

# Bristol & Segerstrom

2860 S. Bristol Street  
NWC Bristol Street & Segerstrom Avenue

Santa Ana, California



- Anchored by Burlington and Aldi
- 1.5 Miles North from South Coast Plaza
- Well Located in the Bristol Corridor

For more information:  
**Randy Dalby**  
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# PROPERTY HIGHLIGHTS

## Availability

- **Suite G: ±1,250 SF (Do Not Disturb Tenant)**  
Available 4/1/2020

## Features

- Signalized hard corner center
- 1.5 Miles North from South Coast Plaza
- Located in the Most Dense City in all of Orange County
- Well Located in the Bristol Corridor
- Surrounded by a Multitude of National Retailers
- High Traffic Counts (71,000 ADT)
- Ample Parking

## Major Retailers in the Center

**Burlington**



## Traffic Counts

Bristol Street	71,000 Cars ADT
Segerstrom Avenue	37,000 Cars ADT

Source: datamatrix

## Demographics

	1 mile	3 mile	5 mile
Estimated Population (2019)	39,262	248,988	676,614
Estimated Average Household Income (2019)	\$96,877	\$92,496	\$97,870

Demographic Source: Applied Geographic Solutions 2019



This information is provided without warranty or representation to its accuracy.

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# SITE PLAN



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