



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
- 1,480 SF to 2,821 SF Shop Spaces Available
- 2,000 SF and 3,300 SF Drive Thru Opportunities Possible

OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN)
Available SF:	1,480 - 3,300 SF
Lot Size:	13.47 Acres
Building Size:	184,737 SF

SPACES	LEASE RATE	SPACE SIZE
H	\$1.75 SF/month	2,821 SF
R	\$1.75 SF/month	1,480 SF
U	\$1.75 SF/month	1,505 SF
1700 (Drive Thru)	Negotiable	2,000 SF
1766 (Drive Thru)	Negotiable	3,300 SF



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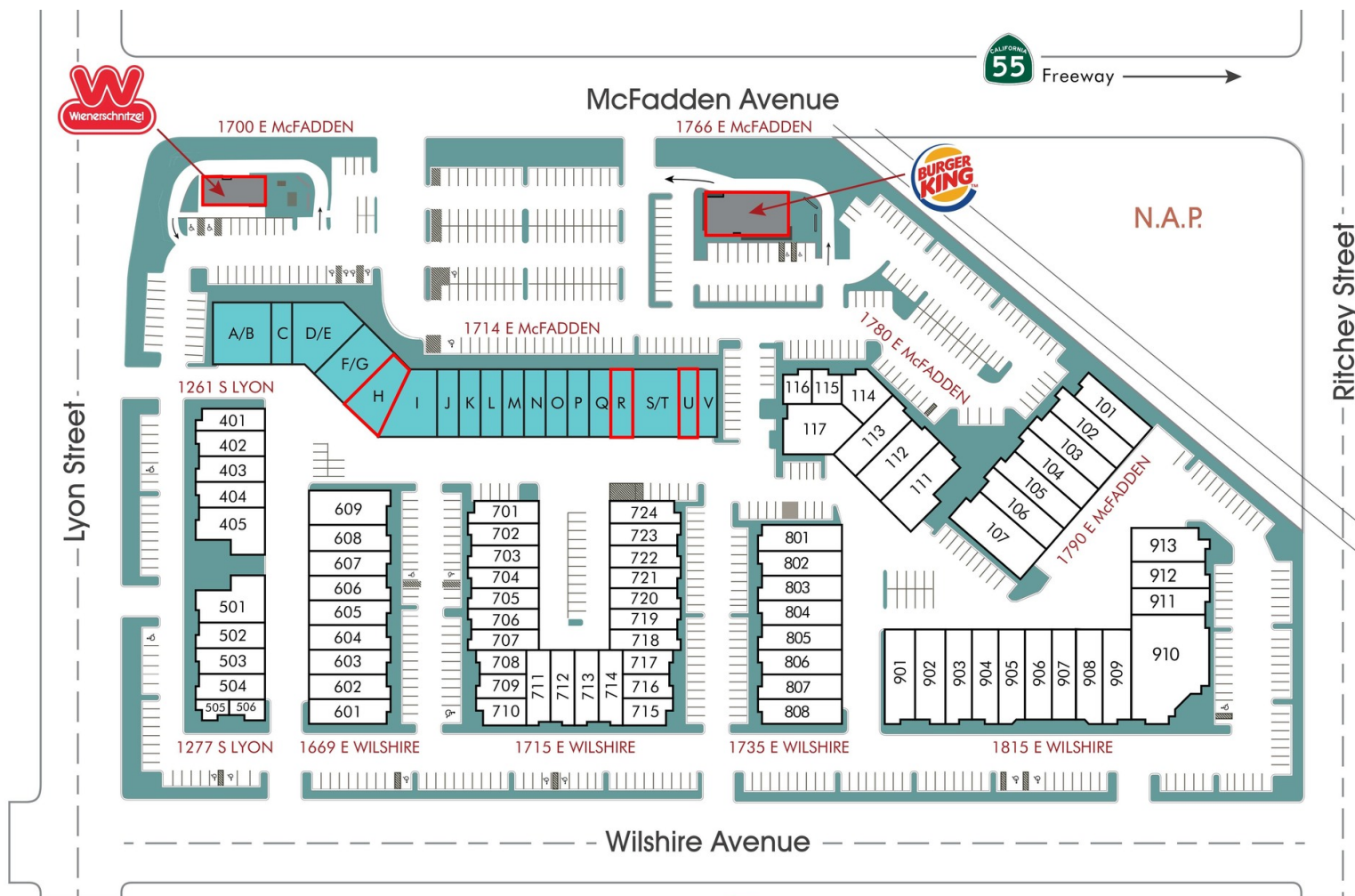
FOR LEASE



