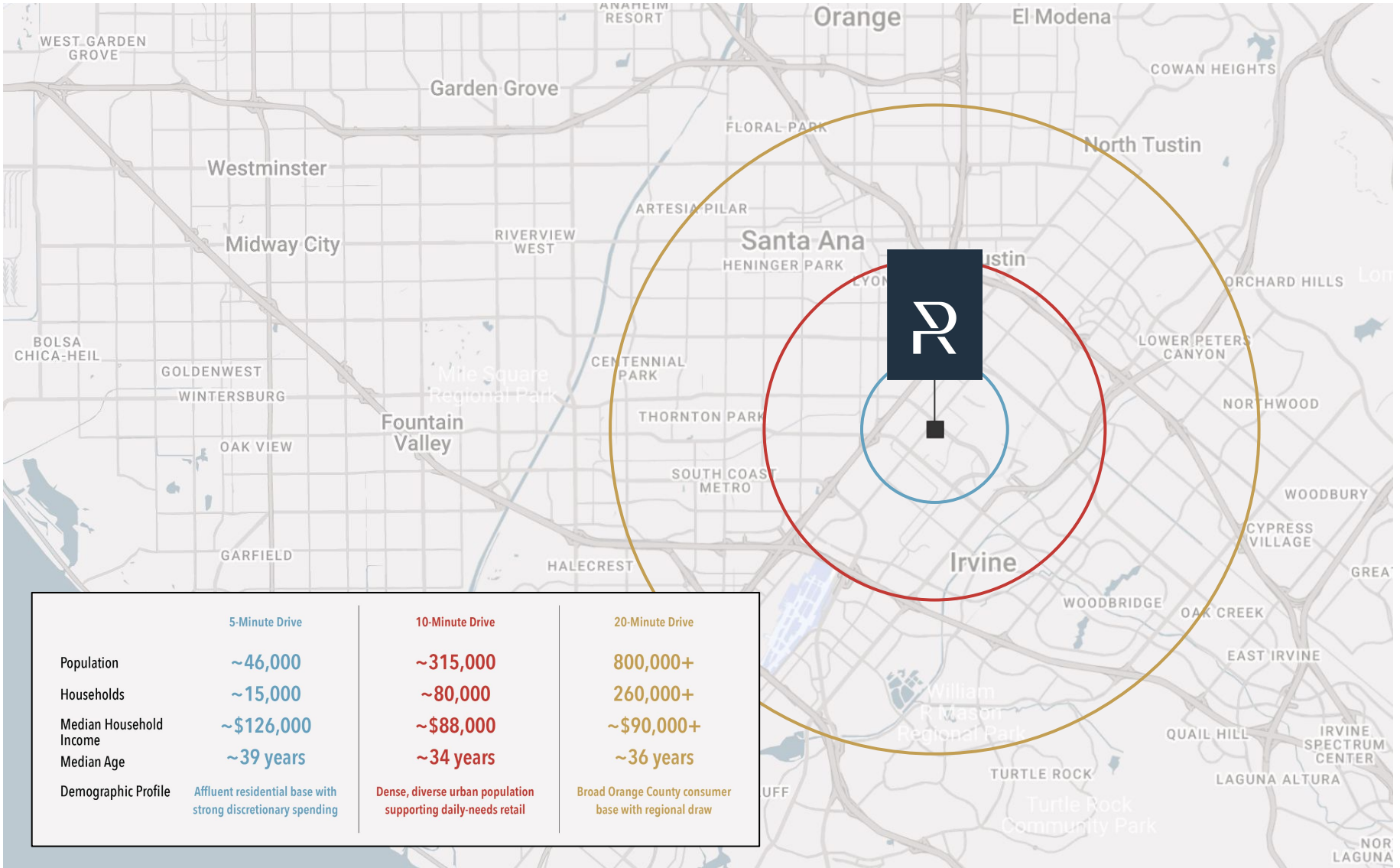
Featuring over 1,100 apartment homes, 400 exclusive retail parking stalls, and nearly 40,000 SF of retail along Red Hill, The Row captures a premier, centrally located Orange County customer.

