

1350 W EDINGER AVE

Santa Ana, CA 92704

Big Box Opportunity Available for Lease

Retail Leasing Opportunity

Leasing Brochure



MATTHEWS™

Exclusively Listed By



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1350 W Edinger Ave, Santa Ana, CA 92704

SPACE 1

±20,000 SF
Asking Rent: Negotiable
\$0.50 NNN

SPACE 2

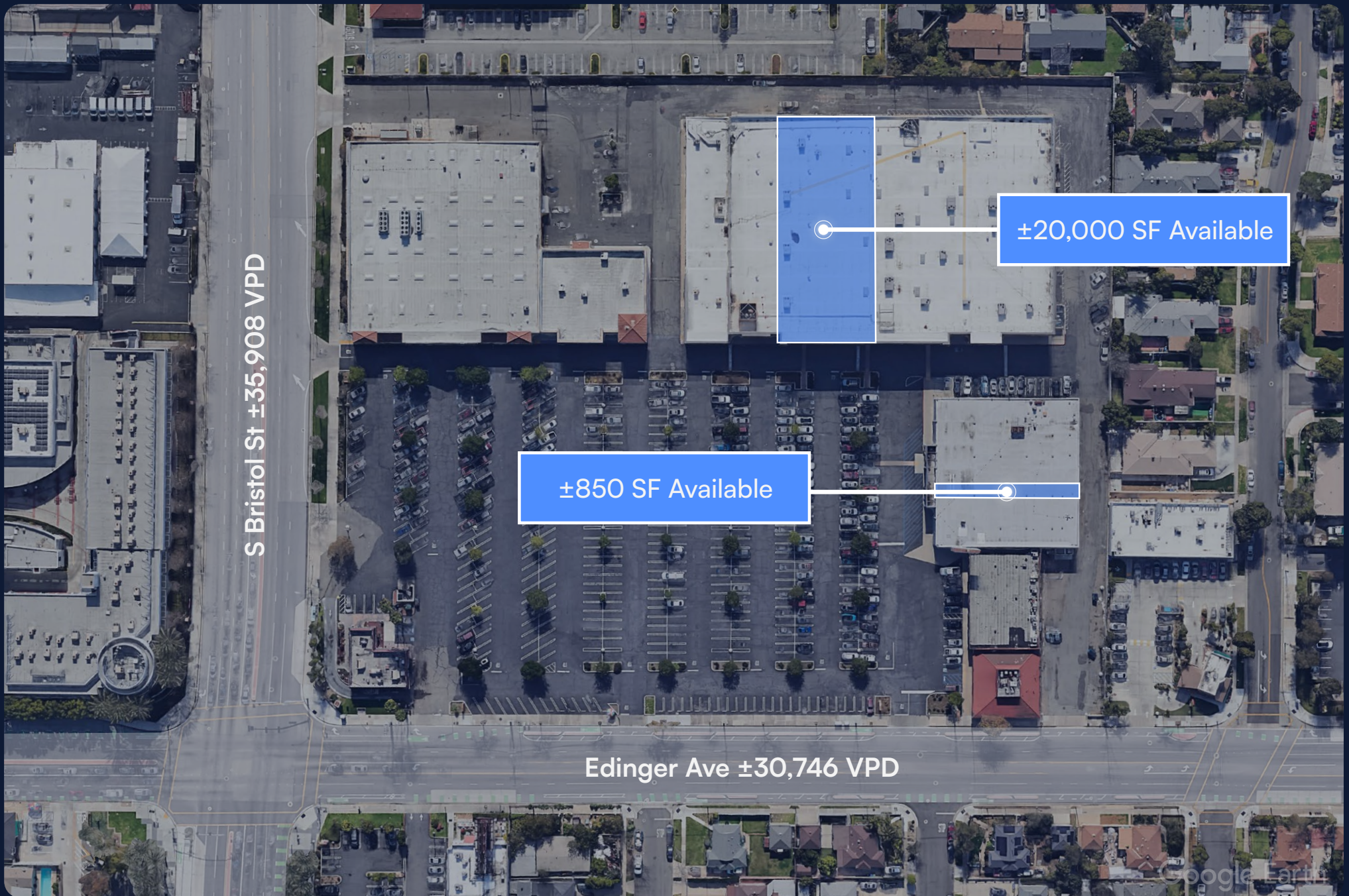
±850 SF
Asking Rent: Negotiable
\$0.50 NNN

