



McFadden Center

MULTI-TENANT BUSINESS PARK

LOCATION • BEST IN CLASS QUALITY • VALUE

185,000 S.F. Business Park with Spaces from 1,000-5,000 S.F.



PROPERTY HIGHLIGHTS

- An approximate 185,000 square foot “best in class” business park
- 16'-18' typical clearance in warehouse
- Ground level loading
- Ample drive aisle widths
- M1 Zoning
- Approximate 2:1,000 parking ratios
- 13.44 total acres with frontage and access along 3 streets
- 1986-88 construction making it one of the newest business parks in the Santa Ana/Tustin/Irvine market
- Multiple food use and service tenants offering a variety of amenities to tenants in the park

LOCATION HIGHLIGHTS

- Central location at the confluence of the 5/55 freeway interchanges
- Full interchanges at both Edinger Ave. and McFadden Ave.
- Park is accessible from executive housing areas in Irvine, Tustin and Newport Beach
- Santa Ana has a large & diversified workforce
- This prime location offers easy access to North and South Orange County





**McFadden
Center**

Multi-Tenant Business Park



55 Freeway →



1700 E McFADDEN

PAD 1

McFadden Avenue

1766 E McFADDEN

AVAILABLE

PAD 2

The KYA Group



NOT A PART
OF PARK

1714 E McFADDEN

1780 E McFADDEN

1790 E McFADDEN

1261 S LYON

401
402
403
404
405

1277 S LYON

501
502
503
504
505
506

1669 E WILSHIRE

601
602
603
604
605
606
607
608
609

1715 E WILSHIRE

701
702
703
704
705
706
707
708
709
710

1735 E WILSHIRE

801
802
803
804
805
806
807
808

1815 E WILSHIRE

901
902
903
904
905
906
907
908
909

101
102
103
104
105
106
107

910
911
912
913

Wilshire Avenue

Lyon Street

Ritchey Street

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Multi-Tenant Flex Units



In-line Retail & Restaurants

mcfaddencenter.com



**CUSHMAN &
WAKEFIELD**

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Commercial Real Estate Services, Worldwide.

Retail Broker:

Steve Liu

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Downtown
Santa Ana

4th Street

1st Street



FREEWAY

McFadden Ave

Site

Grand Ave

Lyon St

Home
Depot

Edinger Ave

Richey St



FREEWAY

Newport



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