Unmatched access to Tustin, Irvine, and Santa Ana – paired with a strong daytime population, sets The Row apart.

Ground-floor storefronts open directly to landscaped walkways, plazas, and outdoor seating, creating a main-street feel that encourages foot traffic, visibility, and access.



Our Location and Demographics





Three Distinct *Retail Zones*

The Street Shops

- Located at the main entry to The Row facing Redhill.
- Designed for daily-use retail, cafes, and customer-friendly storefronts with short-term parking and outdoor dining connections.



The Plaza Shops

- A prominent open-air structure blending garden spaces with storefronts.
- Offers a more integrated indoor/outdoor feel, encouraging lingering and community activation.



The Garden Shops

- Sits at the corner of Warner and Redhill with pedestrian access and outdoor seating.
- Adjacent to gathering areas like a beer garden and landscaped spaces to enhance leisure experiences.

Building A

Available Spaces

Suite D - 1,746 SF

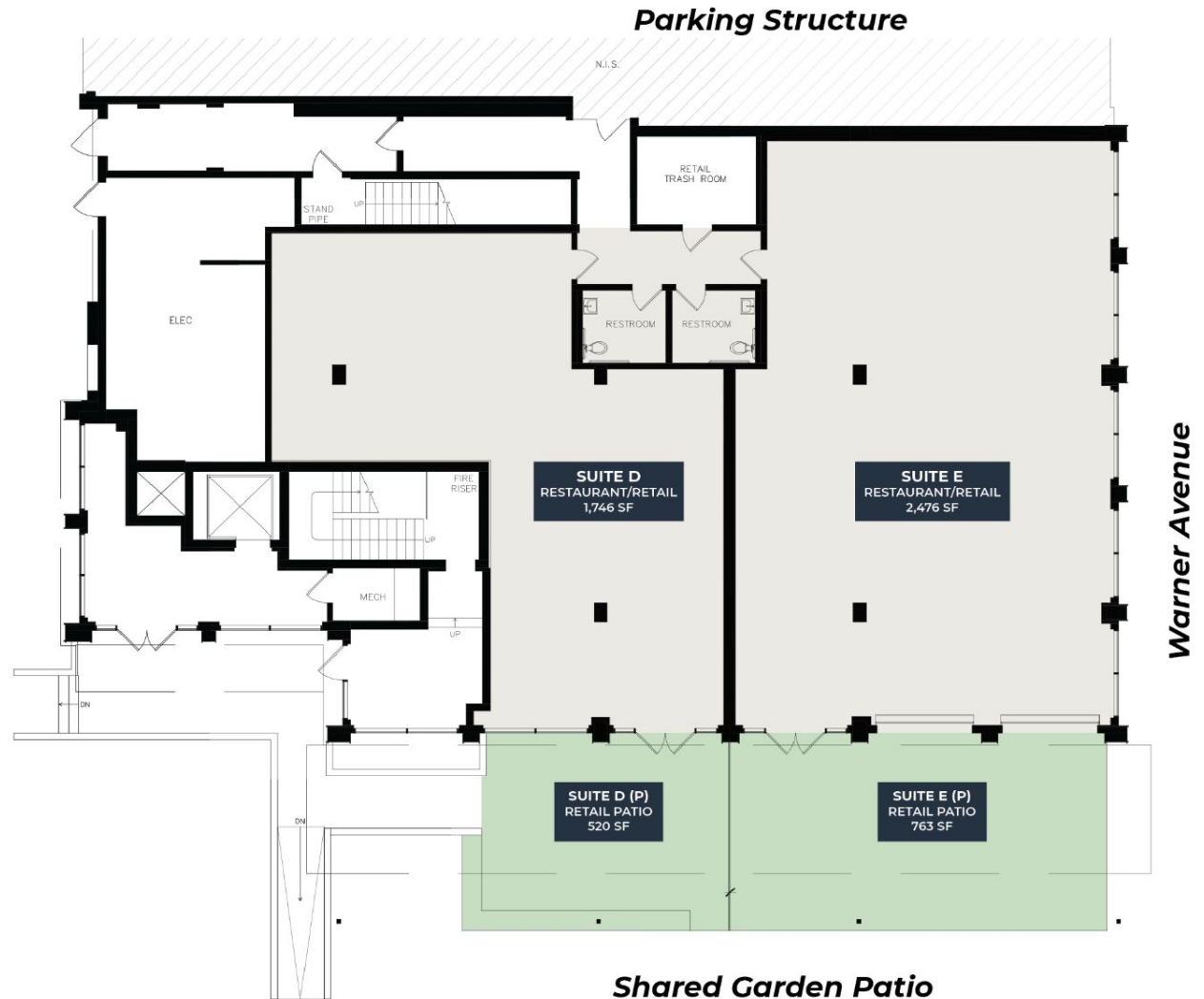
Suite D Patio - 520 SF

Suite E - 2,476 SF

Suite E Patio - 763 SF

Parking

Building A features direct access to a connected parking structure with dedicated retail guest parking.

