



**PRICE REDUCTION!**  
**C-1 Zoned Land for Sale**  
**Santa Ana, CA 92706**



**2702 N Bristol Street, Santa Ana, CA 92706**

**Lot Size Square Footage:**

Approximately 22,650 Square Feet

**APN:**

002-261-06.

**Zoning:**

C-1

**Listing Price:**

◆ ~~\$2,100,000~~ **\$1,900,000.**

**Description:**

- ◆ Entitlements to build a 6,000 sq ft building.
- ◆ Signalized corner lot with a traffic count of over 40,000 cars daily.
- ◆ Across the street from Bristol Village Plaza Shopping Center.
- ◆ Close to Santa Ana College and Floral Park.

**Area:**

- ◆ Prime Santa Ana location close to the 5, 22, and 57 FWY's.
- ◆ NWC of Bristol Street and Memory Lane.

**Contact:**

Evan Pozarny, Executive Vice President  
(310) 458-4100 Ext. 221 [epozarny@muselli.net](mailto:epozarny@muselli.net) BRE # 01304769

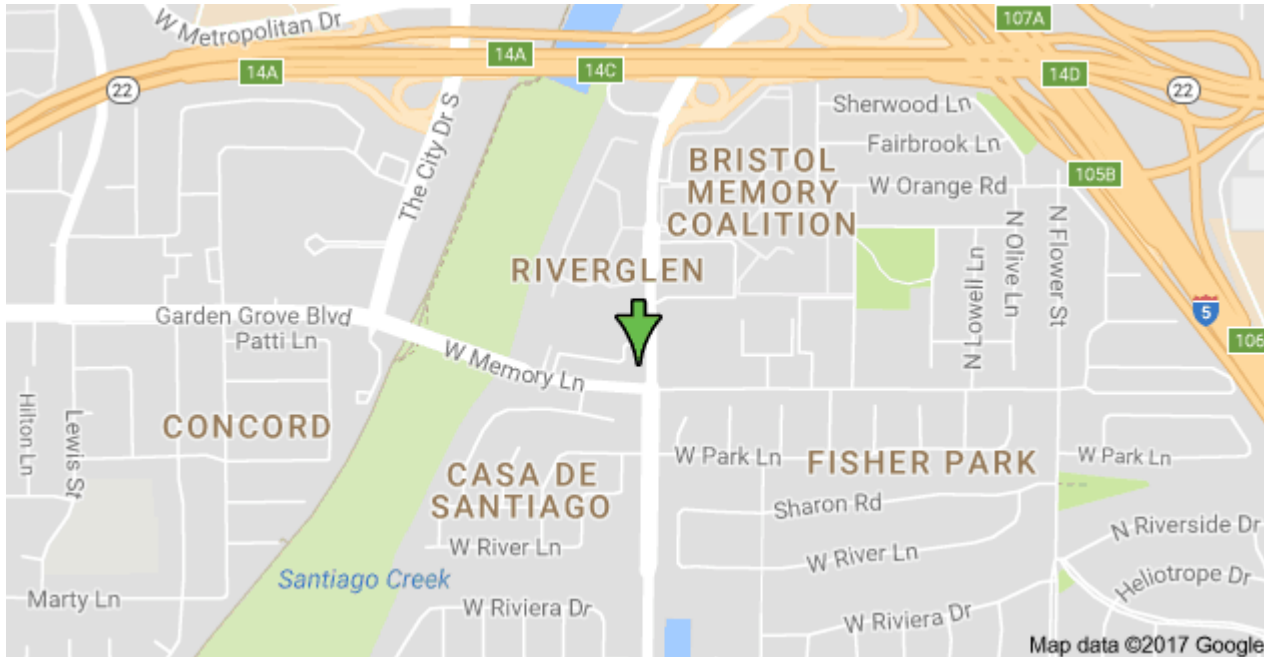
**1513 6<sup>th</sup> Street, Suite 201 A Santa Monica, CA 90401 (310) 458-4100 FAX (310) 458-4100**

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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## 2702 N Bristol Street, Santa Ana, CA 92706 Map



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