

SANTA ANA DOWNTOWN PLAZA

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

Perform Properties

Property Details

Owned GLA

105,536 SF

Availability

1 Suite | 1,750 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

FOOD4LESS

Marshalls



cricket



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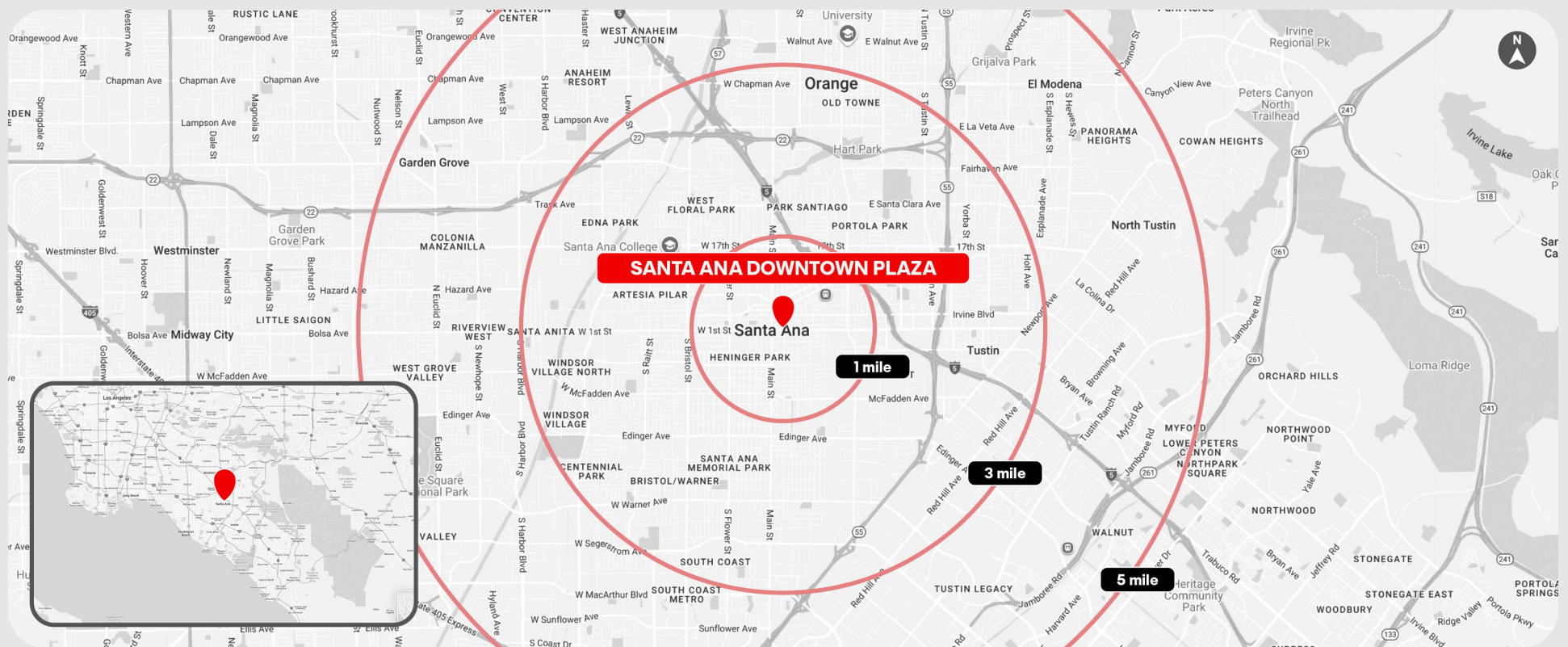
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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	58,822	55,384	13,697	\$99,247	\$79,938
3-MILE RADIUS	312,153	384,046	79,233	\$126,831	\$106,096
5-MILE RADIUS	661,612	853,319	190,171	\$140,919	\$116,292

