

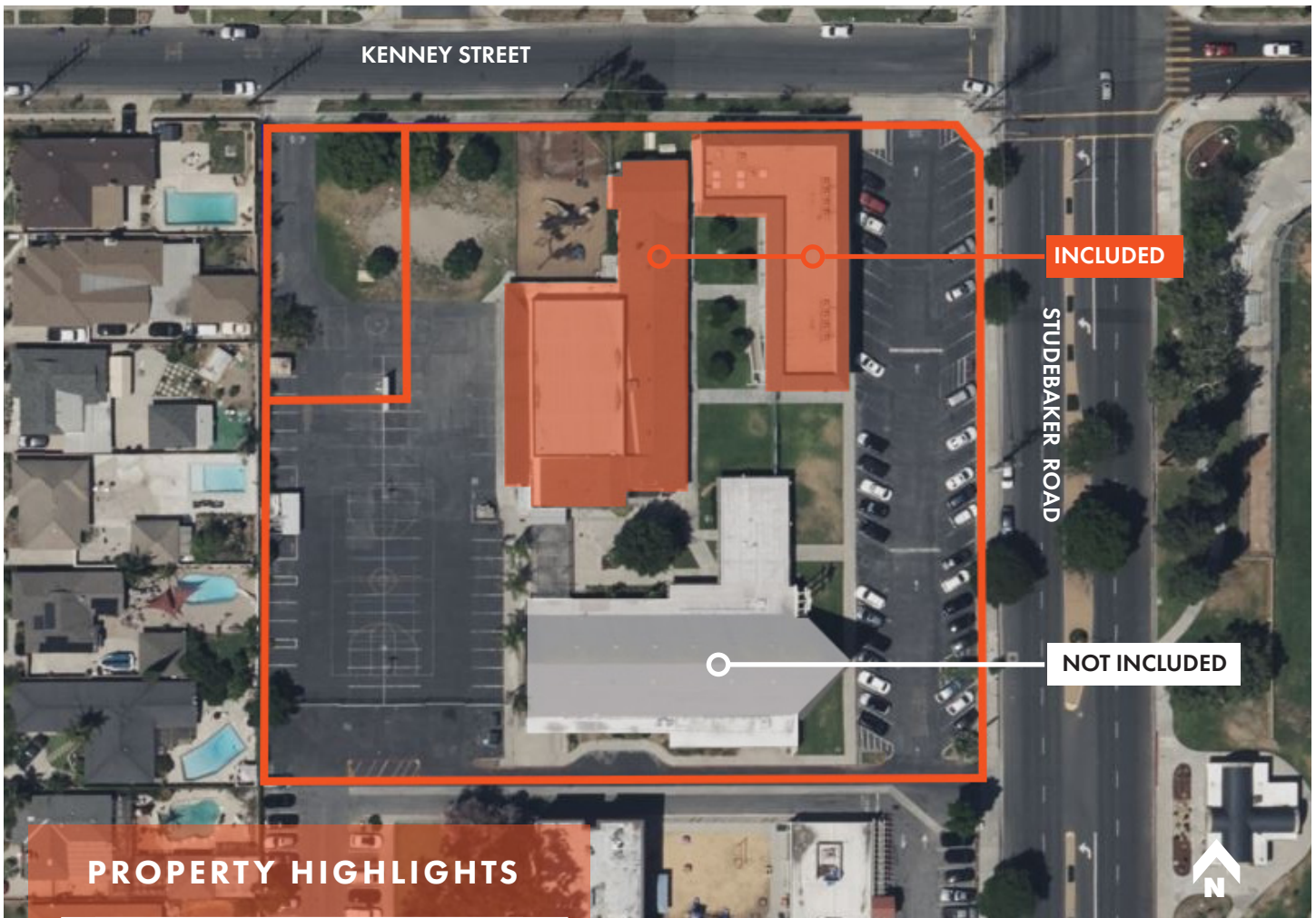
DINING HALL / ACTIVITY CENTER

PLAYGROUND

CLASSROOM BUILDING

RELIGIOUS/EDUCATIONAL COMPLEX FOR LEASE

11507 STUDEBAKER ROAD | NORWALK, CA 90650



PROPERTY HIGHLIGHTS

EDUCATIONAL COMPLEX

- Fully Gated
- 9 Classrooms
- Dining Hall/Activity Center
- Daycare Room
- Computer Lab
- Playground/Outdoor Field

Tenant would have shared access to the buildings. While other spaces may be available based on hours of use. Owner is open to lease proposals from non-profits, educational users, and other religious organizations.

