



# NewMark Merrill

COMPANIES

*When you love shopping centers it shows.*



LOCATED ON THE NORTHWEST CORNER OF BRISTOL STREET & WARNER AVENUE, SANTA ANA, CALIFORNIA



## Project Size 120,805 Sq. Ft. of Retail Space Demographics



### Population\*

1 Mile.....41,326  
3 Miles.....292,161



### Traffic Count\*

67,713 Cars Daily



### Average Household Income\*

1 Mile.....\$95,279  
3 Miles.....\$84,422



## Prime Retail Spaces Available

- Situated in the heart of Orange County's retail corridor, at the major intersections of Bristol Street and Warner Avenue in the City of Santa Ana.
- Easily accessible from the Santa Ana (5), San Diego (405), and 55 & 73 Freeways.
- Densely populated 3-mile radius of 292,161 people with an average household income of \$84,422 within a 1-mile radius.
- Exposure to over 67,713 cars daily.

\*Estimates are based on 2020 demographics for population and average income per household. Traffic count is based upon owner's calculations. The information contained herein is not guaranteed and should be independently verified.

**For additional information, please contact:**

### Darren Bovard

[dbovard@newmarkmerrill.com](mailto:dbovard@newmarkmerrill.com)  
(BRE#01362187)

or

### Greg Giacopuzzi

[ggiacopuzzi@newmarkmerrill.com](mailto:ggiacopuzzi@newmarkmerrill.com)  
(BRE#01906640)

Tel: (818) 710-6100

Fax: (818) 710-6116

5850 Canoga Avenue  
Suite 650  
Woodland Hills, CA 91367  
[www.newmarkmerrill.com](http://www.newmarkmerrill.com)



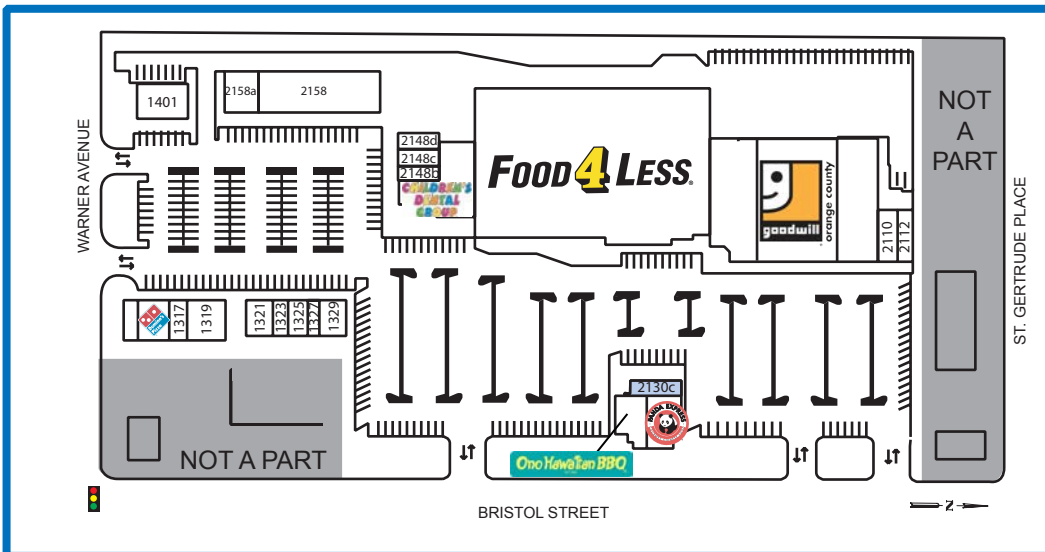


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(BRE#01906640)

