

# SANTA ANA DOWNTOWN PLAZA

301-431 E FIRST STREET | SANTA ANA, CA 92701

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Property Details

### Owned GLA

105,536 SF

### Availability

2 Suites | 3,050 SF

### Overview

- Situated in the heart of Santa Ana's vibrant downtown, offering excellent visibility and foot traffic.
- Easily accessible via major highways and public transit, facilitating convenient access for customers and employees.
- Home to Food 4 Less (Kroger) and Marshalls, attracting a steady flow of shoppers and enhancing the center's retail mix.

## Tenant Mix

Food 4 Less

Marshalls



cricket



Photography  
Coming Soon

Photography  
Coming Soon

# SANTA ANA DOWNTOWN PLAZA

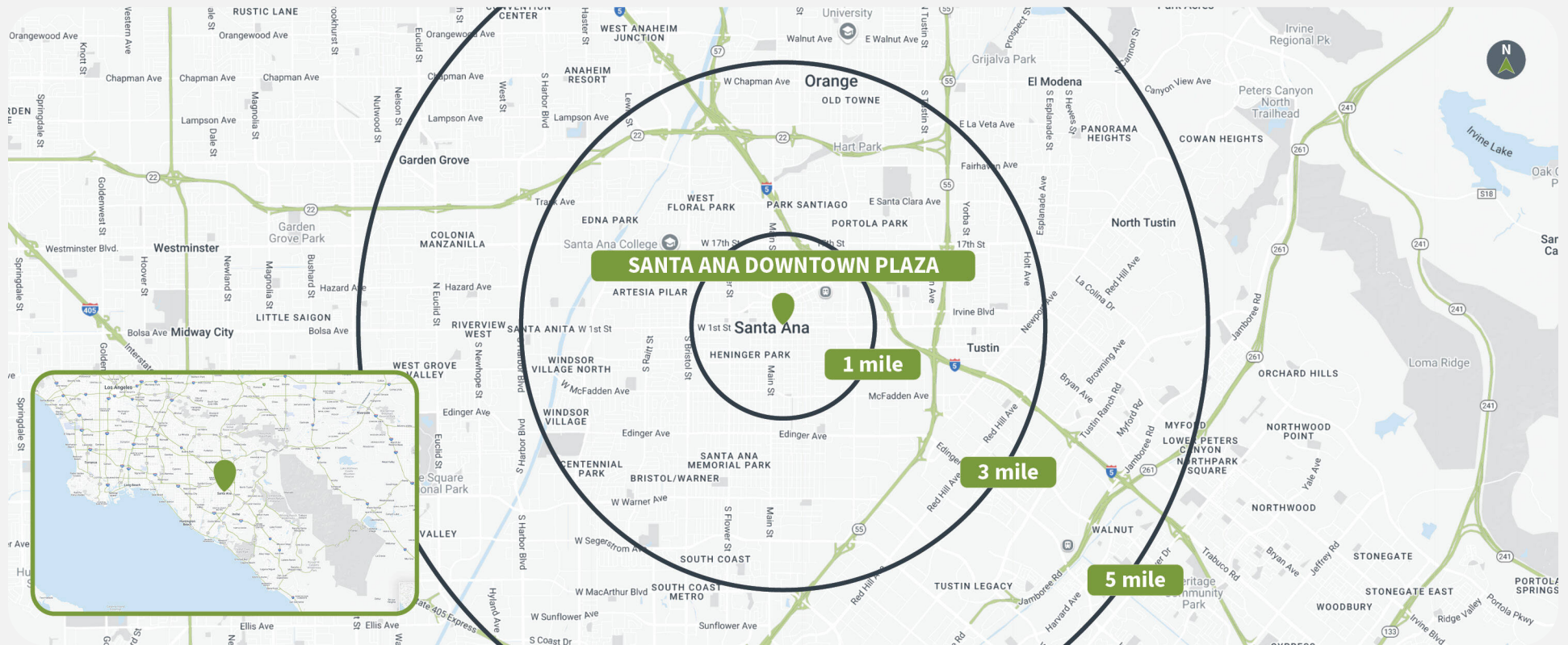
301-431 E FIRST STREET | SANTA ANA, CA 92701

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	59,981	58,167	13,985	\$88,073	\$70,306
3 MILES	310,106	386,748	79,039	\$109,761	\$91,874
5 MILES	660,548	864,593	190,149	\$122,372	\$101,773