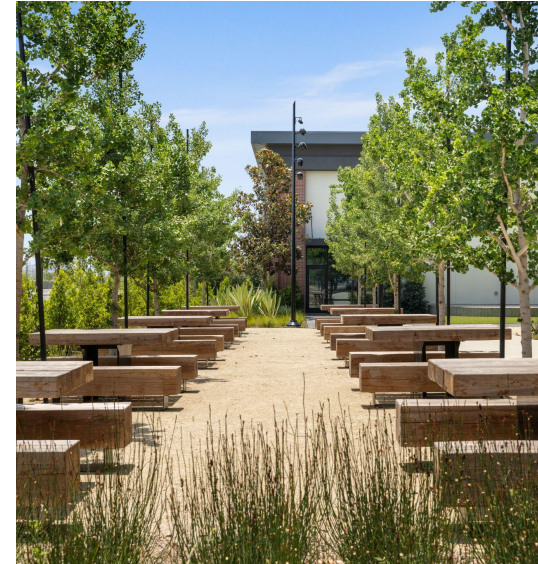




Suite E



Exclusive Patios D + E



Building B

Available Spaces

Suite A - 5,623 SF

Patio 1 - 976 SF

Patio 2 - 585 SF

Suite B - 2,425 SF *(At Lease)*

Patio 1 - 771 SF

Patio 2 - 286 SF

Suite C - 3,449 SF *(At Lease)*

Patio 1 - 1,088 SF

Patio 2 - 585 SF

Suite D - 3,247 SF *(Leased)*