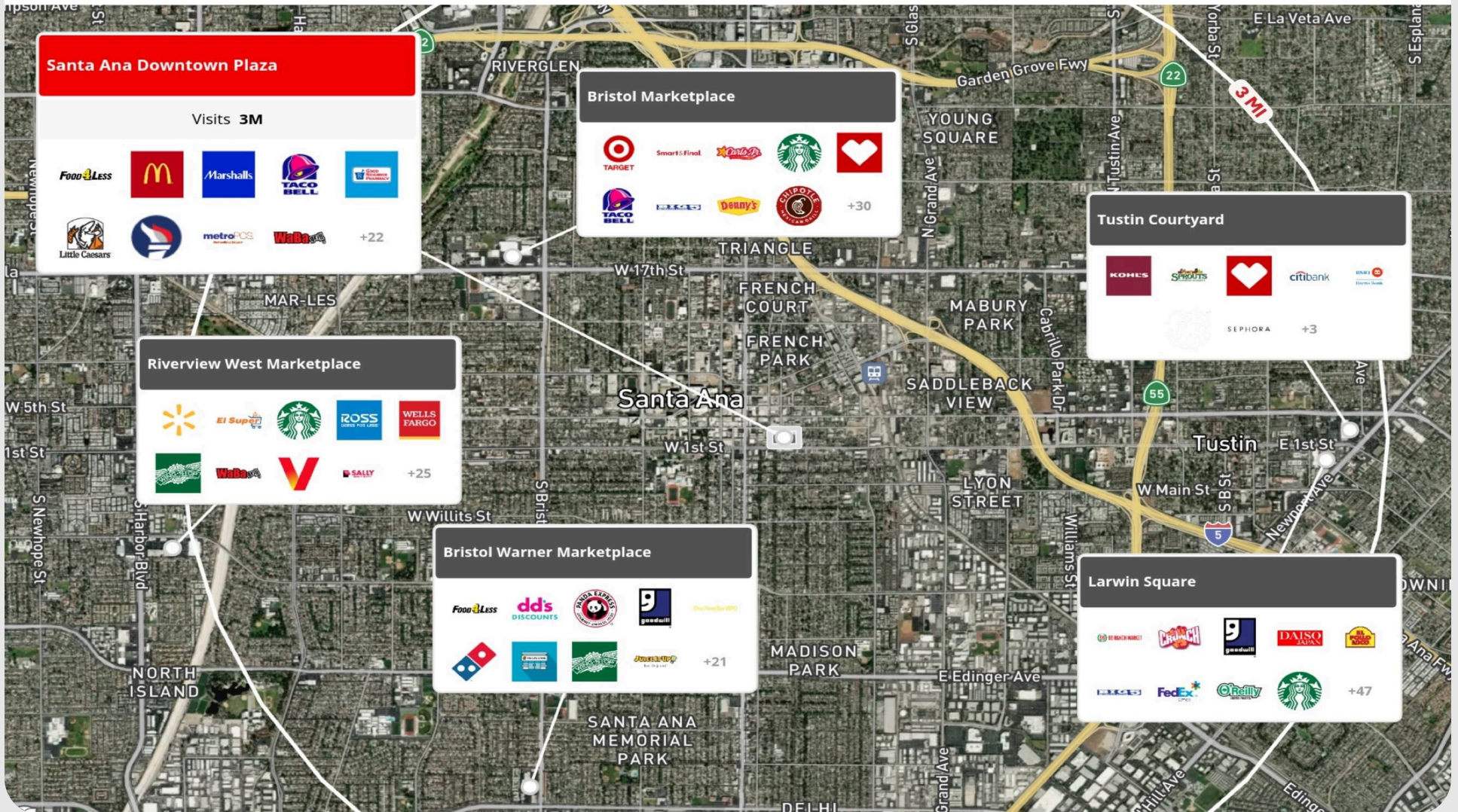


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Market Aerial

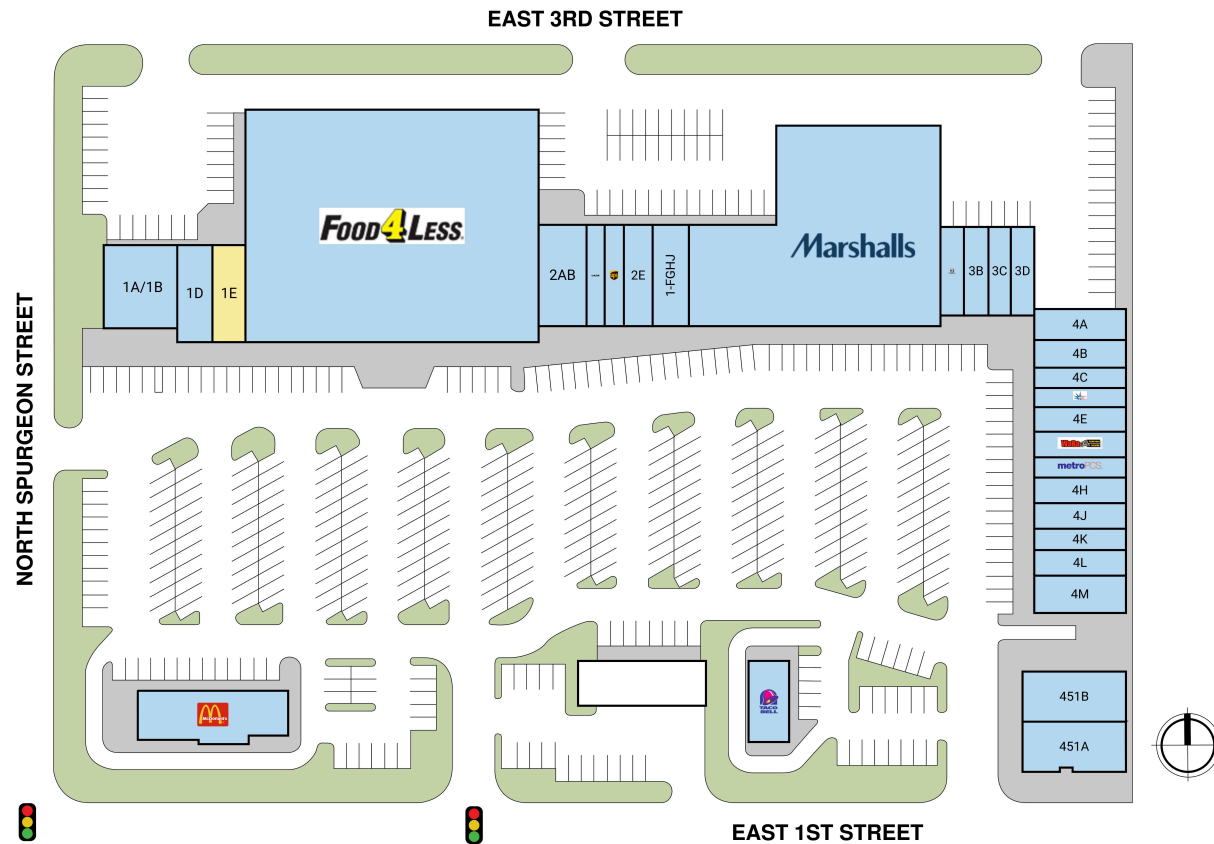


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Site Plan



Suite	Tenant	GLA (SF)
1E	AVAILABLE	1,750
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 MICHOACANA PREMIUM	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
4E	TOTAL BY VERIZON	1,300
4B	EYEDEAL OPTOMETRY	1,300
4A	DR. ROLANDO O. GONZALEZ DDS	1,300
3D	DON ROBERTO JEWELERS	1,300
3A	LITTLE CAESAR'S	1,300
4L	NAILS 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 NATURALES	910
3B	GOLDEN GATE CHINESE FOOD	910

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Get in Touch with Us

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Learn more about Santa Ana Downtown Plaza at performproperties.com/property/santa-ana-downtown-plaza

