



SANTA ANA



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
- 1,775 SF Spaces Available
- 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:	1,775 SF
Lot Size:	13.47 Acres
Building Size:	184,737 SF

SPACES	LEASE RATE	SPACE SIZE
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

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All rights Reserved.



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FOR LEASE



MCFADDEN CENTER



1,775 SF



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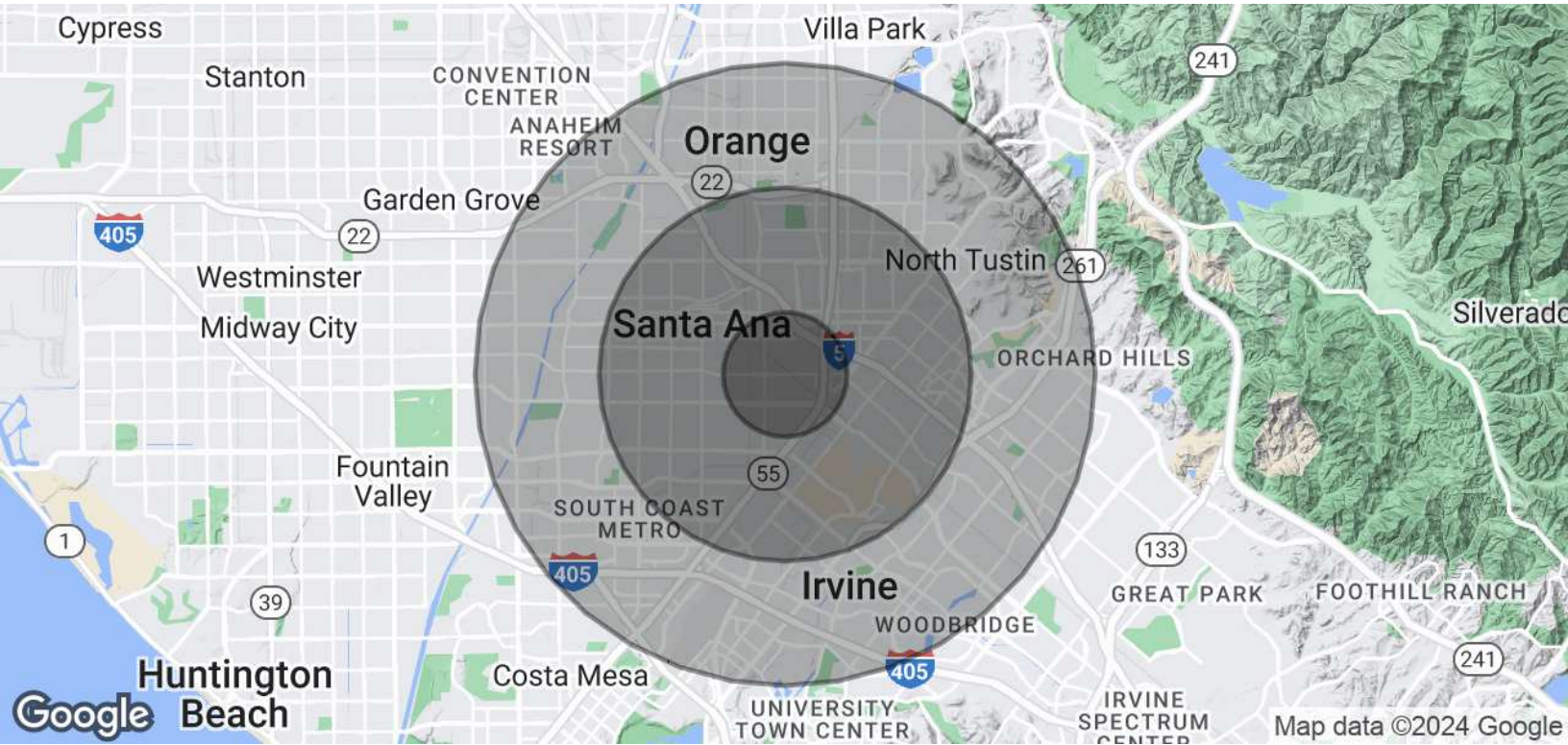
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POPULATION

	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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