Tel: (818) 710-6100

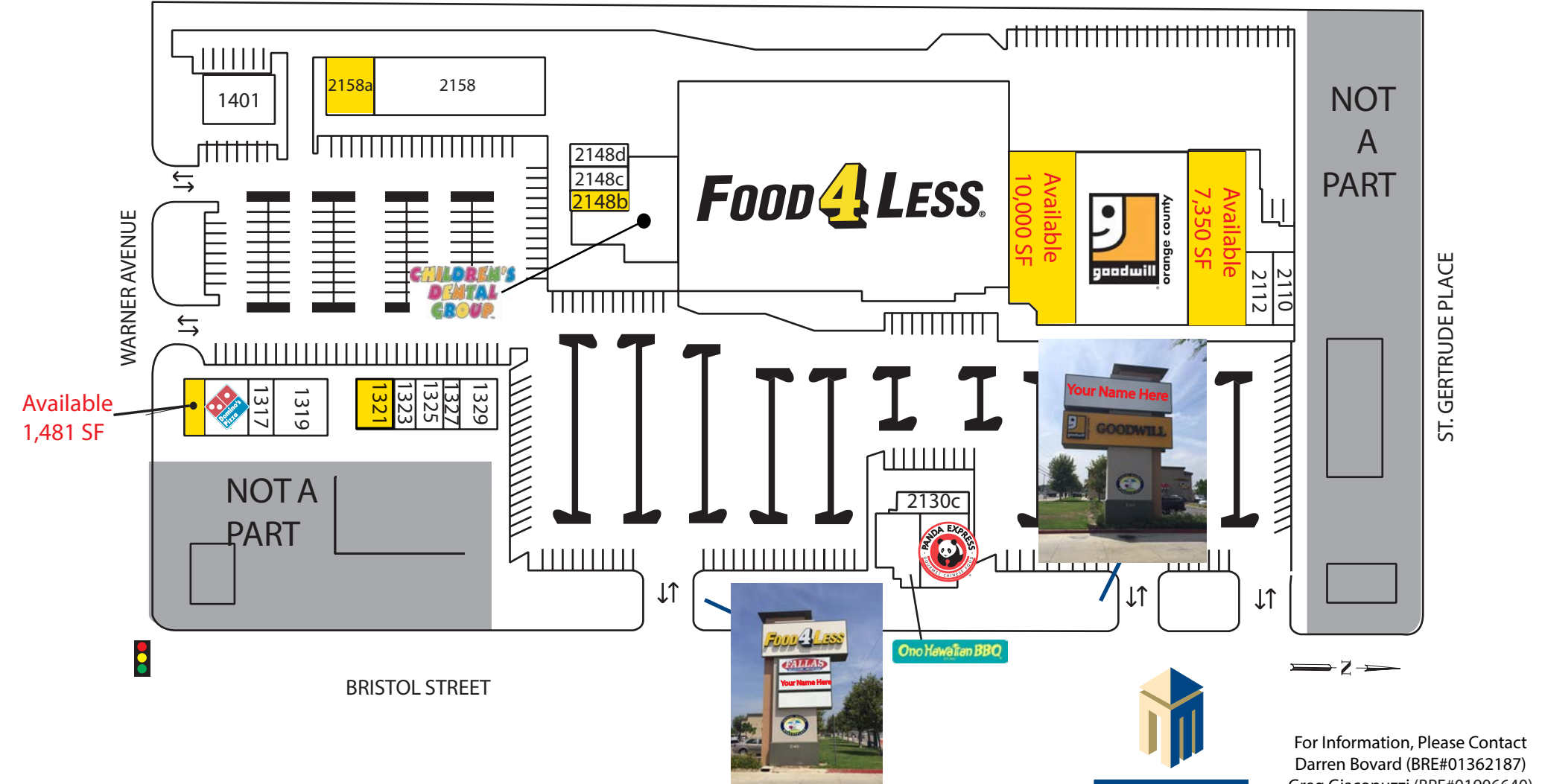
Fax: (818) 710-6116

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Located at the Northwest corner of  
Bristol Street and Warner Avenue  
Santa Ana, California

| No.  | Tenant                         | SF    | No.   | Tenant                          | SF     | No.   | Tenant                 | SF     |
|------|--------------------------------|-------|-------|---------------------------------|--------|-------|------------------------|--------|
| 1311 | Available                      | 1,481 | 1401  | PWS Laundromat                  | 2,520  | 2130t | Security               | 0      |
| 1315 | Domino's Pizza                 | 2,085 | 2110  | Via Insurance                   | 1,185  | 2138  | Food 4 Less #340       | 51,260 |
| 1317 | Comunidad Latina Federal Credi | 705   | 2112  | Dr. Mark Chang, DDS             | 1,185  | 2144  | Children's Dental      | 5,750  |
| 1319 | Game Geeks                     | 1,480 | 2120a | Available                       | 10,000 | 2148c | Optometry Office       | 900    |
| 1321 | Available                      | 1,410 | 2120  | Available                       | 7,530  | 2148b | Available              | 900    |
| 1321 | Kathy's Nails                  | 755   | 2120c | Goodwill Industries             | 12,778 | 2148d | Foot Reflexology       | 800    |
| 1325 | Zumba                          | 1,350 | 2130a | Ono Hawaiian BBQ                | 2,500  | 2158  | Culich Town Restaurant | 7,895  |
| 1327 | Angie's Hair Salon             | 705   | 2130b | Panda Express, Inc., Store #696 | 2,000  | 2158a | Available              | 1,630  |
| 1329 | Ava Medical Corp               | 1,410 | 2130c | Fiesta Insurance                | 771    |       |                        |        |



Landlord makes no representation that any of the above tenants, parking lot or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed



For Information, Please Contact  
Darren Bovard (BRE#01362187)  
Greg Giacopuzzi (BRE#01906640)  
NewMark Merrill Companies  
Tel: 818.710.6100 Fax: 818.710.6116





