

El Super

Santa Ana, CA (Greater Los Angeles)





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PUTNAM DAILY
Managing Partner

(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

LINDSEY SNIDER
Senior Partner

(831) 566-6270
lindsey@fisherjamescapital.com
CA RE License #01443387

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Established Grocer in Dense, Infill Orange County

Centrally Located between I-5 & I-405



783,401 Total Daytime Population

within 5 Miles



\$130,729 Average Household Income

within a 5-Mile Radius

- Net Lease to Chedraui USA, Inc. (formerly Bodega Latina Corporation) dba El Super
 - Approximately 4.5 Years Remaining
 - Tenant Recently Exercised their First of Three 5-Year Options
- Established Grocer with Built-In Customer Base
 - Operating at this Location Since 2010
- Strong Regional Recognition – El Super’s First Location Opened in the Los Angeles Area in 1997
 - 64 Locations Across California, New Mexico, Nevada, & Texas
- Chedraui, USA, Inc. Operates 123 El Super & Fiesta Mart Locations Across the Southwest, with a High Concentration in Southern CA
- Dense, Infill Orange County Location
 - Centrally Located between Interstates 5 (358,500 ADT) & 405 (312,400 ADT)
- Situated Along Major North-South Thoroughfare, S Bristol Street (37,000 ADT)
 - Prominent Monument Signage & Strong Ingress/Egress
- Established Commercial Corridor with Strong Mix of Neighboring Tenants
 - Bristol Warner Village (with La Carniceria Meat Market and New Sprouts Farmers Market – Coming Soon), El Pollo Loco, Carl’s Jr., Denny’s, Habit Burger, South Coast Global Medical Center, Pollo Campero, Burlington, ALDI, a Food 4 Less–Anchored Center, Target–Anchored Bristol Place, Ross and Trader Joe’s–Anchored Bristol Plaza, & More



- Surrounded by Dense, Established Neighborhoods, Numerous Schools, & Notable Employers
 - Total Daytime Population of 783,401 within 5 Miles
 - 205,045 Households within a 5-Mile Radius with an Average Household Income of \$130,729
- 1.5 Miles from South Coast Plaza
 - Largest Luxury Shopping Destination on the West Coast with ~2.8M SF of Retail
- 3.5 Miles from John Wayne Airport (SNA)
 - Serves Approximately 11.7M Passengers Annually

\$12,008,000

5.25% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
October 1, 2025 – September 30, 2030	(Current)	\$630,400	5.25%
October 1, 2030 – September 30, 2035	(Option 2)	\$669,800	5.58%
October 1, 2035 – September 30, 2040	(Option 3)	\$709,200	5.91%



LOCATION	2445 S Bristol St, Santa Ana, CA 92707
LOT SIZE	±2.64 acres or ±114,861 square feet
IMPROVEMENTS	±39,400 square foot retail building
YEAR BUILT	1963
PARKING	±132 parking spaces
TENANT	Chedraui USA, Inc. (formerly Bodega Latina Corporation) dba El Super
LEASE EXPIRATION	September 30, 2030
ANNUAL RENT	\$630,400
RENT INCREASES	\$1.00 per square foot at options (every 5 years)
RENEWAL OPTIONS	Two (2) five-year options remaining (first option exercised)
TAXES	Tenant is responsible
INSURANCE	Tenant is responsible
MAINTENANCE	Tenant is responsible for maintaining the premises including HVAC maintenance, parking lot maintenance, and common areas Tenant shall not be required to replace the parking lot at any time when there is less than five (5) years remaining in the Term unless they have delivered written notice to extend. Tenant reimburses for a portion of the cost of replacing the parking lot determined by multiplying the total cost of the balance of the Term divided by the expected life of the replacement
LANDLORD RESPONSIBILITIES	Roof, structure, and concealed plumbing or wiring to the point of connection to Premises
FINANCING	Delivered free and clear of permanent financing

El Super



Strong regional brand recognition with first store established in Southern CA in 1997

123 stores under El Super & Fiesta Mart banners across Southern CA & the Southwest