MCFADDEN CENTER



1,480 SF-2,821 SF



Multi-Tenant Flex Units



In-line Retail & Restaurants

McFadden Center | Multi-Tenant Flex Park

mcfaddencenter.com

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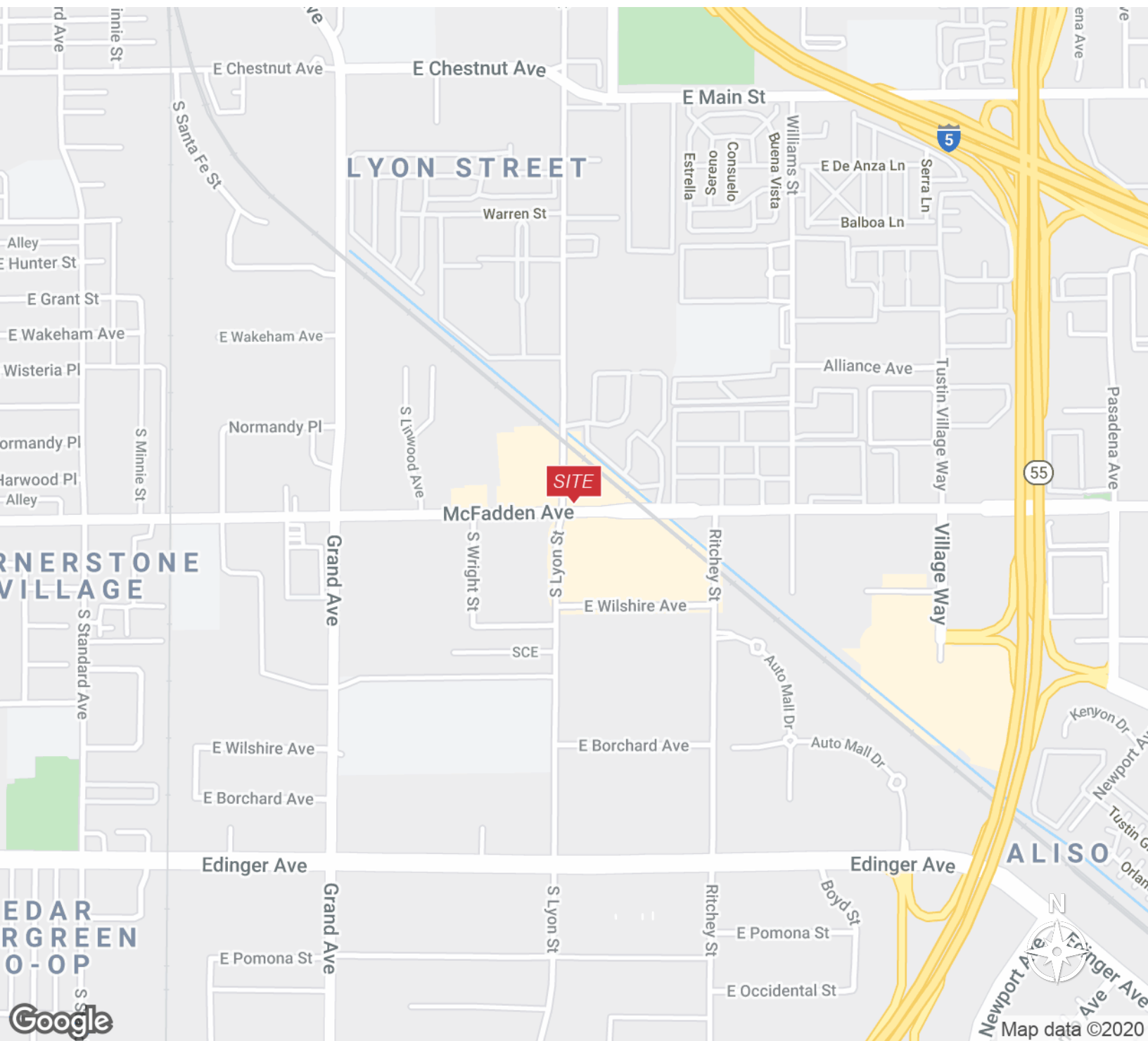
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1,480 SF-2,821 SF