# Market Profile

2240 S Bristol St, Santa Ana, California, 92704  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.71679  
Longitude: -117.88605

|                                | 1 mile    | 3 miles   | 5 miles   |
|--------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>      |           |           |           |
| 2000 Total Population          | 42,888    | 294,411   | 644,895   |
| 2010 Total Population          | 40,927    | 282,332   | 651,615   |
| 2020 Total Population          | 41,326    | 292,161   | 690,835   |
| 2020 Group Quarters            | 548       | 4,749     | 13,907    |
| 2025 Total Population          | 41,523    | 298,001   | 711,385   |
| 2020-2025 Annual Rate          | 0.10%     | 0.40%     | 0.59%     |
| 2020 Total Daytime Population  | 32,152    | 306,904   | 742,398   |
| Workers                        | 8,260     | 136,369   | 352,438   |
| Residents                      | 23,892    | 170,535   | 389,960   |
| <b>Household Summary</b>       |           |           |           |
| 2000 Households                | 8,002     | 64,027    | 174,479   |
| 2000 Average Household Size    | 5.29      | 4.52      | 3.62      |
| 2010 Households                | 7,943     | 65,271    | 181,734   |
| 2010 Average Household Size    | 5.09      | 4.26      | 3.52      |
| 2020 Households                | 7,888     | 66,807    | 191,907   |
| 2020 Average Household Size    | 5.17      | 4.30      | 3.53      |
| 2025 Households                | 7,889     | 68,147    | 198,344   |
| 2025 Average Household Size    | 5.19      | 4.30      | 3.52      |
| 2020-2025 Annual Rate          | 0.00%     | 0.40%     | 0.66%     |
| 2010 Families                  | 7,045     | 51,694    | 132,560   |
| 2010 Average Family Size       | 4.96      | 4.50      | 3.96      |
| 2020 Families                  | 7,010     | 52,794    | 138,751   |
| 2020 Average Family Size       | 5.03      | 4.55      | 3.99      |
| 2025 Families                  | 7,016     | 53,781    | 142,947   |
| 2025 Average Family Size       | 5.06      | 4.56      | 3.99      |
| 2020-2025 Annual Rate          | 0.02%     | 0.37%     | 0.60%     |
| <b>Housing Unit Summary</b>    |           |           |           |
| 2000 Housing Units             | 8,074     | 65,656    | 180,798   |
| Owner Occupied Housing Units   | 70.7%     | 47.3%     | 48.0%     |
| Renter Occupied Housing Units  | 28.4%     | 50.3%     | 48.5%     |
| Vacant Housing Units           | 0.9%      | 2.5%      | 3.5%      |
| 2010 Housing Units             | 8,265     | 68,883    | 191,882   |
| Owner Occupied Housing Units   | 64.2%     | 43.4%     | 45.3%     |
| Renter Occupied Housing Units  | 31.9%     | 51.4%     | 49.5%     |
| Vacant Housing Units           | 3.9%      | 5.2%      | 5.3%      |
| 2020 Housing Units             | 8,312     | 70,647    | 203,510   |
| Owner Occupied Housing Units   | 61.0%     | 40.8%     | 41.9%     |
| Renter Occupied Housing Units  | 33.9%     | 53.7%     | 52.4%     |
| Vacant Housing Units           | 5.1%      | 5.4%      | 5.7%      |
| 2025 Housing Units             | 8,347     | 72,203    | 210,370   |
| Owner Occupied Housing Units   | 61.5%     | 41.1%     | 41.6%     |
| Renter Occupied Housing Units  | 33.0%     | 53.3%     | 52.7%     |
| Vacant Housing Units           | 5.5%      | 5.6%      | 5.7%      |
| <b>Median Household Income</b> |           |           |           |
| 2020                           | \$83,150  | \$64,303  | \$73,660  |
| 2025                           | \$90,641  | \$70,658  | \$81,204  |
| <b>Median Home Value</b>       |           |           |           |
| 2020                           | \$522,453 | \$524,348 | \$608,452 |
| 2025                           | \$572,939 | \$586,972 | \$654,961 |
| <b>Per Capita Income</b>       |           |           |           |
| 2020                           | \$18,302  | \$19,351  | \$27,004  |
| 2025                           | \$20,307  | \$21,549  | \$30,633  |
| <b>Median Age</b>              |           |           |           |
| 2010                           | 29.8      | 29.2      | 31.8      |
| 2020                           | 32.3      | 30.8      | 33.4      |
| 2025                           | 34.5      | 32.5      | 34.8      |