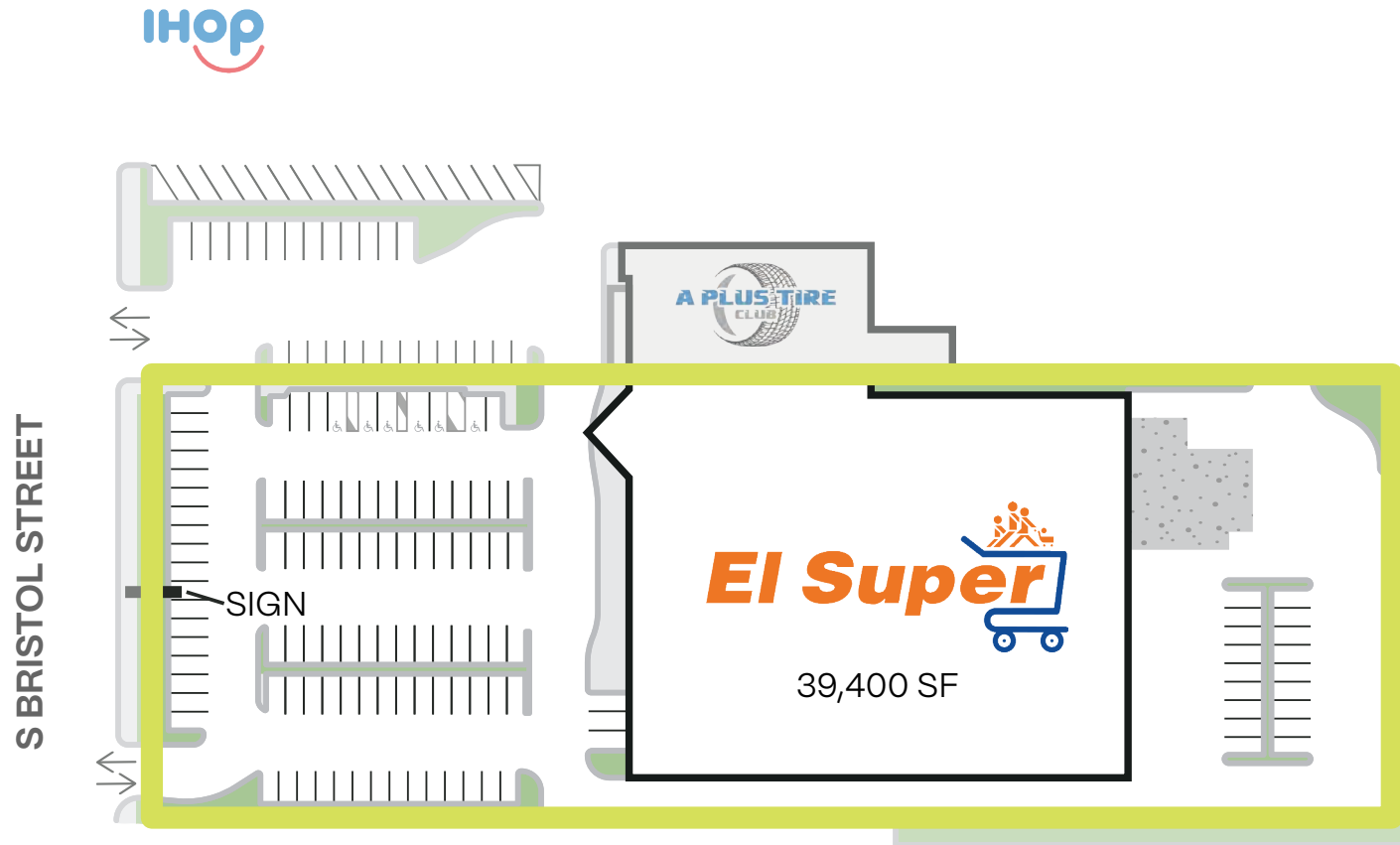
El Super is a leading Hispanic-focused supermarket chain known for fresh produce, authentic Latin American grocery products, and value-oriented pricing. Founded in 1997 with its first store in South Gate, El Super has grown into a prominent regional grocer serving diverse communities across the Southwest, with a strong concentration in Southern California.

The company operates stores featuring full-service meat departments, in-store bakeries producing fresh breads and tortillas, prepared food offerings, and a broad assortment of traditional Hispanic and everyday grocery items. El Super's value-driven model and culturally tailored merchandising have positioned the brand as a trusted neighborhood shopping destination.

El Super is part of **Chedraui USA, Inc.**, which operates 123 stores under the El Super and Fiesta Mart banners. Chedraui USA is a subsidiary of Grupo Comercial Chedraui, one of Mexico's largest retailers, providing substantial corporate scale and operational backing.

For more information, visit elsupermarkets.com.





Pollo Loco

Carl's Jr.