PROPERTY DETAILS

ADDRESS	11507 Studebaker Road, Norwalk CA 90650
BUILDING SF	16,000±
BUILDINGS	2
PARKING	On-site parking
COUNTY	Los Angeles
PARCEL IDS	8020-024-026, 8020-024-022

Notes: Do not disturb owners, contact broker to discuss intended use before scheduling a tour. Owner is a non-profit 501(c)(3) and exempt from property taxes. For-profit entities seeking to occupy may be assessed additional property taxes. Square footage is estimated, tenant to confirm at its own cost and discretion.

FOR MORE INFORMATION, PLEASE CONTACT:

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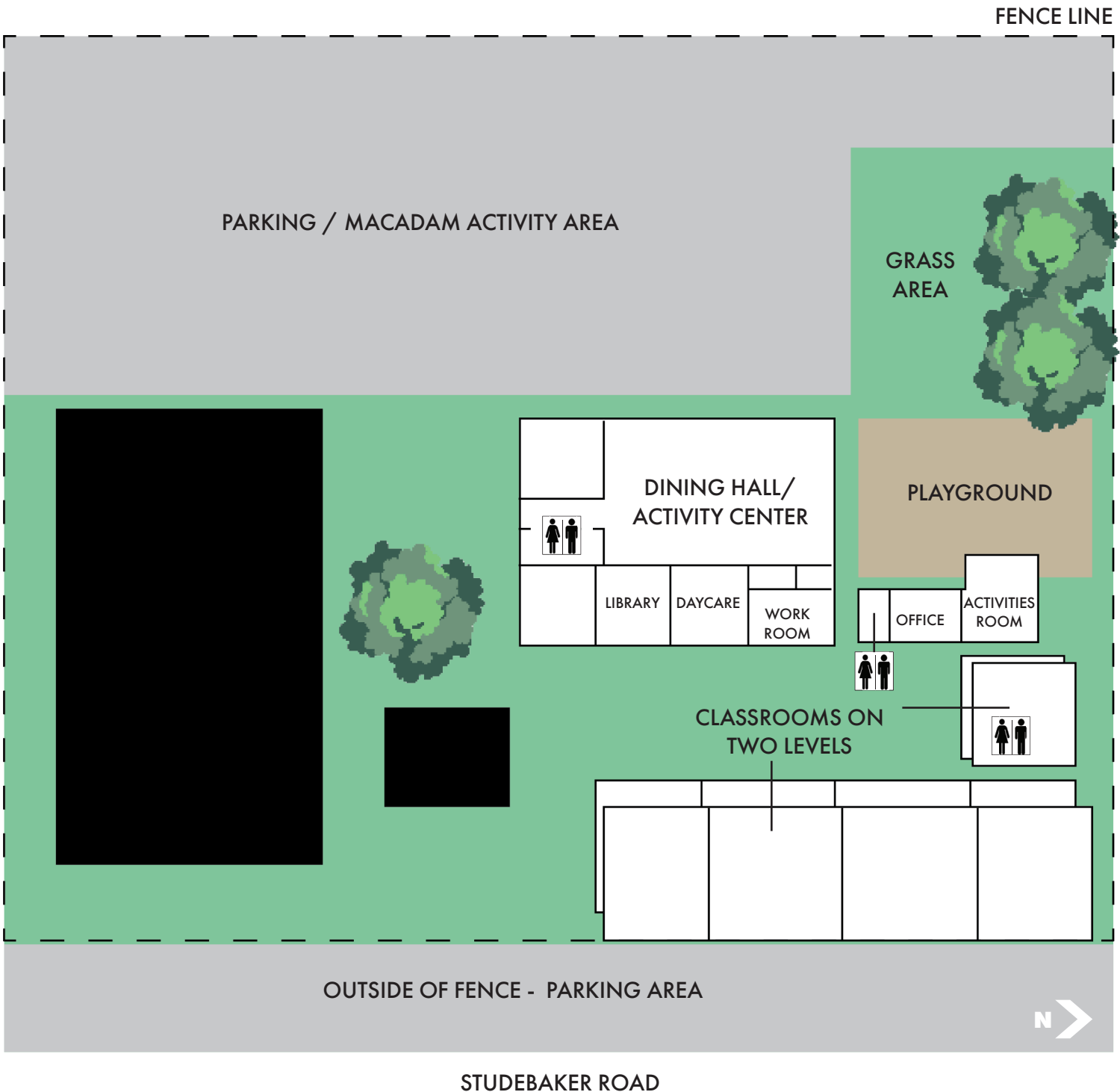
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COMPLEX LAYOUT