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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|   | 1 mile    | 3 miles   | 5 miles   |
|---|-----------|-----------|-----------|
| <b>2020 Households by Income</b>                  |           |           |           |
| Household Income Base                             | 7,888     | 66,807    | 191,907   |
| <\$15,000   | 3.5%      | 7.3%      | 7.9%      |
| \$15,000 - \$24,999                               | 5.2%      | 8.0%      | 7.0%      |
| \$25,000 - \$34,999                               | 6.9%      | 8.8%      | 7.2%      |
| \$35,000 - \$49,999                               | 11.1%     | 13.1%     | 11.1%     |
| \$50,000 - \$74,999                               | 16.7%     | 19.3%     | 17.5%     |
| \$75,000 - \$99,999                               | 16.7%     | 13.6%     | 14.0%     |
| \$100,000 - \$149,999                             | 24.8%     | 17.2%     | 17.8%     |
| \$150,000 - \$199,999                             | 10.0%     | 7.4%      | 9.0%      |
| \$200,000+  | 5.2%      | 5.4%      | 8.6%      |
| Average Household Income                          | \$95,279  | \$84,422  | \$97,040  |
| <b>2025 Households by Income</b>                  |           |           |           |
| Household Income Base                             | 7,889     | 68,147    | 198,344   |
| <\$15,000   | 2.9%      | 6.3%      | 6.8%      |
| \$15,000 - \$24,999                               | 4.4%      | 7.1%      | 6.0%      |
| \$25,000 - \$34,999                               | 6.0%      | 7.9%      | 6.2%      |
| \$35,000 - \$49,999                               | 9.8%      | 12.2%     | 10.0%     |
| \$50,000 - \$74,999                               | 15.5%     | 18.9%     | 16.7%     |
| \$75,000 - \$99,999                               | 16.5%     | 13.9%     | 14.2%     |
| \$100,000 - \$149,999                             | 26.6%     | 18.7%     | 19.2%     |
| \$150,000 - \$199,999                             | 12.2%     | 8.7%      | 10.7%     |
| \$200,000+  | 6.2%      | 6.3%      | 10.3%     |
| Average Household Income                          | \$106,236 | \$94,001  | \$109,707 |
| <b>2020 Owner Occupied Housing Units by Value</b> |           |           |           |
| Total   | 5,067     | 28,834    | 85,202    |
| <\$50,000   | 0.4%      | 3.7%      | 2.5%      |
| \$50,000 - \$99,999                               | 0.3%      | 1.4%      | 1.1%      |
| \$100,000 - \$149,999                             | 0.1%      | 0.5%      | 0.4%      |
| \$150,000 - \$199,999                             | 0.2%      | 0.8%      | 0.5%      |
| \$200,000 - \$249,999                             | 0.6%      | 1.1%      | 0.6%      |
| \$250,000 - \$299,999                             | 1.2%      | 3.1%      | 1.9%      |
| \$300,000 - \$399,999                             | 12.2%     | 12.9%     | 8.7%      |
| \$400,000 - \$499,999                             | 30.7%     | 22.6%     | 15.2%     |
| \$500,000 - \$749,999                             | 47.5%     | 41.1%     | 44.1%     |
| \$750,000 - \$999,999                             | 4.8%      | 9.7%      | 17.6%     |
| \$1,000,000 - \$1,499,999                         | 0.6%      | 2.0%      | 5.7%      |
| \$1,500,000 - \$1,999,999                         | 0.0%      | 0.4%      | 0.8%      |
| \$2,000,000 +                                     | 1.3%      | 0.8%      | 0.9%      |
| Average Home Value                                | \$563,383 | \$553,883 | \$643,632 |
| <b>2025 Owner Occupied Housing Units by Value</b> |           |           |           |
| Total   | 5,137     | 29,647    | 87,433    |
| <\$50,000   | 0.1%      | 2.6%      | 1.6%      |
| \$50,000 - \$99,999                               | 0.1%      | 0.8%      | 0.6%      |
| \$100,000 - \$149,999                             | 0.0%      | 0.1%      | 0.2%      |
| \$150,000 - \$199,999                             | 0.1%      | 0.7%      | 0.4%      |
| \$200,000 - \$249,999                             | 0.2%      | 0.7%      | 0.6%      |
| \$250,000 - \$299,999                             | 0.4%      | 1.5%      | 1.0%      |
| \$300,000 - \$399,999                             | 6.4%      | 7.4%      | 4.8%      |
| \$400,000 - \$499,999                             | 26.6%     | 19.7%     | 12.2%     |
| \$500,000 - \$749,999                             | 55.0%     | 47.1%     | 46.2%     |
| \$750,000 - \$999,999                             | 7.5%      | 14.3%     | 22.8%     |
| \$1,000,000 - \$1,499,999                         | 1.2%      | 3.1%      | 7.4%      |
| \$1,500,000 - \$1,999,999                         | 0.0%      | 0.4%      | 0.9%      |
| \$2,000,000 +                                     | 2.4%      | 1.5%      | 1.3%      |
| Average Home Value                                | \$621,481 | \$622,347 | \$703,886 |

