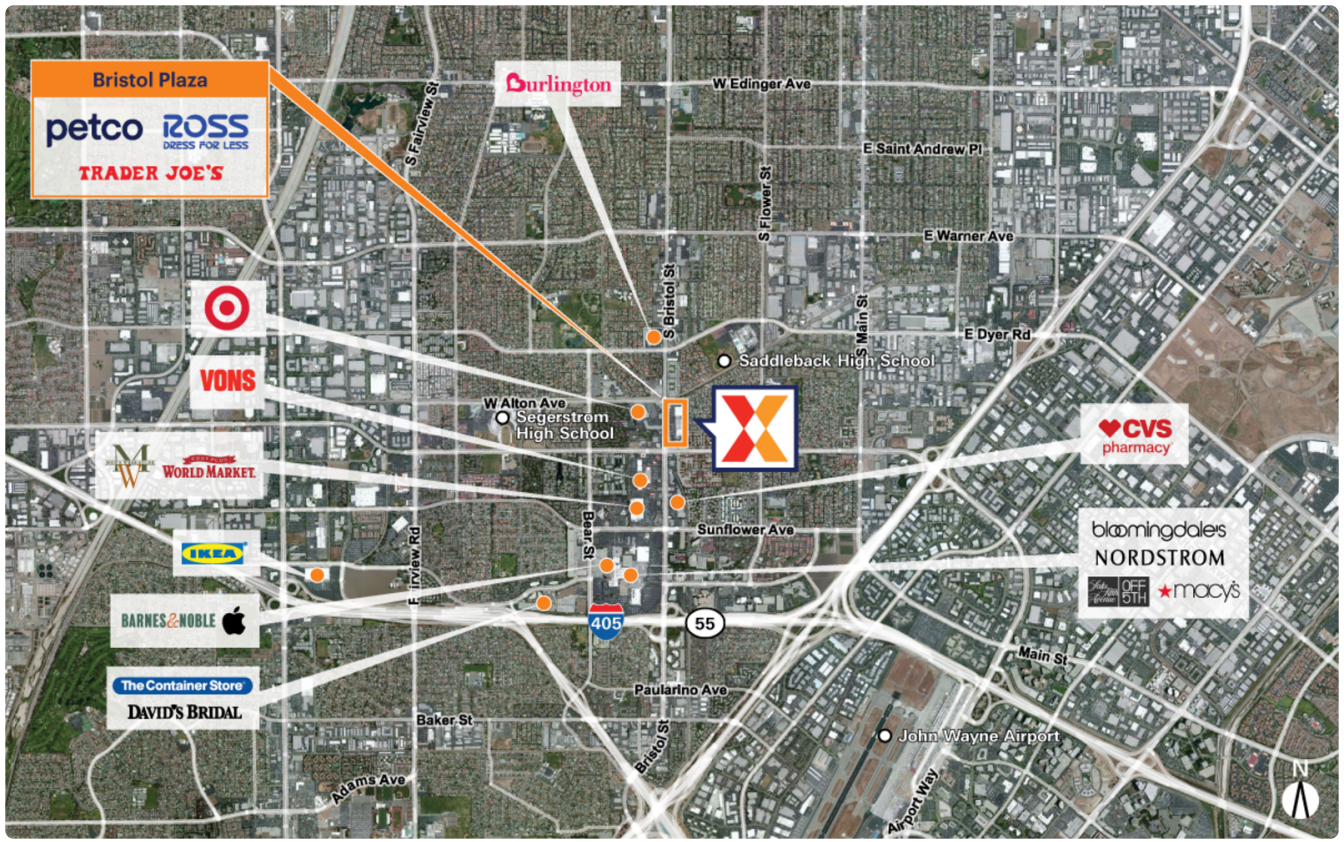
Bristol Plaza - Santa Ana

Orange County | Los Angeles-Long Beach-Anaheim, CA | 111,403 Sq Ft

3301-3361 South Bristol | Santa Ana, CA 92707

33.7019, -117.8846





Demographics	1 Mile	3 Miles	5 Miles
Population	33,468	206,545	639,183
Daytime Pop.	41,669	396,280	963,466
Households	11,045	58,150	193,669
Income	$135,101	$137,486	$145,723

