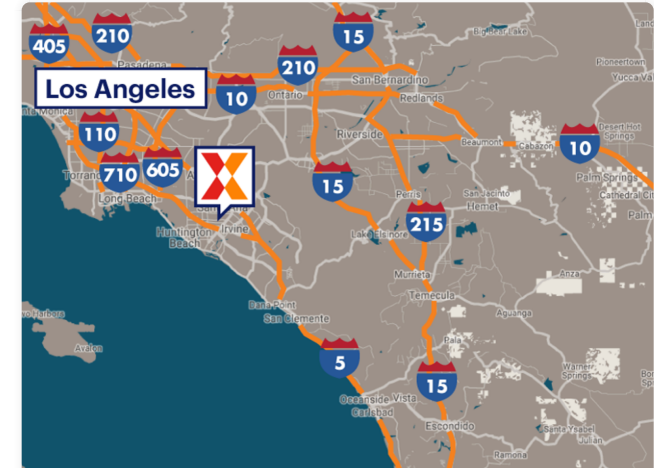
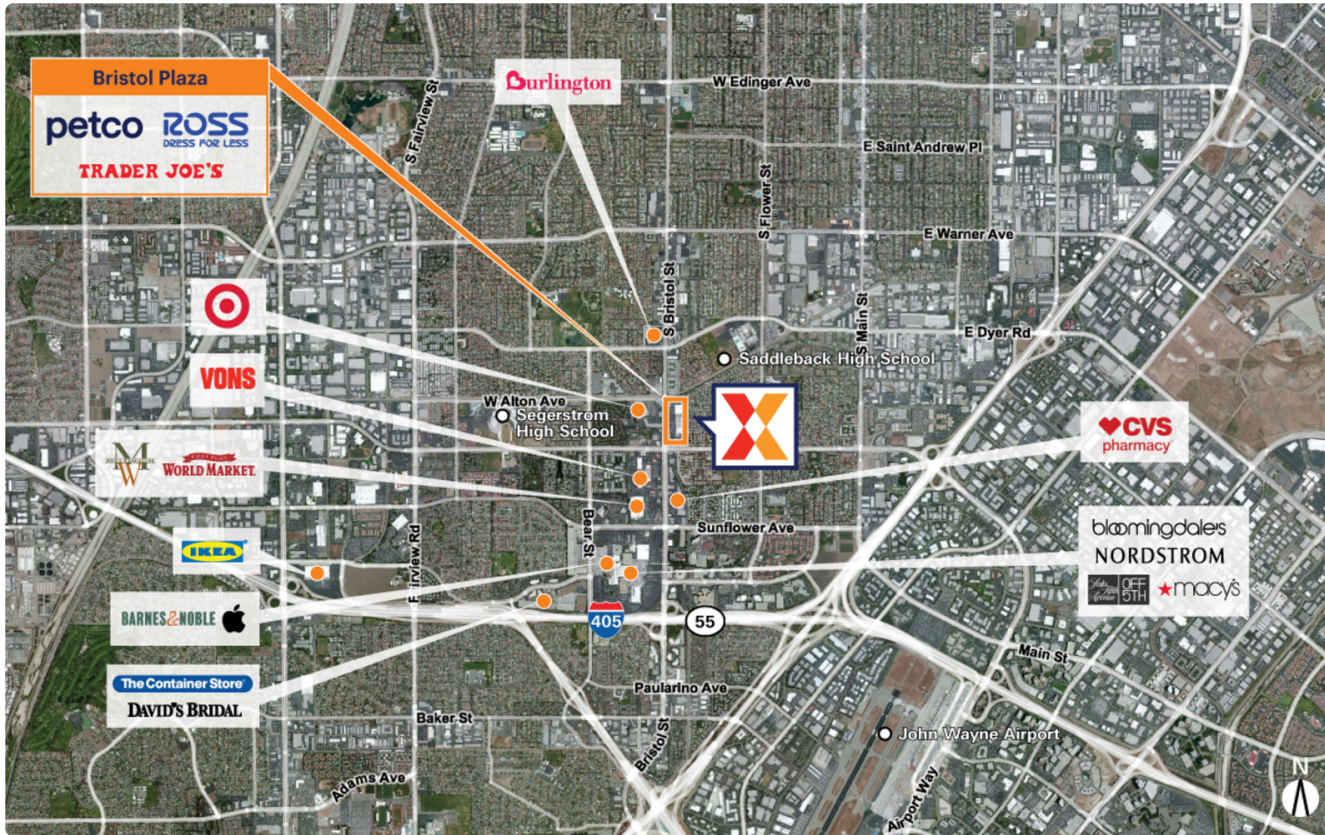


Bristol Plaza - Santa Ana

3301-3361 South Bristol | Santa Ana, CA 92707

Orange County Los Angeles-Long Beach-Anaheim, CA 11,403 Sq Ft

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)

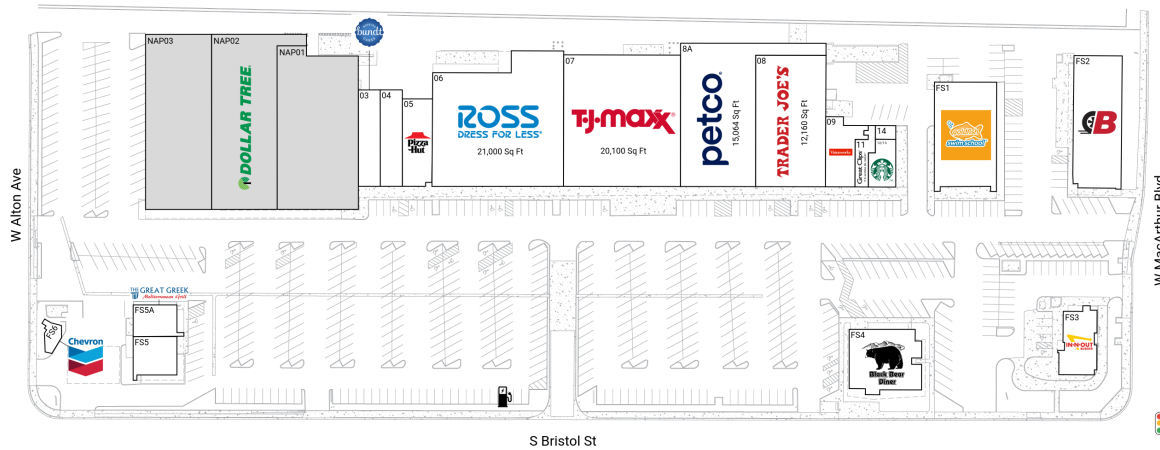


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Current Tenants Space size listed in square feet

| | | |
|-------|-------------------------------------|--------|
| 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