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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Prepared by Esri  
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Longitude: -117.88605

|                               | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| <b>2010 Population by Age</b> |        |         |         |
| Total                         | 40,930 | 282,331 | 651,618 |
| 0 - 4                         | 8.0%   | 8.8%    | 7.6%    |
| 5 - 9                         | 7.9%   | 8.2%    | 7.2%    |
| 10 - 14                       | 8.2%   | 8.1%    | 7.3%    |
| 15 - 24                       | 17.8%  | 17.1%   | 16.3%   |
| 25 - 34                       | 15.7%  | 17.2%   | 16.5%   |
| 35 - 44                       | 14.8%  | 14.9%   | 15.1%   |
| 45 - 54                       | 12.4%  | 11.6%   | 12.7%   |
| 55 - 64                       | 8.2%   | 7.2%    | 8.6%    |
| 65 - 74                       | 4.3%   | 4.0%    | 4.9%    |
| 75 - 84                       | 2.2%   | 2.1%    | 2.8%    |
| 85 +                          | 0.8%   | 0.7%    | 1.1%    |
| 18 +                          | 70.6%  | 69.7%   | 73.3%   |
| <b>2020 Population by Age</b> |        |         |         |
| Total                         | 41,327 | 292,161 | 690,834 |
| 0 - 4                         | 7.5%   | 8.2%    | 6.9%    |
| 5 - 9                         | 7.7%   | 8.0%    | 6.8%    |
| 10 - 14                       | 7.5%   | 7.6%    | 6.7%    |
| 15 - 24                       | 14.2%  | 15.4%   | 14.6%   |
| 25 - 34                       | 17.8%  | 18.1%   | 17.6%   |
| 35 - 44                       | 13.9%  | 13.8%   | 13.9%   |
| 45 - 54                       | 12.2%  | 11.7%   | 12.3%   |
| 55 - 64                       | 9.7%   | 8.7%    | 10.0%   |
| 65 - 74                       | 5.9%   | 5.2%    | 6.4%    |
| 75 - 84                       | 2.6%   | 2.5%    | 3.3%    |
| 85 +                          | 0.9%   | 0.9%    | 1.3%    |
| 18 +                          | 72.9%  | 72.0%   | 75.6%   |
| <b>2025 Population by Age</b> |        |         |         |
| Total                         | 41,521 | 298,001 | 711,386 |
| 0 - 4                         | 7.4%   | 8.1%    | 6.8%    |
| 5 - 9                         | 7.1%   | 7.4%    | 6.3%    |
| 10 - 14                       | 7.6%   | 7.4%    | 6.5%    |
| 15 - 24                       | 13.6%  | 14.4%   | 13.6%   |
| 25 - 34                       | 15.0%  | 17.0%   | 17.1%   |
| 35 - 44                       | 16.4%  | 15.0%   | 15.0%   |
| 45 - 54                       | 11.4%  | 11.3%   | 11.7%   |
| 55 - 64                       | 10.4%  | 9.4%    | 10.3%   |
| 65 - 74                       | 6.7%   | 6.1%    | 7.2%    |
| 75 - 84                       | 3.3%   | 3.1%    | 3.9%    |
| 85 +                          | 1.0%   | 1.1%    | 1.5%    |
| 18 +                          | 73.6%  | 73.0%   | 76.7%   |
| <b>2010 Population by Sex</b> |        |         |         |
| Males                         | 20,944 | 144,714 | 329,146 |
| Females                       | 19,983 | 137,618 | 322,469 |
| <b>2020 Population by Sex</b> |        |         |         |
| Males                         | 21,052 | 149,431 | 348,997 |
| Females                       | 20,274 | 142,730 | 341,838 |
| <b>2025 Population by Sex</b> |        |         |         |
| Males                         | 21,174 | 152,347 | 359,584 |
| Females                       | 20,349 | 145,654 | 351,801 |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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Latitude: 33.71679  
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|   | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| <b>2010 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 40,927 | 282,332 | 651,614 |
| White Alone   | 43.3%  | 46.7%   | 49.3%   |
| Black Alone   | 1.3%   | 1.5%    | 1.6%    |
| American Indian Alone                                     | 1.0%   | 1.0%    | 0.8%    |
| Asian Alone   | 9.8%   | 10.2%   | 18.4%   |
| Pacific Islander Alone                                    | 0.4%   | 0.3%    | 0.4%    |
| Some Other Race Alone                                     | 40.6%  | 36.6%   | 25.6%   |
| Two or More Races   | 3.6%   | 3.7%    | 4.0%    |
| Hispanic Origin   | 81.7%  | 76.4%   | 54.9%   |
| Diversity Index   | 86.2   | 85.4    | 86.0    |
| <b>2020 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 41,327 | 292,161 | 690,835 |
| White Alone   | 41.3%  | 44.3%   | 45.6%   |
| Black Alone   | 1.3%   | 1.6%    | 1.7%    |
| American Indian Alone                                     | 0.9%   | 0.9%    | 0.7%    |
| Asian Alone   | 11.1%  | 11.9%   | 21.6%   |
| Pacific Islander Alone                                    | 0.3%   | 0.3%    | 0.4%    |
| Some Other Race Alone                                     | 41.4%  | 37.2%   | 25.7%   |
| Two or More Races   | 3.6%   | 3.8%    | 4.3%    |
| Hispanic Origin   | 81.7%  | 76.2%   | 54.3%   |
| Diversity Index   | 87.2   | 86.6    | 87.1    |
| <b>2025 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 41,522 | 298,002 | 711,384 |
| White Alone   | 40.8%  | 43.6%   | 44.1%   |
| Black Alone   | 1.3%   | 1.6%    | 1.8%    |
| American Indian Alone                                     | 0.9%   | 0.9%    | 0.7%    |
| Asian Alone   | 12.0%  | 12.9%   | 23.4%   |
| Pacific Islander Alone                                    | 0.3%   | 0.3%    | 0.4%    |
| Some Other Race Alone                                     | 41.1%  | 36.9%   | 25.3%   |
| Two or More Races   | 3.6%   | 3.8%    | 4.4%    |
| Hispanic Origin   | 81.4%  | 76.0%   | 54.0%   |
| Diversity Index   | 87.4   | 86.8    | 87.5    |
| <b>2010 Population by Relationship and Household Type</b> |        |         |         |
| Total   | 40,927 | 282,332 | 651,615 |
| In Households   | 98.8%  | 98.5%   | 98.1%   |
| In Family Households                                      | 94.8%  | 91.0%   | 86.8%   |
| Householder   | 17.3%  | 18.3%   | 20.3%   |
| Spouse  | 12.7%  | 12.8%   | 14.5%   |
| Child   | 38.8%  | 37.6%   | 34.4%   |
| Other relative  | 16.4%  | 13.6%   | 11.4%   |
| Nonrelative   | 9.4%   | 8.6%    | 6.3%    |
| In Nonfamily Households                                   | 4.1%   | 7.6%    | 11.3%   |
| In Group Quarters   | 1.2%   | 1.5%    | 1.9%    |
| Institutionalized Population                              | 1.0%   | 1.0%    | 1.2%    |
| Noninstitutionalized Population                           | 0.2%   | 0.5%    | 0.6%    |