Local Market Overview

- Join tenants such as Smart & Final, 24 Hour Fitness, O'Reilly, and many more!
- Across the street from Mater Dei High School
- Last space available- big box opportunity!
- Terrific visibility on W Edinger Ave and S Bristol Street VPD
- Close proximity to south coast plaza



Property Site Plan





Santa Ana College
±30,000 Students



Downtown Santa Ana
±2.5 Miles Away

Santa Ana High School
±2,850 Students

Fitz Intermediate School
±562 Students

Monte Vista Elementary School
±795 Students

**Subject
Property**



David L. Baker Golf Course
Golf Course



Valley High School
±2,077 Students

Carl Harvey Elementary School
±291 Students

The Havens Apartments
±440 Units

Los Amigos High School
±1,736 Students

McFadden Intermediate School
±1,074 Students



+ 199,600 VPD



South Coast Plaza
SEPHORA FOREVER 21
NORDSTROM EXPRESS
★ macy's Bath & Body Works
TIFFANY & Co. Abercrombie & Fitch

The Marke Apartments
±300 Units



Google Earth

+ 312 400 VPD



 **ROSS**
DRESS FOR LESS®

 **El Super**

 **CHIPOTLE**
MEXICAN GRILL

 **Walmart**
Supercenter


KidWorks™


SMI

 **Downtown Santa Ana**
±2.5 Miles Away

 **Santa Ana Food Market**
Grocery Store

 **Santa Ana High School**
±2,850 Students

 **Lathrop Intermediate School**
±584 Students

 **Andrew Jackson Elementary School**
±489 Students


NORTHGATE MARKET


AutoZone

STATER BROS.
markets.

 **SUBWAY**

 **TACO BELL**

 **ARCO**

Subject Property

Top 12% Location


Jack
in the box


DOLLAR GENERAL
market

 **Santiago Springs Condos**
±153 Units

 **Martin Elementary School**
±250 Students

Edinger Ave ± 30,746 VPD

 **UNITED STATES**
POSTAL SERVICE


McDonald's

Top 11% Location


O'Reilly
AUTO PARTS


7-ELEVEN

SUPERIOR
GROCERS.

 **Centennial Park**
Park

 **Carl Harvey Elementary School**
±291 Students

 **Valley High School**
±2,077 Students

dd's
DISCOUNTS

Food 4 Less

 **Washington Elementary School**
±528 Students

Google Earth

Santa Ana, CA

Market Demographics



316,000

Total Population

\$88,354

Median HH Income

79,700

of Households

44.6%

Homeownership Rate

156,000

Daytime Population

34.3

Median Age

\$657,800

Median Property Value

Local Market Overview

Santa Ana, centrally located in Orange County, is a high-density, culturally diverse retail market with strong day-to-day consumer activity. The city benefits from a substantial local population and a broad trade area that draws shoppers from surrounding communities, providing retailers access to one of the region's most active and diverse consumer bases. Household incomes are solid, and household sizes tend to be larger than average for the region, supporting consistent everyday retail demand and strong sales per household. A significant renter population further reinforces demand for convenience-driven and service-oriented retail offerings.

Santa Ana's proximity to major regional freeways enhances connectivity to the broader Southern California marketplace, creating a key advantage for retail tenants and investors. The city's dense residential fabric supports both neighborhood-serving retail and established destination shopping centers such as MainPlace Mall and Bristol Marketplace. A combination of long-standing retail corridors and ongoing infill redevelopment continues to attract both national and local retailers seeking stability and value in a supply-constrained market.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	36,551	285,716	634,185
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	10,472	77,955	182,074
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$90,588	\$104,577	\$112,774

Economic Drivers in Santa Ana

Strong Local Demand Anchored by Dense Population and Commuter Traffic

Santa Ana is a major city in Orange County, Southern California, known for its cultural diversity, historic downtown, and role as an important regional center. As the county seat, it has a strong foundation in government and public administration, with many county offices and legal services supporting the local economy. Santa Ana's economic drivers also include business and professional services such as finance and insurance, along with manufacturing, logistics, healthcare, and education. In recent years, downtown redevelopment has encouraged growth in retail, dining, arts, and housing, adding to the city's appeal and economic activity. Public transportation is another key feature of Santa Ana, with the Santa Ana Regional Transportation Center providing access to Amtrak and Metrolink rail services connecting to Los Angeles and other Southern California destinations. OCTA bus routes further link neighborhoods to nearby cities and employment hubs, supporting commuters and residents.

\$4.8B+

Regional Gross Domestic Product

±15 Miles

Distance to Downtown Huntington Beach



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