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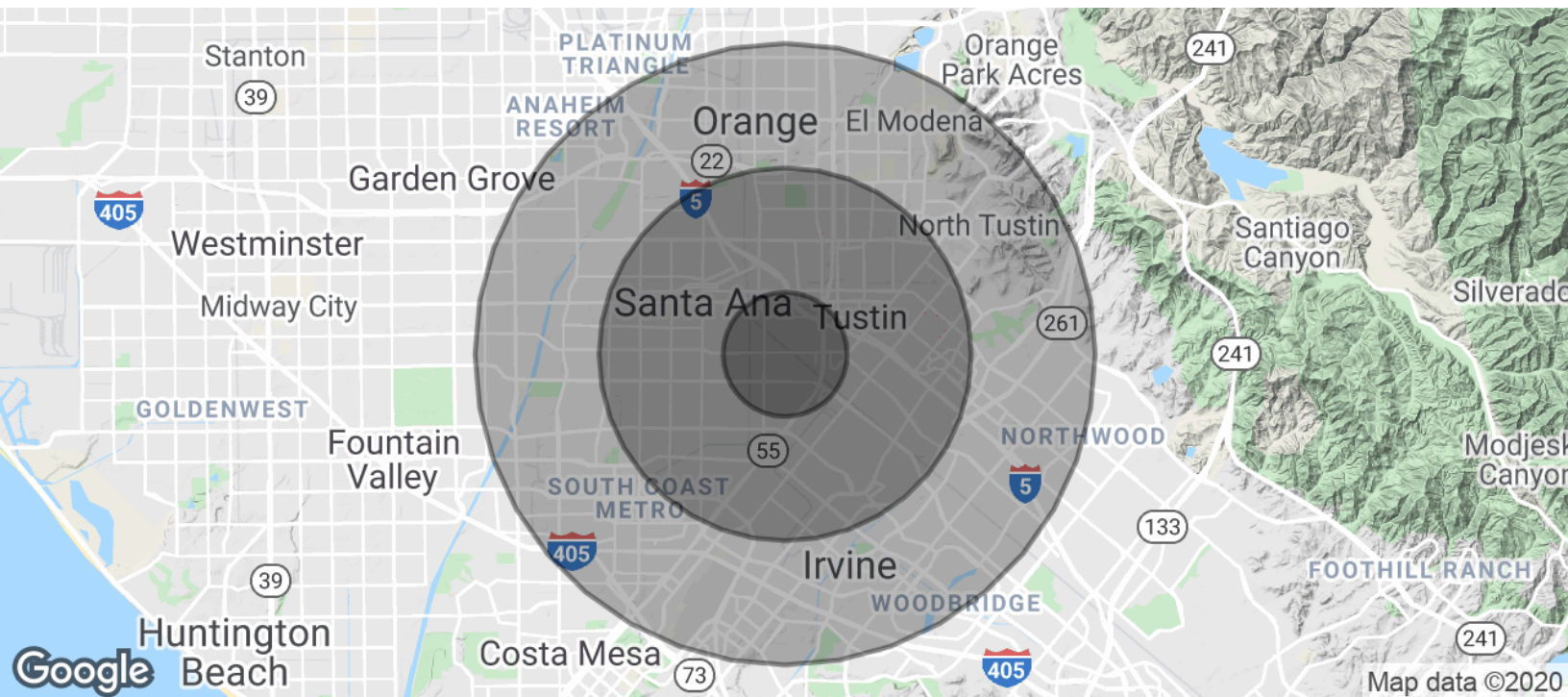
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POPULATION

	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 2010 US Census



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