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2020 Population 25+ by Educational Attainment</b> |        |         |         |
| Total  | 26,011 | 177,834 | 448,421 |
| Less than 9th Grade                                  | 24.6%  | 23.7%   | 15.4%   |
| 9th - 12th Grade, No Diploma                         | 13.3%  | 14.6%   | 10.6%   |
| High School Graduate                                 | 21.4%  | 19.6%   | 18.1%   |
| GED/Alternative Credential                           | 2.6%   | 2.6%    | 2.4%    |
| Some College, No Degree                              | 17.9%  | 16.6%   | 18.4%   |
| Associate Degree                                     | 6.3%   | 5.5%    | 6.6%    |
| Bachelor's Degree                                    | 10.6%  | 12.9%   | 19.5%   |
| Graduate/Professional Degree                         | 3.2%   | 4.7%    | 9.0%    |
| <b>2020 Population 15+ by Marital Status</b>         |        |         |         |
| Total  | 31,890 | 222,835 | 549,124 |
| Never Married  | 41.3%  | 44.1%   | 41.7%   |
| Married  | 48.9%  | 45.4%   | 46.5%   |
| Widowed  | 4.2%   | 3.8%    | 4.1%    |
| Divorced   | 5.7%   | 6.6%    | 7.7%    |
| <b>2020 Civilian Population 16+ in Labor Force</b>   |        |         |         |
| Civilian Population 16+                              | 21,136 | 145,873 | 356,279 |
| Population 16+ Employed                              | 84.0%  | 83.8%   | 84.4%   |
| Population 16+ Unemployment rate                     | 16.0%  | 16.2%   | 15.6%   |
| Population 16-24 Employed                            | 12.7%  | 13.7%   | 12.3%   |
| Population 16-24 Unemployment rate                   | 23.8%  | 24.6%   | 24.2%   |
| Population 25-54 Employed                            | 70.8%  | 71.7%   | 70.9%   |
| Population 25-54 Unemployment rate                   | 15.1%  | 15.0%   | 14.4%   |
| Population 55-64 Employed                            | 13.5%  | 11.7%   | 13.2%   |
| Population 55-64 Unemployment rate                   | 12.6%  | 13.5%   | 13.2%   |
| Population 65+ Employed                              | 3.1%   | 2.8%    | 3.7%    |
| Population 65+ Unemployment rate                     | 13.8%  | 13.7%   | 14.2%   |
| <b>2020 Employed Population 16+ by Industry</b>      |        |         |         |
| Total  | 17,763 | 122,199 | 300,706 |
| Agriculture/Mining                                   | 1.4%   | 1.4%    | 0.9%    |
| Construction   | 9.4%   | 9.9%    | 7.8%    |
| Manufacturing  | 17.7%  | 16.4%   | 14.9%   |
| Wholesale Trade                                      | 1.8%   | 2.4%    | 2.7%    |
| Retail Trade   | 11.2%  | 9.9%    | 9.6%    |
| Transportation/Utilities                             | 4.2%   | 3.7%    | 3.4%    |
| Information  | 0.9%   | 1.0%    | 1.4%    |
| Finance/Insurance/Real Estate                        | 6.5%   | 6.2%    | 7.8%    |
| Services   | 45.7%  | 47.3%   | 49.4%   |
| Public Administration                                | 1.3%   | 1.9%    | 2.1%    |
| <b>2020 Employed Population 16+ by Occupation</b>    |        |         |         |
| Total  | 17,763 | 122,201 | 300,707 |
| White Collar   | 42.5%  | 43.7%   | 54.7%   |
| Management/Business/Financial                        | 7.4%   | 9.1%    | 13.3%   |
| Professional   | 9.8%   | 11.7%   | 17.8%   |
| Sales  | 10.3%  | 9.5%    | 10.1%   |
| Administrative Support                               | 15.0%  | 13.5%   | 13.5%   |
| Services   | 26.8%  | 26.0%   | 21.6%   |
| Blue Collar  | 30.7%  | 30.3%   | 23.8%   |
| Farming/Forestry/Fishing                             | 1.1%   | 1.3%    | 0.8%    |
| Construction/Extraction                              | 7.3%   | 8.2%    | 6.1%    |
| Installation/Maintenance/Repair                      | 2.9%   | 2.7%    | 2.6%    |
| Production   | 13.2%  | 11.4%   | 8.9%    |
| Transportation/Material Moving                       | 6.1%   | 6.7%    | 5.3%    |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