Patio - 1,122 SF

Suite K - 5,428 SF

Patio 1 - 2,291 SF

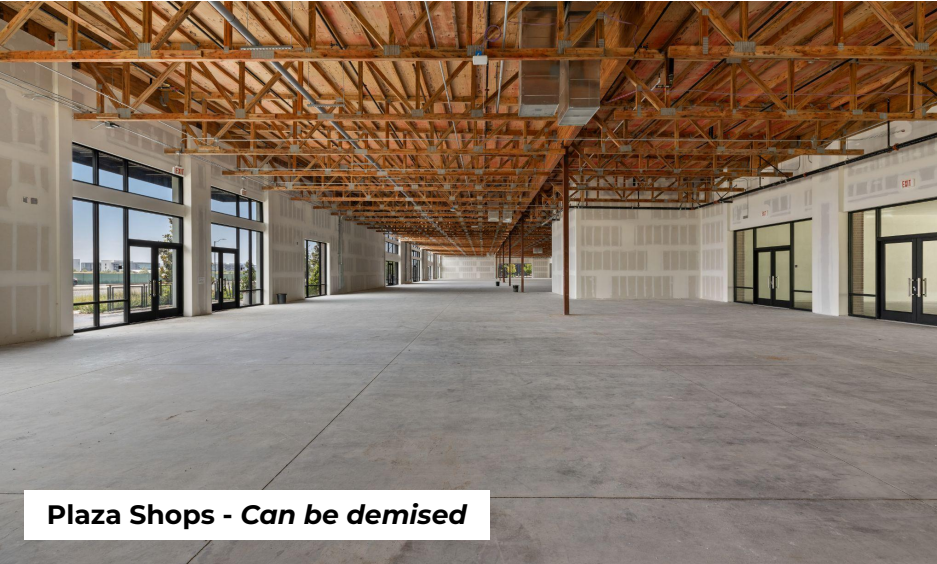
Patio 2 - 504 SF



Suites can be combined to allow for flexible sizing 2,400 SF+



All Weather Patios



Plaza Shops - Can be demised



Building C

Available Spaces

Suite A - 2,053 SF

Suite A Patio - 772 SF

Suite B - 2,278 SF *(Leased)*

