



McFadden Center

1700-1766 East McFadden Avenue
Santa Ana, California 92705

Property Highlights

- Available suite is Part of an approx. 184,737 SF best in class business park
- 1,480 SF & 1,775 SF Spaces Availab
- Easy Access & Central Location to 55 & 5 Freeways
- Ample Parking w/ Multiple Ingress/Egress
- 50+ Co-Tenants, Providing Strong Day-Time Population
- Strong Synergy with Various Long-Term Tenants
- Monument Sign Available
- Join: 7 Leaves, Pizza Hut, and Miguel's Jr

OFFERING SUMMARY

Lease Rate:	\$1.95 SF/month (NNN, \$0.67)
Available SF:	1,480 - 1,775 SF
Lot Size:	13.47 Acres
Building Size:	184,737 SF

SPACES	LEASE RATE	SPACE SIZE
R	\$1.95 SF/month	1,480 SF
L	\$1.95 SF/month	1,775 SF

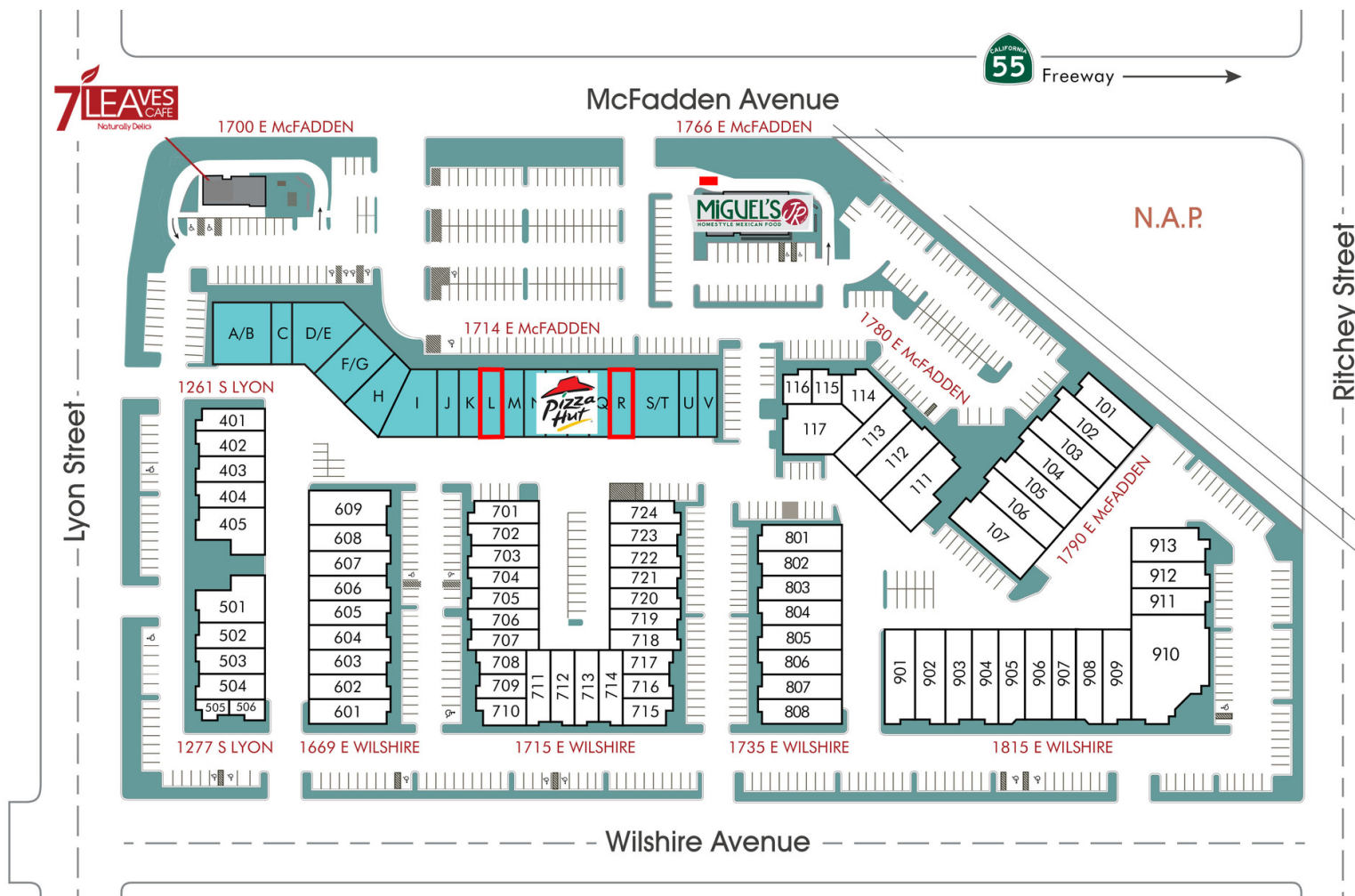
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Multi-Tenant Flex Units



