



**ARTE
WEST**

DESTINATION
➤ RETAIL



NEWMARK | PACIFIC

ARTE WEST



RETAIL/RESTAURANT OPPORTUNITY

3630 WESTMINSTER AVENUE
SANTA ANA, CA 92703

PROPERTY HIGHLIGHTS



Retail/restaurant opportunity located within the recently developed **first class** 228 apartment complex. Currently 98% leased.



Conveniently located within the **densely populated Santa Ana** market and within a half mile from the **22 Freeway**.



Adjacent to the future **OC Streetcar Harbor Transit Center Hub**. Expected to begin carrying passengers in 2023, operating along 4.15-mile route connecting to Santa Ana Regional Transportation Center (10 total stops in each direction).



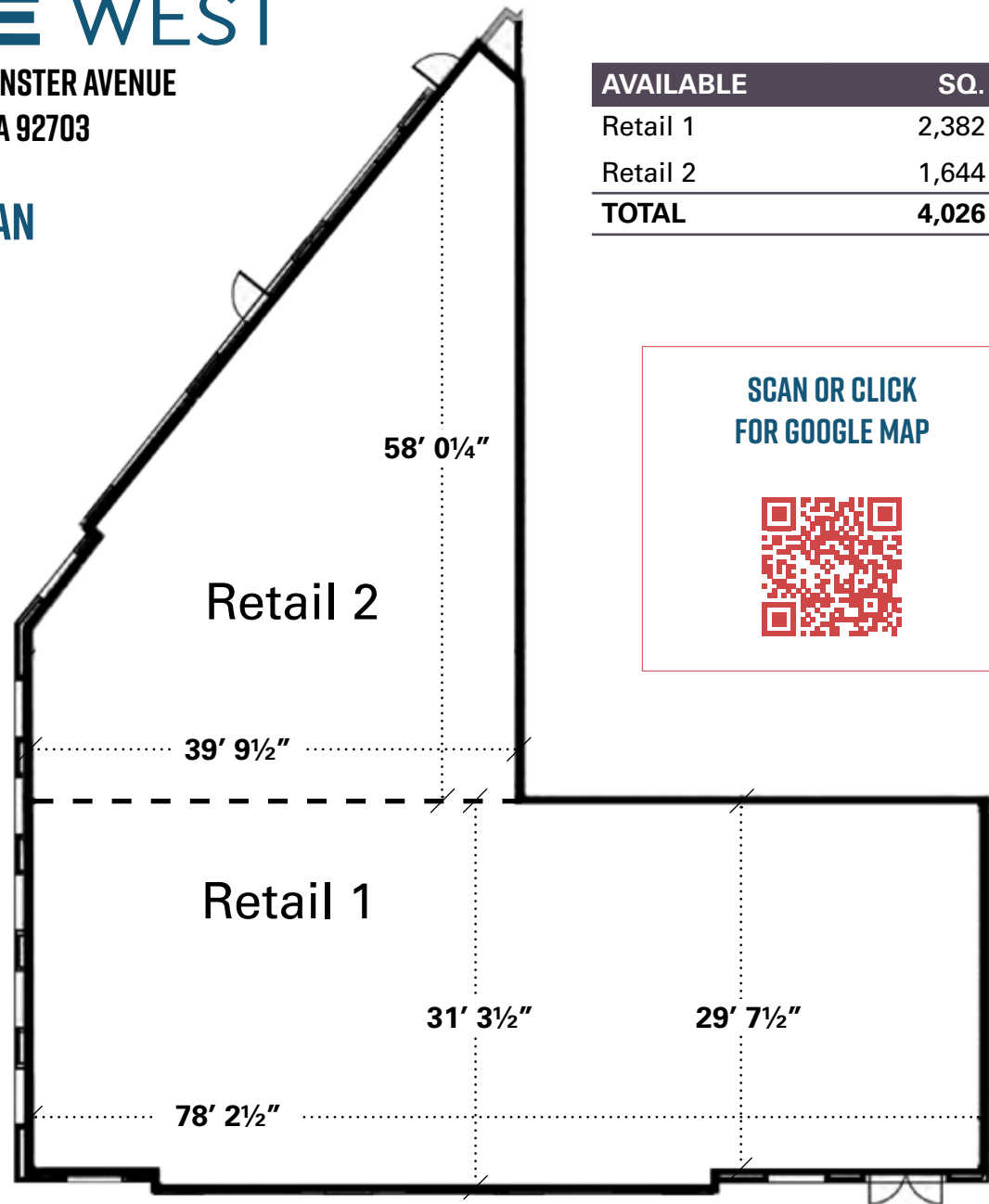
Ample signage opportunities with tremendous street visibility to **Westminster Avenue**.



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FLOOR PLAN



AVAILABLE	SQ. FT.
Retail 1	2,382 SF
Retail 2	1,644 SF
TOTAL	4,026 SF

SCAN OR CLICK FOR GOOGLE MAP

SITE PLAN



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OC STREETCAR PROJECT



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Population	35,139	323,168	771,777
2030 Population	34,844	323,388	776,543
2020 Population	35,640	330,643	779,899
2025-2030 Annual Rate	-0.17%	0.01%	0.12%
2025 Median Age	35.6	36.6	36.8
2025 Total Daytime Population	25,693	263,579	772,048
2025 Total Employees	6,794	95,218	375,423
HOUSEHOLDS			
2025 Total Households	8,817	84,475	222,514
2025 Average Household Size	3.93	3.72	3.39
2025 Total Housing Units	9,175	87,135	231,494
Owner Occupied Housing Units	44.5%	46.4%	43.8%
Renter Occupied Housing Units	51.6%	50.5%	52.4%
Vacant Housing Units	3.9%	3.1%	3.9%
2025 Average Home Value	\$634,169	\$797,206	\$857,276
INCOME			
2025 Households by Income	8,817	84,473	222,503
<\$15,000	8.1%	6.6%	7.0%
\$15,000-\$24,999	6.6%	5.4%	5.3%
\$25,000-\$34,999	5.6%	4.9%	4.7%
\$35,000-\$49,999	8.6%	8.5%	8.6%
\$50,000-\$74,999	16.5%	15.6%	15.4%
\$75,000-\$99,999	13.7%	14.0%	13.6%
\$100,000-\$149,999	21.3%	19.5%	19.8%
\$150,000-\$199,999	10.8%	12.1%	12.0%
\$200,000+	8.8%	13.4%	13.7%
2025 Average Household Income	\$99,861	\$113,793	\$115,395
2025 Median Household Income	\$81,921	\$89,303	\$90,143



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For further leasing information please contact:

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