*NOT DRAWN TO SCALE

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PHOTOS



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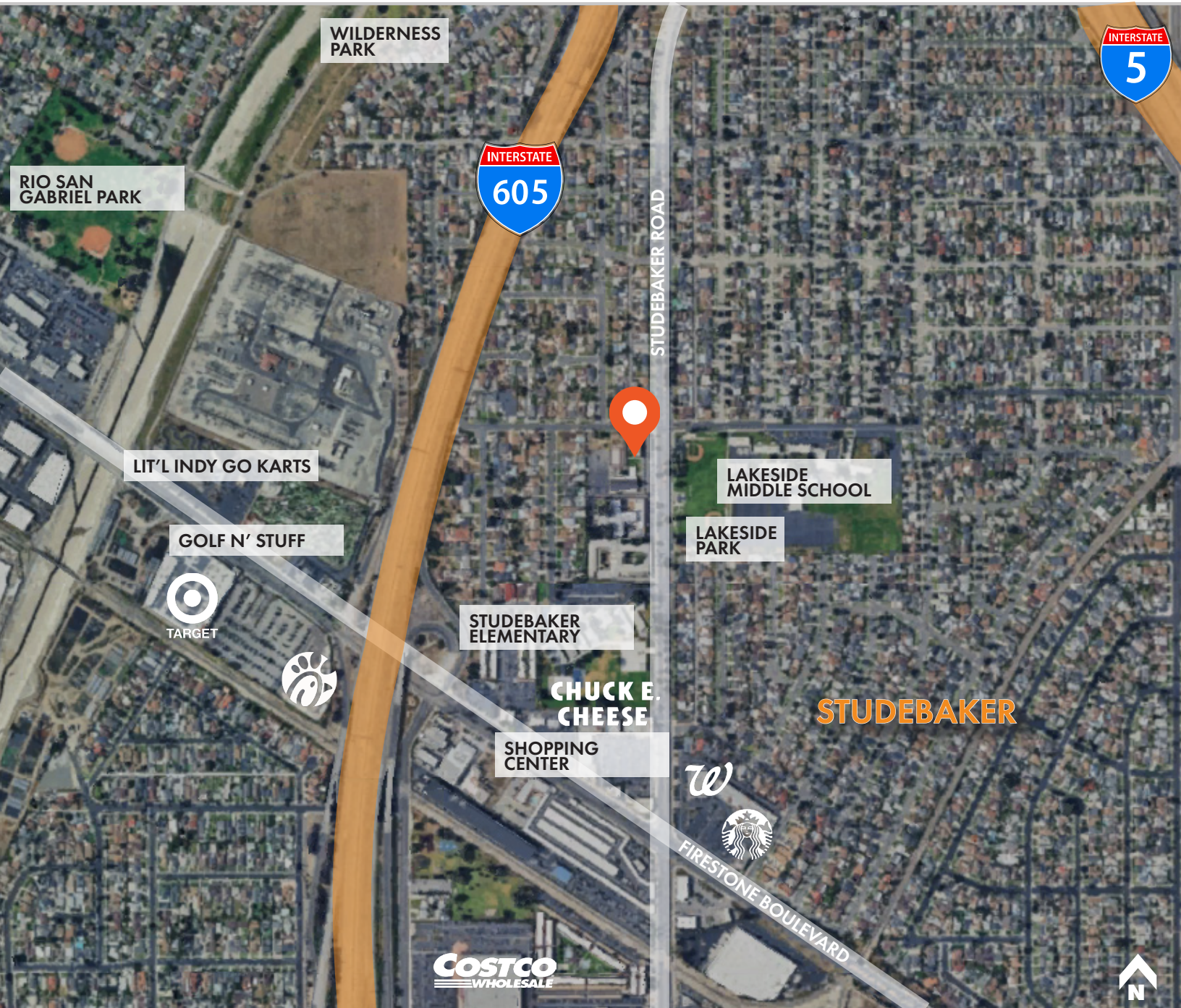
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AREA MAP