Anaheim (~9 Miles)

El Super

Food 4 Less
dd's DISCOUNTS
 Domino's Pizza
 PANDA EXPRESS
 WINGSTOWN

Cucina Juice
 FRESH MEX GRILL

Pollo CAMPERO

Smart & Final extra!
24 FITNESS

BRISTOL SWAP MALL
NORTHGATE MARKET

Mater Dei High School

SANTA ANA COLLEGE

Downtown Santa Ana (~3 Miles)

BRISTOL WARNER VILLAGE
 2.3M Annual Visits
SPROUTS FARMERS MARKET
 Coming Soon
 Starbucks
IHop
WaBa grill
 Top 1% Nationwide
metro by T-Mobile
 bobo
 DENTISTRY & ORTHODONTICS
 A PLUS TIRE CLUB

S Bristol St (\$7,000 ADT)

El Pollo Loco

BRISTOL CENTRAL MEDICAL BUILDING



Irvine Business Complex
(287,000 ADT)

John Wayne Airport

Saddleback High School



(226,700 ADT)



El Super

Costa Mesa

SOUTH COAST PLAZA

14.2M Annual Visits
 macys
 NORDSTROM
 bloomingdales
Saks Fifth Avenue

HOBBY LOBBY
VONS WORLD MARKET
TJ-maxx **ROSS**
 DRESS FOR LESS

TARGET
 2.1M Annual Visits

MARRIOTT

BRISTOL PLAZA
 4.6M Annual Visits
ROSS DRESS FOR LESS
IN-N-OUT BURGER
TRADER JOE'S

Michael's
Staples

AutoZone

BRISTOL CENTRAL MEDICAL BUILDING

S Bristol St
(37,000 ADT)

Burlington
ALDI
TACO BELL
BURGER KING

the Habit
 Wendy's BURGER GRILL
Denny's

Pollo Loco
Carl's Jr.
MIDAS

BRISTOL WARNER VILLAGE

2.3M Annual Visits
SPROUTS
 FARMERS MARKET
 Coming Soon

Starbucks
IHop
Waba Grill
 Top 1% Nationwide
metro by T-Mobile

boba
DENTISTRY
 & ORTHODONTICS

A PLUS TIRE
 CLASSIC



FROM THE EARTH
SCALE

GEMINI
REAL ESTATE
PROUDLY AEE

QED

BANC OF CALIFORNIA

SPRINGHILL SUITES
COURTYARD
BY MARRIOTT

El Super

El Pollo Loco
Cart's Jr.
MIDAS

kpc HEALTH
South Coast Global Medical Center

Irvine
(~6 Miles)

Irvine Business
Complex

MacArthur Fundamental
Intermediate School



(287,000 ADT)

John Wayne
Airport

Saddleback
High School

O'Reilly AUTO PARTS

BRISTOL WARNER VILLAGE MALL

2.3M Annual Visits

SPROUTS
FARMERS MARKET
Coming Soon

IHOP

Waba grill

Top 1% Nationwide

metro
by T-Mobile

bobe

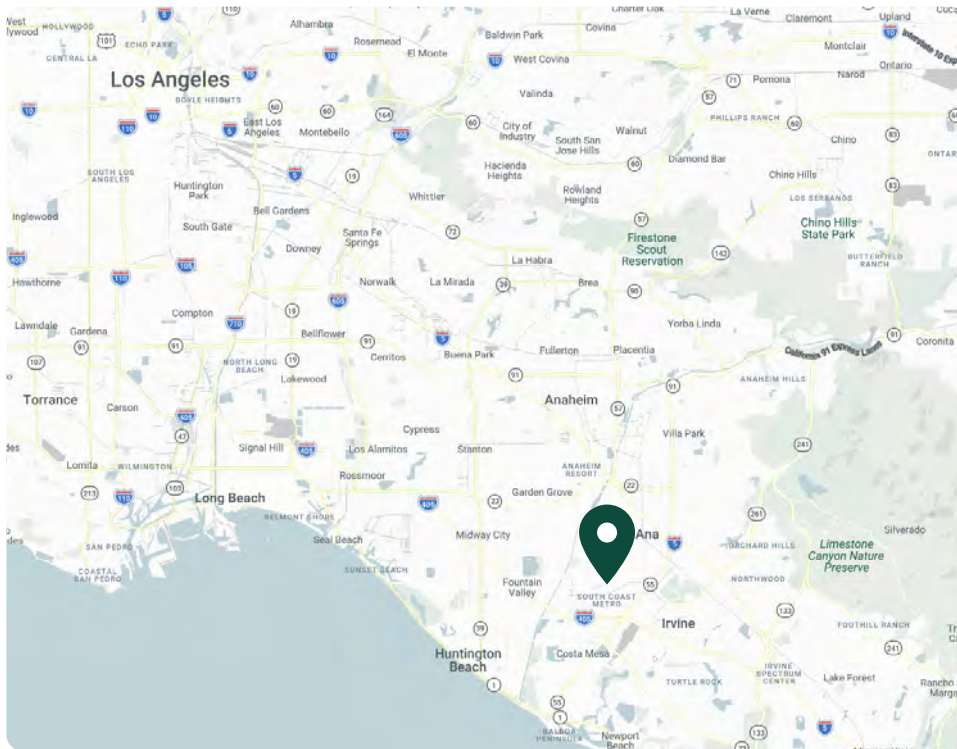
DENTISTRY
A BONE
& ORTHODONTICS

BRISTOL CENTRAL MEDICAL BUILDING

AutoZone

A PLUS TIRE
CLUB

S Bristol St (37,000 ADT)



