



McFadden Center

1700-1766 East McFadden Avenue
Santa Ana, California 92705

Property Highlights

- 184,737 SF Business Park
- Easy Access to 55 & 5 Freeways
- Ample Parking w/ Multiple Ingress/Egress
- Strong Long Term Tenant Mix Synergy
- 1,775 SF Retail/Office Available
- Reception Area, 2 Offices, Storage, Restroom & Back Door
- Monument Sign Available
- Join: 7 Leaves, Pizza Hut, Cricket Wireless and Miguel Jr Coming Soon

OFFERING SUMMARY

Lease Rate:	\$1.95 SF/month (NNN, \$0.65)
Available SF:	1,775 SF
Lot Size:	13.47 Acres
Building Size:	184,737 SF

SPACES LEASE RATE SPACE SIZE

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

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FOR LEASE



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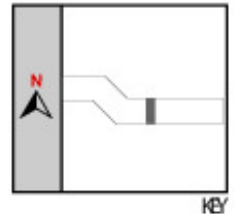
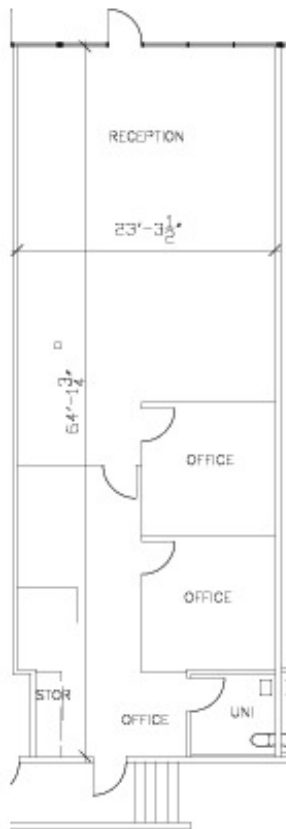
FOR LEASE



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1,775 SF



Date: 4-2-18		1714 E. MCFADDEN AVENUE SANTA ANA, CA 92705	
Floor: 1			RENTABLE SQUARE FEET: 1,775

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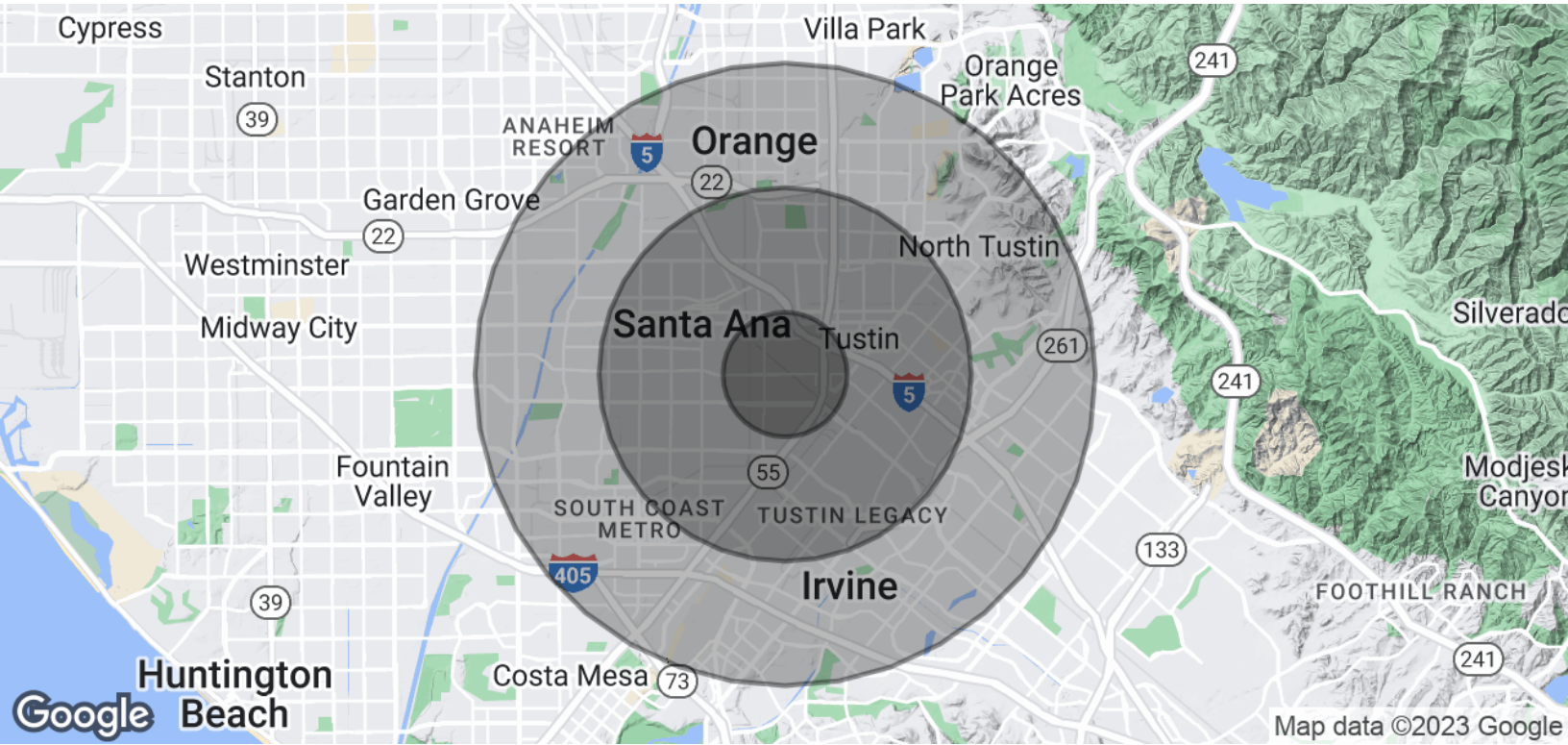
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POPULATION

	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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