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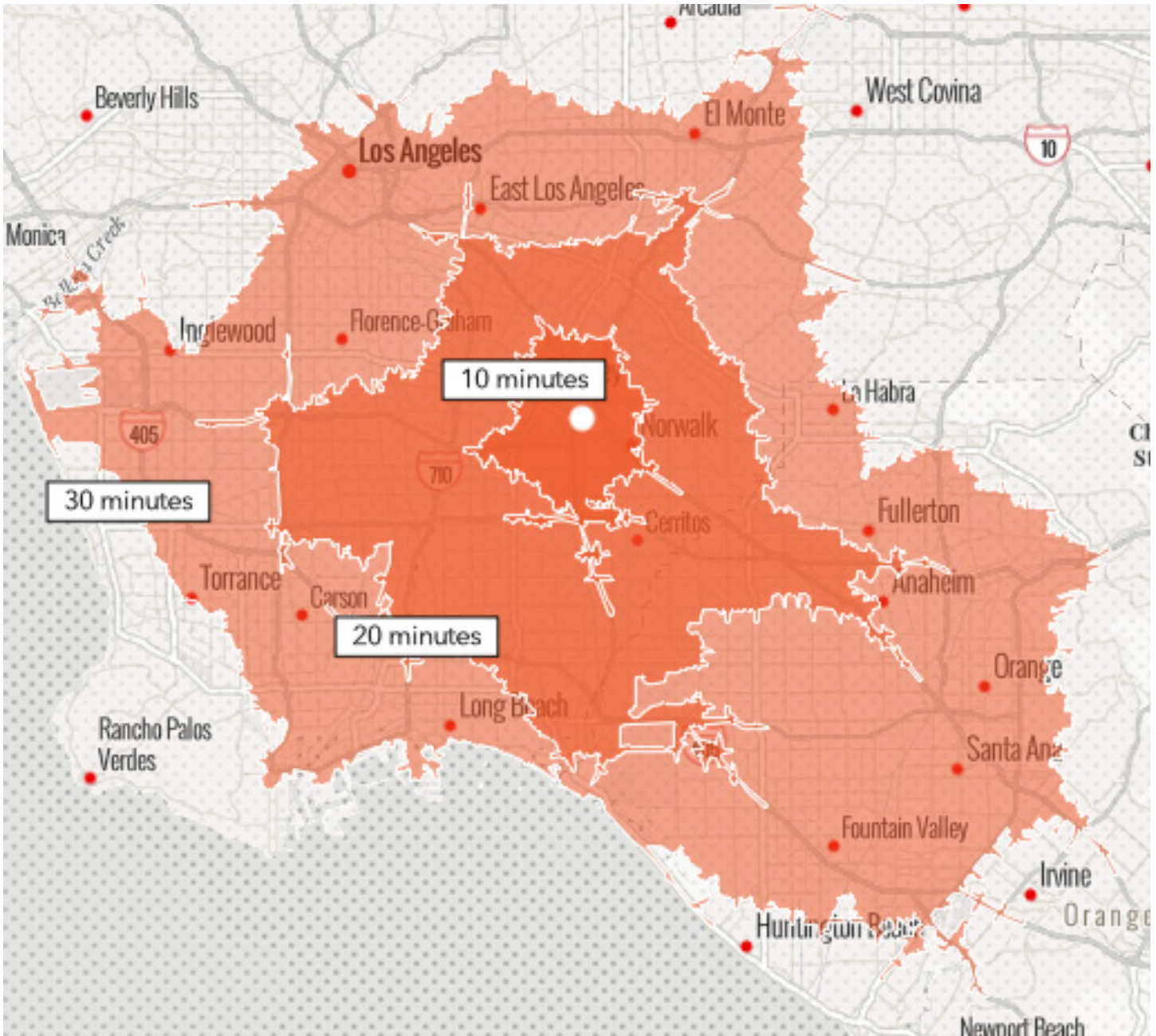
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DRIVE TIMES



