



RESTAURANT, RETAIL & OFFICE

McFadden Center

1700-1766 East McFadden Avenue
Santa Ana, California 92705

Property Highlights

- Part of Approx. 184,737 SF Best in Class Business Park
- 2,560 SF - Restaurant, Retail, Office OK
- 1,480 SF Newly Built Ice Cream Shop - New Sinks, Hood, Tankless Water Heater, Mop Sink & Fridges
- 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 Taco Nazo Coming Soon!

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,818	65,693	176,391
Total Population	31,285	256,618	628,170
Average HH Income	\$52,218	\$71,238	\$84,764

SPACES	LEASE RATE	NNN	SPACE SIZE
F/G	Negotiable	\$0.67	2,560 SF
R	\$2.50 SF/month	\$0.67	1,480 SF

Steve Liu

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Suite F/G - 2,560 SF



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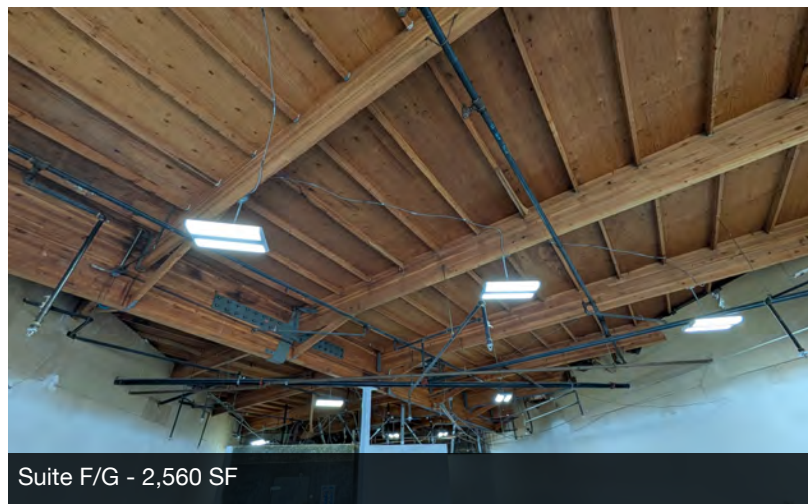
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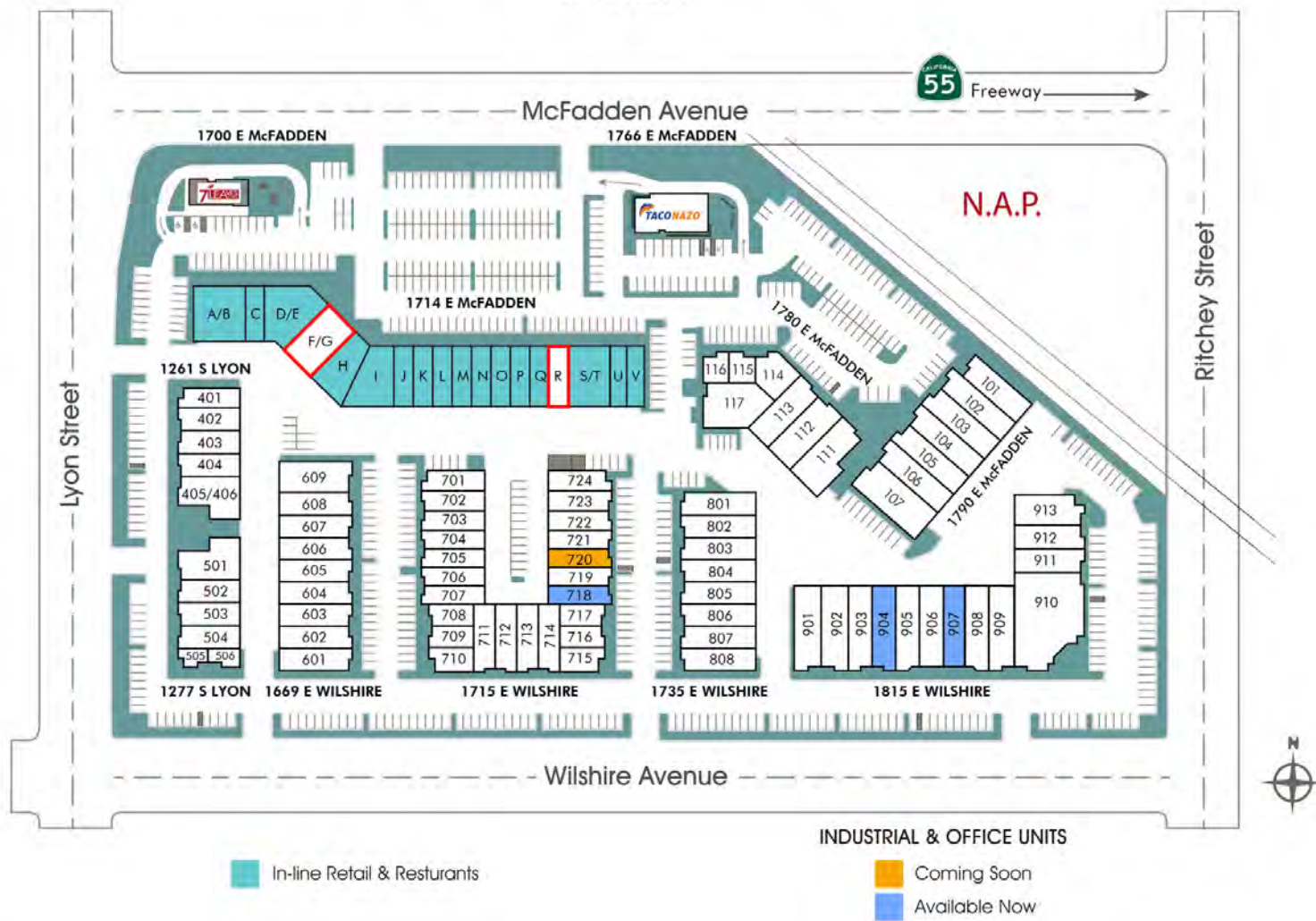
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McFadden Center

Santa Ana



October 15, 2025

McFadden Center | Multi-Tenant Flex Park

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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
RACE	1 MILE	3 MILES	5 MILES
% White	40.9%	46.8%	51.2%
% Black	1.5%	1.3%	1.6%
% Asian	5.8%	7.1%	13.5%
% Hawaiian	0.1%	0.2%	0.3%
% American Indian	0.4%	0.4%	0.5%
% Other	49.9%	42.4%	30.8%

* Demographic data derived from 2020 ACS - US Census



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