August 12, 2020





# Market Profile

2240 S Bristol St, Santa Ana, California, 92704  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.71679  
Longitude: -117.88605

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2010 Households by Type</b>                       |        |         |         |
| Total  | 7,942  | 65,272  | 181,733 |
| Households with 1 Person                             | 7.4%   | 14.2%   | 18.6%   |
| Households with 2+ People                            | 92.6%  | 85.8%   | 81.4%   |
| Family Households                                    | 88.7%  | 79.2%   | 72.9%   |
| Husband-wife Families                                | 65.2%  | 55.4%   | 51.8%   |
| With Related Children                                | 44.4%  | 37.3%   | 30.8%   |
| Other Family (No Spouse Present)                     | 23.5%  | 23.8%   | 21.1%   |
| Other Family with Male Householder                   | 8.5%   | 8.5%    | 7.1%    |
| With Related Children                                | 5.4%   | 5.3%    | 4.0%    |
| Other Family with Female Householder                 | 15.0%  | 15.3%   | 14.0%   |
| With Related Children                                | 9.2%   | 10.0%   | 8.4%    |
| Nonfamily Households                                 | 3.9%   | 6.6%    | 8.4%    |
| All Households with Children                         | 60.5%  | 53.8%   | 43.9%   |
| Multigenerational Households                         | 20.4%  | 14.1%   | 9.9%    |
| Unmarried Partner Households                         | 5.8%   | 7.5%    | 6.9%    |
| Male-female  | 5.2%   | 6.8%    | 6.2%    |
| Same-sex   | 0.6%   | 0.7%    | 0.7%    |
| <b>2010 Households by Size</b>                       |        |         |         |
| Total  | 7,944  | 65,272  | 181,734 |
| 1 Person Household                                   | 7.4%   | 14.2%   | 18.6%   |
| 2 Person Household                                   | 13.0%  | 18.0%   | 23.9%   |
| 3 Person Household                                   | 12.2%  | 13.1%   | 15.3%   |
| 4 Person Household                                   | 15.6%  | 15.2%   | 15.3%   |
| 5 Person Household                                   | 15.1%  | 13.2%   | 10.5%   |
| 6 Person Household                                   | 11.4%  | 8.9%    | 6.3%    |
| 7 + Person Household                                 | 25.2%  | 17.4%   | 10.1%   |
| <b>2010 Households by Tenure and Mortgage Status</b> |        |         |         |
| Total  | 7,943  | 65,271  | 181,734 |
| Owner Occupied                                       | 66.8%  | 45.8%   | 47.8%   |
| Owned with a Mortgage/Loan                           | 55.7%  | 36.4%   | 37.3%   |
| Owned Free and Clear                                 | 11.1%  | 9.4%    | 10.5%   |
| Renter Occupied                                      | 33.2%  | 54.2%   | 52.2%   |
| <b>2020 Affordability, Mortgage and Wealth</b>       |        |         |         |
| Housing Affordability Index                          | 92     | 71      | 69      |
| Percent of Income for Mortgage                       | 26.3%  | 34.1%   | 34.5%   |
| Wealth Index   | 87     | 73      | 93      |
| <b>2010 Housing Units By Urban/ Rural Status</b>     |        |         |         |
| Total Housing Units                                  | 8,265  | 68,883  | 191,882 |
| Housing Units Inside Urbanized Area                  | 100.0% | 100.0%  | 100.0%  |
| Housing Units Inside Urbanized Cluster               | 0.0%   | 0.0%    | 0.0%    |
| Rural Housing Units                                  | 0.0%   | 0.0%    | 0.0%    |
| <b>2010 Population By Urban/ Rural Status</b>        |        |         |         |
| Total Population                                     | 40,927 | 282,332 | 651,615 |
| Population Inside Urbanized Area                     | 100.0% | 100.0%  | 100.0%  |
| Population Inside Urbanized Cluster                  | 0.0%   | 0.0%    | 0.0%    |
| Rural Population                                     | 0.0%   | 0.0%    | 0.0%    |