Suite C - 2,559 SF

Suite D - 2,851 SF *(Leased)*

Suite D Patio - 825 SF

Suite E - 1,284 SF

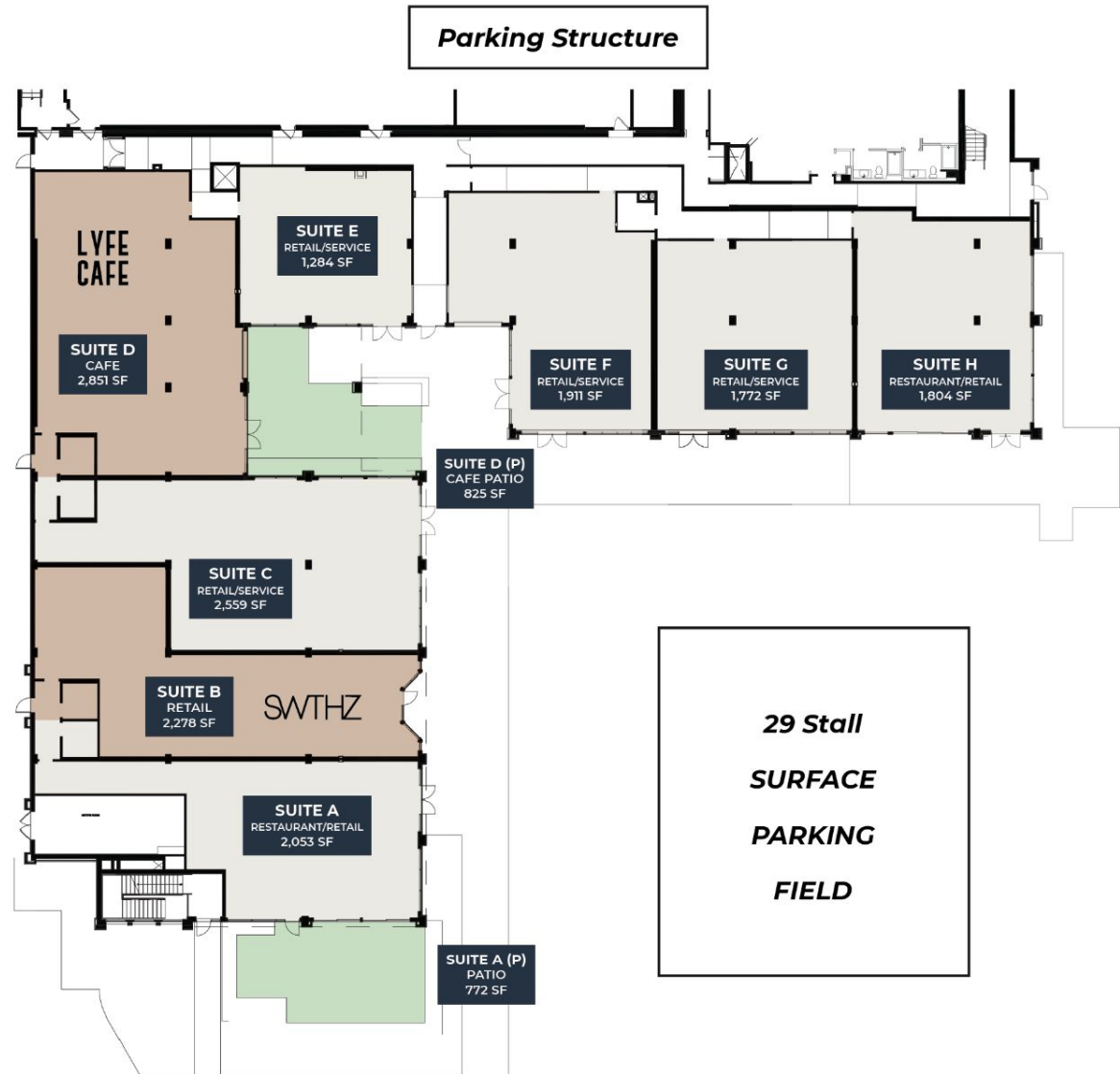
Suite F - 1,911 SF

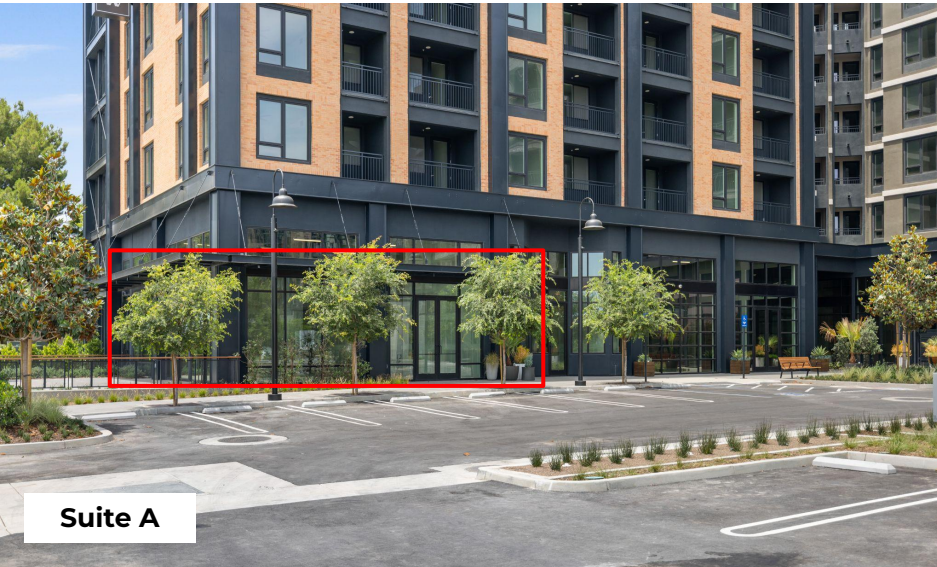
Suite G - 1,772 SF

Suite H - 1,804 SF

Parking

Building C features direct access to a connected parking structure with dedicated retail guest parking.