Source: Synergos Technologies, Inc. 2024

Ranked in the top 3% of like centers in the market drawing an estimated 4.6M+ annual visits (Placer.ai 2025)

Strong lineup of national retailers including Trader Joe's, Petco, Ross Dress for Less, Dollar Tree, In-N-Out Burger & Starbucks

Affluent trade area with an avg household income of $137K+ within a 3-mile radius and proximity to South Coast Plaza, one of the largest luxury malls in the U.S., which draws 3.8M visitors annually (Placer.ai 2025)

Surrounded by a strong daytime population of 396K+ and a dense population of 206K+ residents within 3 miles

High visibility from 40K+ vehicles daily on Bristol St and 35K+ vehicles daily on MacArthur Blvd (Kalibrate 2025)



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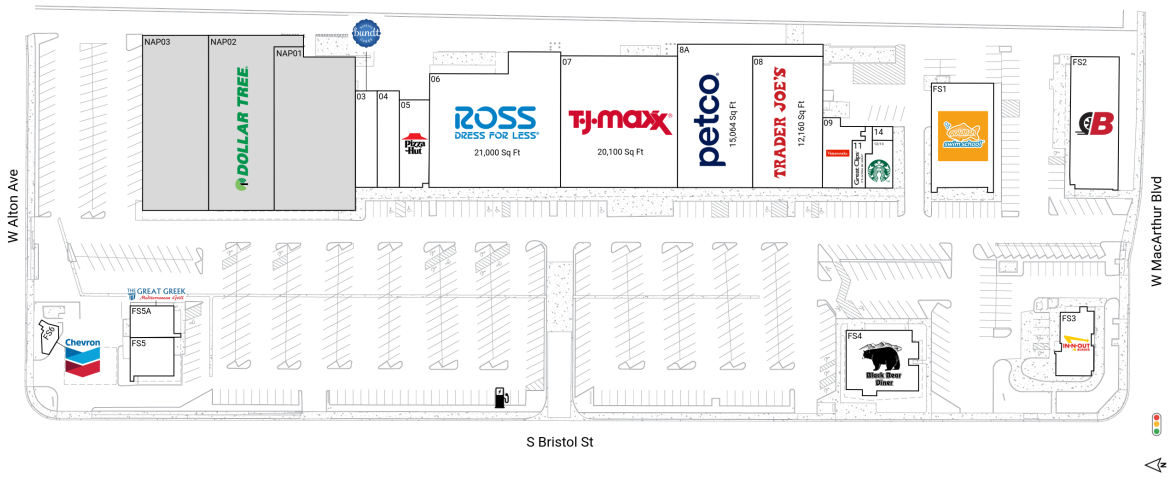
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Current Tenants

Space size listed in square feet

03	Nothing Bundt Cakes	2,750
04	Nail Center and Spa	2,750
05	Pizza Hut	3,500
06	Ross Dress for Less	21,000
07	T.J. Maxx	20,100
08	Trader Joe's	12,160
8A	Petco	15,064
09	Visionworks	2,845
11	Great Clips	1,095
12/13	Starbucks	1,486
14	Cielo's Hair Salon	374
FS1	Goldfish Swim School	8,400
FS2	Big Brand Tire & Service	8,360
FS3	In-N-Out Burger	1,819
FS4	Black Bear Diner	5,300
FS5	Board & Brew	2,200
FS5A	The Great Greek Mediterranean Grill	1,800
FS6	Chevron	400
NAP01	NAP	0
NAP02	Dollar Tree	0
NAP03	Sammy's Camera	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1318M



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