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



# Market Profile

2240 S Bristol St, Santa Ana, California, 92704  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.71679  
Longitude: -117.88605

|   | 1 mile               | 3 miles                | 5 miles                         |
|---|----------------------|------------------------|---------------------------------|
| <b>Top 3 Tapestry Segments</b>                              |                      |                        |                                 |
| 1.  | Urban Villages (7B)  | Las Casas (13B)        | Urban Villages (7B)             |
| 2.  | Las Casas (13B)      | Urban Villages (7B)    | Las Casas (13B)                 |
| 3.  | Pacific Heights (2C) | NeWest Residents (13C) | International Marketplace (13A) |
| <b>2020 Consumer Spending</b>                               |                      |                        |                                 |
| Apparel & Services: Total \$                                | \$18,073,412         | \$141,159,109          | \$457,201,231                   |
| Average Spent   | \$2,291.25           | \$2,112.94             | \$2,382.41                      |
| Spending Potential Index                                    | 107                  | 98                     | 111                             |
| Education: Total \$   | \$15,521,486         | \$115,987,659          | \$392,642,395                   |
| Average Spent   | \$1,967.73           | \$1,736.16             | \$2,046.00                      |
| Spending Potential Index                                    | 110                  | 97                     | 114                             |
| Entertainment/Recreation: Total \$                          | \$24,924,156         | \$189,966,865          | \$633,198,938                   |
| Average Spent   | \$3,159.76           | \$2,843.52             | \$3,299.51                      |
| Spending Potential Index                                    | 97                   | 88                     | 102                             |
| Food at Home: Total \$                                      | \$44,388,080         | \$343,635,503          | \$1,107,780,206                 |
| Average Spent   | \$5,627.29           | \$5,143.71             | \$5,772.48                      |
| Spending Potential Index                                    | 105                  | 96                     | 108                             |
| Food Away from Home: Total \$                               | \$33,211,891         | \$253,178,593          | \$814,554,254                   |
| Average Spent   | \$4,210.43           | \$3,789.70             | \$4,244.53                      |
| Spending Potential Index                                    | 112                  | 101                    | 113                             |
| Health Care: Total \$                                       | \$40,525,462         | \$312,788,346          | \$1,040,840,057                 |
| Average Spent   | \$5,137.61           | \$4,681.97             | \$5,423.67                      |
| Spending Potential Index                                    | 89                   | 81                     | 94                              |
| HH Furnishings & Equipment: Total \$                        | \$16,838,558         | \$129,025,535          | \$424,874,048                   |
| Average Spent   | \$2,134.71           | \$1,931.32             | \$2,213.96                      |
| Spending Potential Index                                    | 98                   | 88                     | 101                             |
| Personal Care Products & Services: Total \$                 | \$7,236,639          | \$56,518,207           | \$185,444,787                   |
| Average Spent   | \$917.42             | \$845.99               | \$966.33                        |
| Spending Potential Index                                    | 100                  | 92                     | 105                             |
| Shelter: Total \$   | \$182,910,321        | \$1,358,095,456        | \$4,401,017,712                 |
| Average Spent   | \$23,188.43          | \$20,328.64            | \$22,933.08                     |
| Spending Potential Index                                    | 120                  | 105                    | 118                             |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | \$15,742,152         | \$120,830,049          | \$405,697,271                   |
| Average Spent   | \$1,995.71           | \$1,808.64             | \$2,114.03                      |
| Spending Potential Index                                    | 85                   | 77                     | 90                              |
| Travel: Total \$  | \$20,610,770         | \$148,061,347          | \$496,822,629                   |
| Average Spent   | \$2,612.93           | \$2,216.25             | \$2,588.87                      |
| Spending Potential Index                                    | 108                  | 92                     | 107                             |
| Vehicle Maintenance & Repairs: Total \$                     | \$8,507,716          | \$66,794,637           | \$217,848,629                   |
| Average Spent   | \$1,078.56           | \$999.81               | \$1,135.18                      |
| Spending Potential Index                                    | 93                   | 86                     | 98                              |

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.