In-line Retail & Restaurants

McFadden Center | Multi-Tenant Flex Park

mcfaddencenter.com

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FOR LEASE



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1,480 - 1,775 SF



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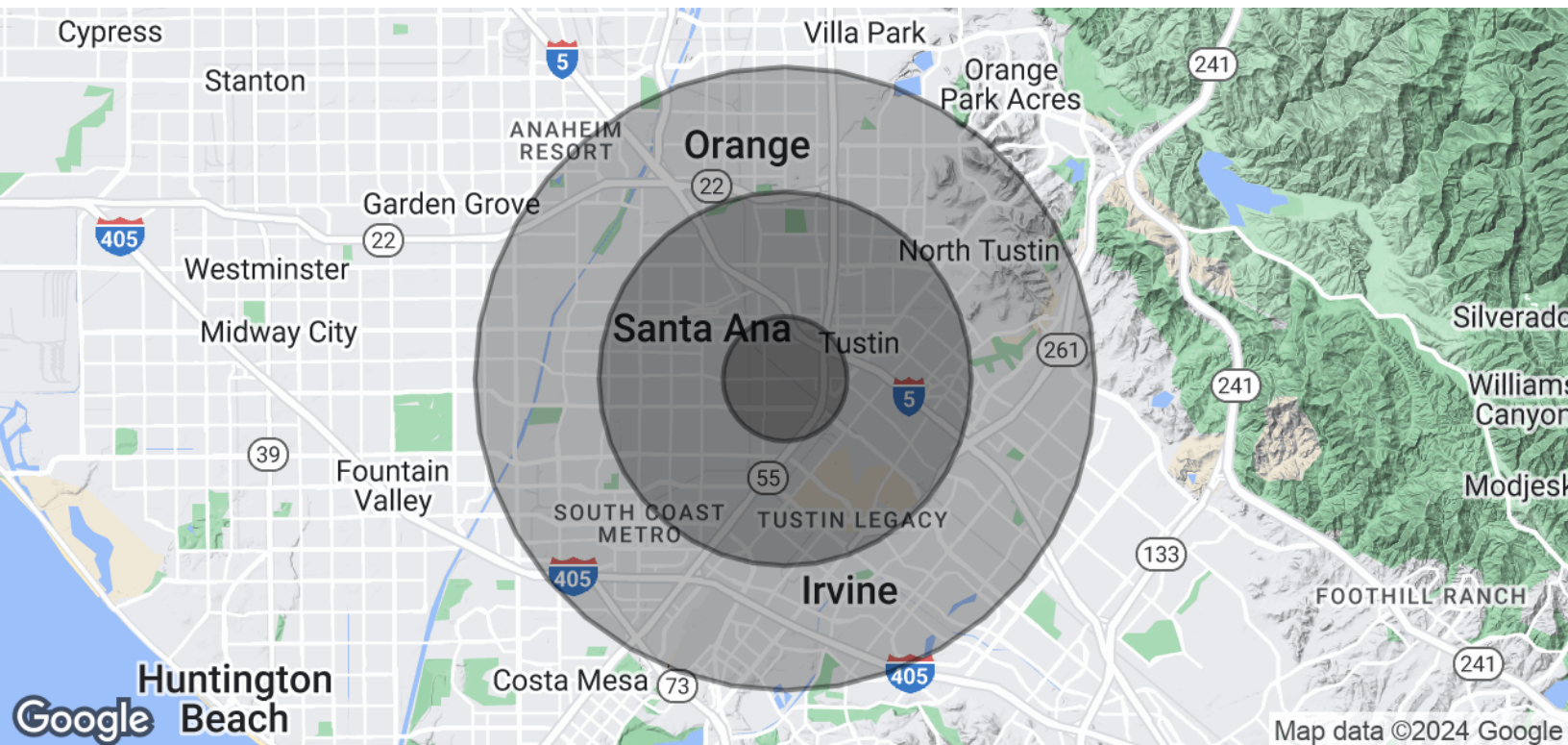
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,285	256,618	628,170
Average age	26.1	29.7	31.6
Average age (Male)	26.2	29.6	31.2
Average age (Female)	26.2	30.0	32.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,818	65,693	176,391
# of persons per HH	4.0	3.9	3.6
Average HH income	\$52,218	\$71,238	\$84,764
Average house value	\$427,660	\$519,439	\$549,567

* Demographic data derived from 2020 ACS - US Census

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