The subject property benefits from a dense infill Orange County location strategically positioned along South Bristol Street, a major north–south commercial corridor that serves as one of the area’s primary retail thoroughfares. Centrally located between Interstate 5 (358,500 ADT) and Interstate 405 (312,400 ADT), the property offers exceptional regional accessibility throughout Orange County and the greater Los Angeles area. The site also features prominent monument signage and strong ingress/ egress, enhancing visibility and ease of access for customers.

The surrounding trade area is a densely populated and active retail corridor, supported by a strong mix of national retailers, neighborhood centers, healthcare uses, and more. Neighboring retailers include Bristol Warner Village, featuring La Carniceria Meat Market, Starbucks, IHOP, and a brand new Sprouts Farmers Market location (coming soon), along with El Pollo Loco, Carl’s Jr., Denny’s, Habit Burger, Pollo Campero, Burlington, ALDI, and a Food 4 Less–anchored center. Additional nearby retail destinations include Target–anchored Bristol Place and Bristol Plaza, anchored by Ross and Trader Joe’s, among numerous other regional and national tenants.

The property is further supported by significant surrounding traffic drivers, including South Coast Global Medical Center, one of the region’s notable healthcare providers, as well as a dense concentration of schools, employment centers, and established residential neighborhoods. The immediate area benefits from a total daytime population of 783,401 within a 5–mile radius, demonstrating substantial employment and consumer density. Additionally, there are 205,045 households within 5 miles with an average household income of \$130,729, reflecting strong purchasing power and a broad customer base.

The site is located approximately 1.5 miles from South Coast Plaza, a premier luxury shopping destination on the West Coast, encompassing approximately 2.8 million square feet of retail with world–renowned luxury brands, dining, and entertainment. South Coast Plaza attracts visitors from throughout Southern California and internationally, generating substantial tourism and regional shopping traffic. The property is also notably 9 miles from Disneyland and just 3.5 miles from John Wayne Airport (SNA), which serves approximately 11.7 million passengers annually and provides strong domestic connectivity for Orange County. Combined with its central location, dense demographics, and surrounding retail and institutional drivers, the property is exceptionally positioned within one of Southern California’s most established and supply–constrained markets.

Nearby Retailers	Visit Data (per Placer.ai)
South Coast Plaza Bloomingdale's Nordstrom Macy's	14.2M Annual Visits 2.4M Annual Visits, #1 Location Nationwide 1.4M Annual Visits, Top 8% Nationwide 1.3M Annual Visits, Top 6% Nationwide
Bristol Plaza In–N–Out Petco Trader Joe's Black Bear Diner	4.6M Annual Visits 905,900 Annual Visits 579,200 Annual Visits, #1 Location Nationwide 567,500 Annual Visits 514,500 Annual Visits, #1 Location Nationwide
Bristol Warner Village Starbucks IHOP	2.3M Annual Visits 838,700 Annual Visits, Top 1% Nationwide 207,900 Annual Visits, Top 12% Nationwide
Target	2.1M Annual Visits, Top 8% Nationwide

656,626



2025 Total Population

\$944,720



Average Home Value

\$131,457



Average Household Income

📍 2445 S Bristol St, Santa Ana, CA 92707



Population Summary	1 Mile	3 Miles	5 Miles
2025 Total Population	34,577	253,670	656,626
2030 Total Population	33,869	257,385	664,644
2025 Total Daytime Population	26,362	328,497	783,401
Household Summary			
2025 Average Household Income	\$131,457	\$118,764	\$130,729
2025 Average Home Value	\$791,621	\$799,061	\$944,720
2025 Total Households	8,587	68,264	205,045

Major Employers in Orange County	# of Employees
The Walt Disney Co.	36,000
University of California, Irvine	34,085
Providence Southern California	25,155
County of Orange	18,811
Kaiser Permanente	10,293
Hoag Memorial Hospital Presbyterian	8,081
Allied Universal	7,214
Albertsons	7,152
MemorialCare	6,326
CHOC Hospital	5,555



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Managing Partner

(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

LINDSEY SNIDER
Senior Partner

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CA RE License #01443387