

THE CARINA MAINPLACE

Groundbreaking Launches The Carina, a 408-Unit Residential Community at MainPlace in Santa Ana

New Culinary District and shopping center enhancements introduce a new dining destination and gateway at the heart of the property

SANTA ANA, Calif. (March 25, 2026) - The next phase in the transformation of MainPlace is underway as community, civic and business leaders gathered today to celebrate the groundbreaking of The Carina, a new multifamily residential community that will bring 408 modern apartments to the heart of Santa Ana. Developed by Lowe, in partnership with MainPlace owner Affinius and owner/operator Centennial, The Carina is part of the continued evolution of MainPlace into a mixed-use destination integrating residential living with shopping, dining and entertainment.

Also taking shape is the new MainPlace Culinary District, a 1.25-acre dining and gathering destination that will introduce locally curated, chef-driven Santa Ana culinary concepts and create a new gateway into the shopping center at Center Court. The district will serve as a natural connection between the shopping center and the surrounding residential communities as MainPlace continues its transformation into a mixed-use destination.

Executives from Affinius, Centennial and Lowe, were joined by Santa Ana Mayor Valerie Amezcua, Councilmember Jessie Lopez, and other community and business leaders to mark the groundbreaking of The Carina and Culinary District.

“Santa Ana welcomes the continued transformation of MainPlace, bringing forward modern residences such as The Carina and Paloma, along with welcoming places to gather like the new Culinary District and the evolving shopping center,” said Mayor Amezcua. “Thoughtful redevelopment like this strengthens our city and delivers lasting benefits for the community.

“Affinius, Lowe and Centennial are committed to reimagining MainPlace as a vibrant, welcoming destination that brings together residents of the new apartment properties with the neighboring community to gather, linger and spend meaningful time with family and friends,” said Lowe Senior Vice President Rob Reitenour. “The transformation introduces a new way to live while positioning MainPlace as a destination for shopping, entertainment and recreation. With renewed vitality comes an increase in visitors supporting local businesses and delivering lasting economic benefits to the City of Santa Ana.”

The Carina



Located at 2828 N. MainPlace Drive, The Carina will rise on the east side of the property and directly across from the future Culinary District. The community will provide a highly walkable residential environment seamlessly integrated with MainPlace's evolving mix of shopping, dining, entertainment, and outdoor gathering spaces.

The Carina will feature a mix of studio, one- and two-bedroom apartments within an eight-story building designed as five levels of residences atop three levels of above-grade parking with one level below grade. The artfully designed residence interiors feature high-quality finishes such as luxury vinyl plank flooring, porcelain tile, quartz countertops and contemporary fixtures, delivering both style and functionality. Residences will include in-unit washers and dryers for convenience and terraces for outdoor connection.

Residents will have access to a wide range of indoor and outdoor amenities designed for wellness, social connection and everyday convenience. The fourth-floor amenity deck will include a resort-style pool and spa, outdoor dining and screening areas, and a landscaped courtyard with shaded seating. The courtyard connects to a large indoor community space featuring lounge areas, a kitchen and dining area, double-sided fireplace, game room, television lounge and club room.

Additional amenities will include a fitness center with group exercise and yoga rooms, coworking and study spaces, a maker's space, dog run and dog spa, and secure parcel storage. In total, the community will feature more than 84,000 square feet of terraces and courtyards designed to support outdoor living throughout the property.

The Carina will be the second residential community at the property, following the 2023 completion of the 309-unit Paloma apartments, and is anticipated to be completed in the fourth quarter of 2028.

MainPlace Enhancements

The current phase of enhancements at MainPlace includes updates to the shopping center's atrium and food court dining area, creating a brighter and more contemporary gathering space for guests. Expanded seating, upgraded lighting and refreshed finishes enhance the visitor experience while creating a more open and welcoming environment.

Natural materials, wood accents and integrated greenery will complement the design of the center's new outdoor gathering spaces, reinforcing a cohesive indoor-outdoor experience throughout the property.

These improvements are part of the broader transformation of MainPlace into a mixed-use destination that integrates residential living, dining, shopping and community gathering spaces.

The Culinary District

“The Culinary District will introduce a new front door for MainPlace while showcasing the creativity of Santa Ana’s local culinary scene,” said Michael Platt, executive vice president of mixed-use development at Centennial. “Positioned at the heart of the center, it will serve as a natural connection between the new residential communities and the shopping center, creating a welcoming place for people to gather, dine and experience the energy of MainPlace.”

Envisioned as the social heart of MainPlace’s evolving campus, the Culinary District will introduce a new gathering place for dining, community events and everyday connection. Spanning approximately 1.25 acres, the district will bring more than 20,000 square feet of locally curated, chef-driven Santa Ana culinary concepts together in a dynamic open-air setting.

Anchored by two flagship retail spaces framing a prominent new gateway into MainPlace at Center Court, the district will create a welcoming connection between the shopping center and the surrounding multifamily residences, including Paloma and The Carina.

Thoughtfully designed outdoor furnishings, colorful landscaping and inviting seating areas will create a lively public plaza, complemented by a programmed event space designed to host live entertainment, seasonal markets and community gatherings. Together, these elements will transform the Culinary District into an energetic destination where residents, visitors and shoppers can dine, gather and linger in the heart of MainPlace.

The Culinary District is anticipated to be complete by the fourth quarter of 2028. MainPlace is a three-story super-regional shopping center located minutes from the Disneyland Resort and the Anaheim Convention Center. The property is currently undergoing a multi-phase transformation that includes new residential communities, enhanced dining and gathering spaces, and improvements to the existing shopping center environment.

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About Affinius

Affinius Capital® is an integrated institutional real estate investment firm focused on value creation and income generation. With a 40-year track record and \$61 billion in assets under management, Affinius has a diversified portfolio across North America and Europe providing both equity and credit to its trusted partners and on behalf of its institutional clients globally. For more information, visit www.affiniuscapital.com.



About Centennial

Centennial is a national retail real estate owner and operator overseeing more than 25 million square feet of retail and mixed-use destinations across 18 states. In addition to investing in and operating its own portfolio, the company provides a full-service property management and advisory platform serving institutional and private owners nationwide.

Operating in strategic partnership with Lincoln Property Company, one of the nation's largest privately held real estate firms, Centennial combines institutional capital strength with national operating expertise to pursue strategic acquisitions while delivering best-in-class asset management and property operations. Founded in 1997, Centennial acquires, operates, and enhances retail and mixed-use destinations designed to serve as enduring centers of commerce and community. For more information, visit: www.CentennialREC.com

About Lowe

Los Angeles-based Lowe, is a leading national real estate investment, development and management firm. Over the past 54 years, it has developed, acquired or managed more than \$38 billion of real estate assets nationwide as it pursued its mission to build value in real estate by creating innovative, lasting environments and meaningful experiences that connect people and place. Lowe currently has more than \$2.6 billion in commercial real estate projects in the pipeline or under development. Lowe maintains regional offices in Southern California, Northern California, Charleston, Denver, Seattle, and Washington, D.C. For more information visit: www.Lowe-RE.com

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