Suite A



Suite A Interior



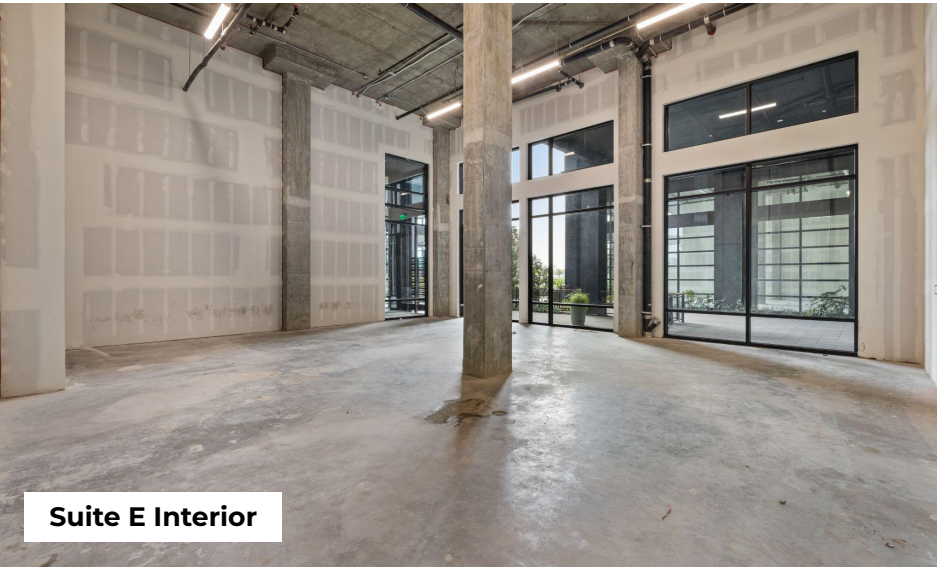
Suite C Storefront



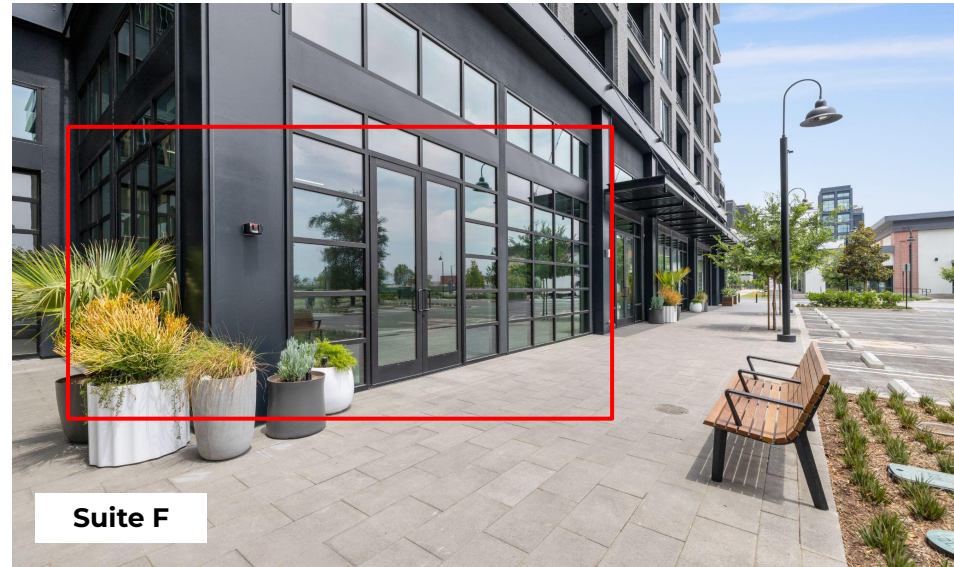
Street Shops Parking



Suite C Interior



Suite E Interior



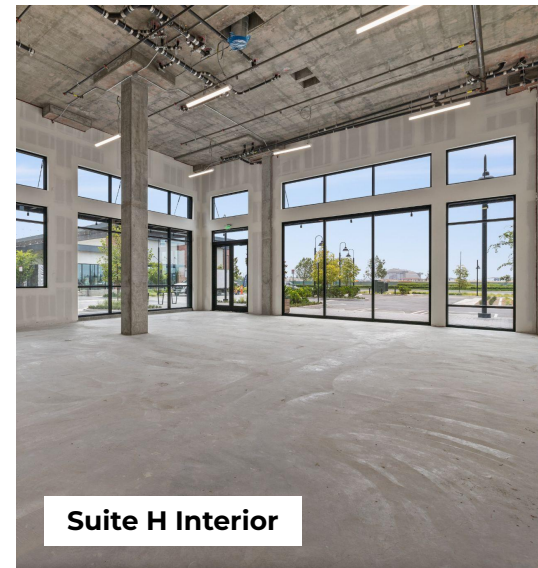
Suite F



Suite G



Suite H




Suite H Interior




Get in Touch

We'd love to work with you

 2010 East Warner Ave. | Santa Ana, CA 92705

 949.424.6622

 jillian@us-retail.com, erin@us-retail.com,
ashton@us-retail.com

 www.therowatredhill.com/

 [@therowatredhill](https://www.instagram.com/therowatredhill)

**U.S.
RETAIL**