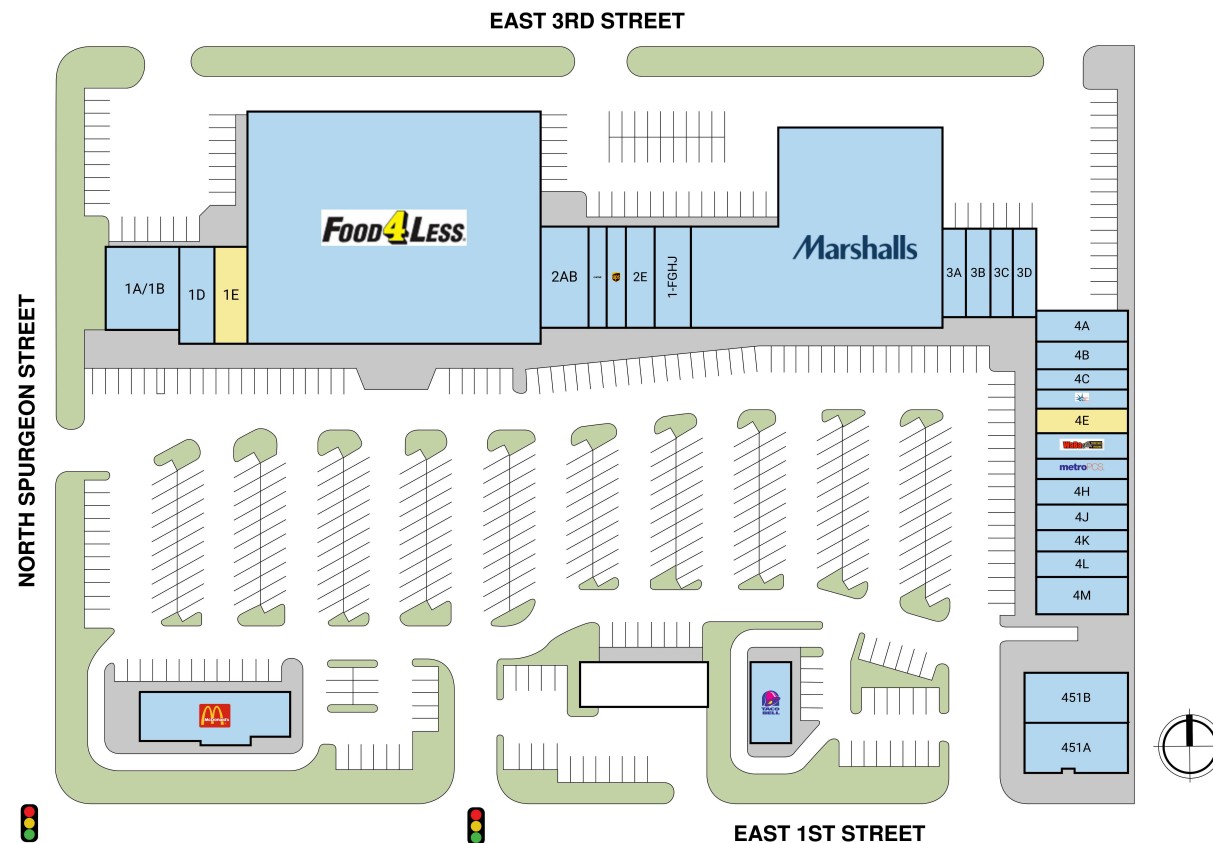
# SANTA ANA DOWNTOWN PLAZA

301-431 E FIRST STREET | SANTA ANA, CA 92701

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Site Plan



Suite	Tenant	GLA (SF)
1E	AVAILABLE	1,750
4E	AVAILABLE	1,300
3	FOOD 4 LESS	37,972
4	MARSHALLS	21,634
PAD1	MCDONALD'S	4,800
2AB	SUPER KIDS DENTAL	3,000
1A/1B	JUGOS ACAPULCO	3,000
451A	LA MICHOCANA	2,700
451B	LOADED CAFE	2,531
PAD2	TACO BELL	2,528
1-FGHJ	GIRL SCOUTS OF AMERICA	1,969
1D	FARMACIA SANTA ANA	1,750
4M	NANO INSURANCE	1,467
4F	WABA GRILL	1,300
4B	EYEDEAL OPTOMETRY	1,300
4A	DR. ROLANDO O. GONZALEZ DDS	1,300
3D	DON ROBERTO'S JEWELERS	1,300
3A	LITTLE CAESAR ENTERPRISES	1,300
4L	NAIL PLUS	1,200
4J	WATERIA	1,170
4H	SIERRA SPORTS	1,170
2E	1% CHECK CASHING	1,125
2D	THE UPS STORE	1,125
2C	CRICKET WIRELESS	1,125
4K	OASIS NUTRITION	975
4G	METRO PCS	975
4D	LIBERTY TAX SERVICE	975
4C	DEVI'S EYEBROW THREADING & BEA	975
3C	PRODUCTOS MEXICANOS	910
3B	GOLDEN GATE CHINESE FOOD	910



# SANTA ANA DOWNTOWN PLAZA

301-431 E FIRST STREET | SANTA ANA, CA 92701

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Get in Touch with Us

### Leasing

Gabriella Samperio

**213-539-4240**

**[GSamperio@performproperties.com](mailto:GSamperio@performproperties.com)**

### Pop-up & Short-term Leasing

Specialty Leasing Team

**213-722-4041**

**[specialtyleasing@performproperties.com](mailto:specialtyleasing@performproperties.com)**

### Property Management

Jennifer Ojeda

**858-255-4907**

**[jojeda@performproperties.com](mailto:jojeda@performproperties.com)**



*This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.*

Learn more about Santa Ana Downtown Plaza at [shopcore.com/property/santa-ana-downtown-plaza](https://shopcore.com/property/santa-ana-downtown-plaza)