19,300 VEHICLES

Studebaker Road Annual Daily Traffic Count 2021

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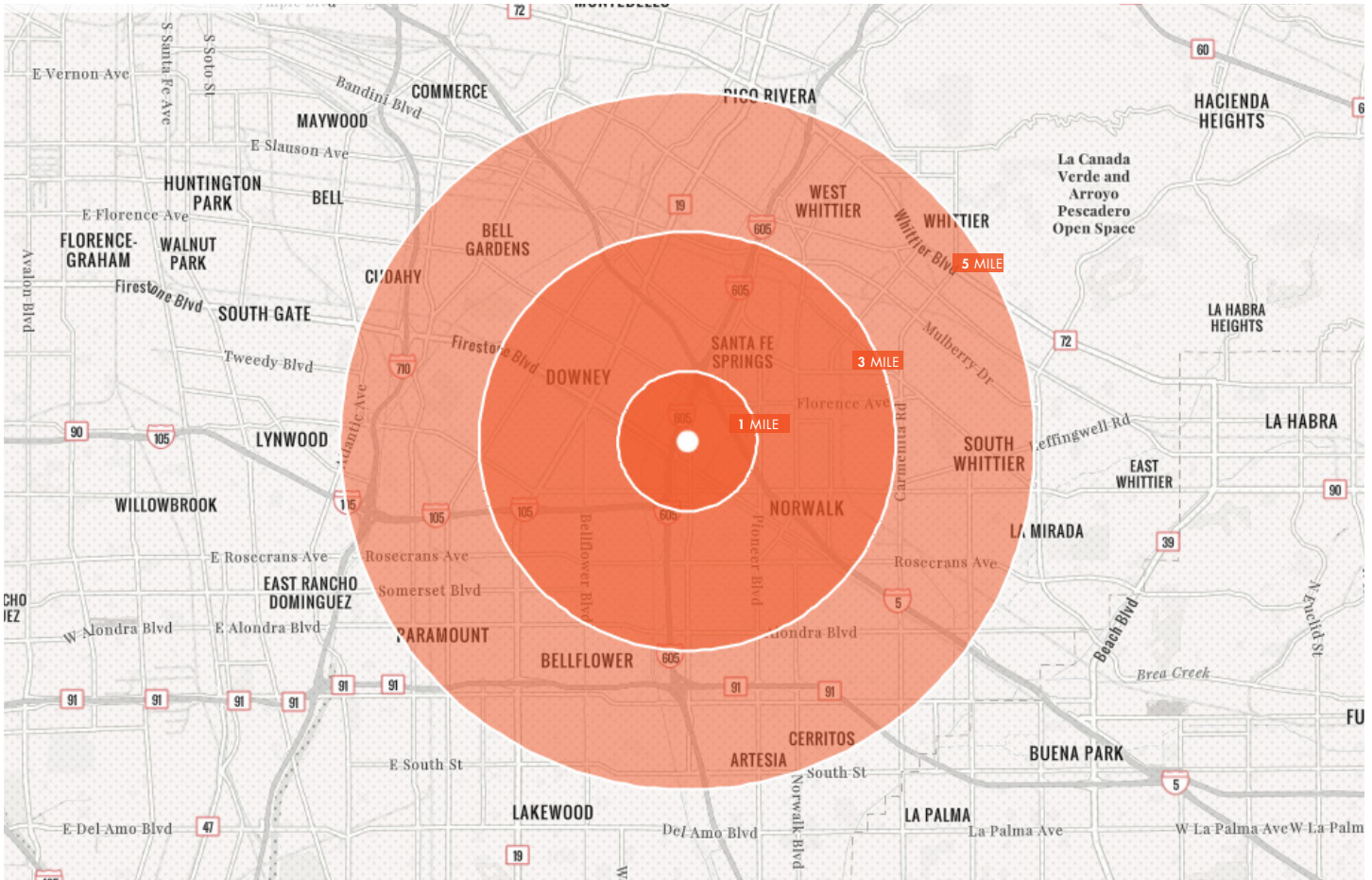
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DEMOGRAPHICS



1 MILE RADIUS



23,759
ESTIMATED POPULATION 2025



36.9
MEDIAN AGE



\$695,802
MEDIAN HOME VALUE 2025



5,947
TOTAL EMPLOYEES



\$127,559
AVG HOUSEHOLD INCOME

3 MILE RADIUS



230,537
ESTIMATED POPULATION 2025



36.9
MEDIAN AGE



\$711,970
MEDIAN HOME VALUE 2025



92,440
TOTAL EMPLOYEES



\$126,432
AVG HOUSEHOLD INCOME

5 MILE RADIUS



632,043
ESTIMATED POPULATION 2025



36.5
MEDIAN AGE



\$703,723
MEDIAN HOME VALUE 2025



246,887
TOTAL EMPLOYEES



\$119,597
AVG HOUSEHOLD INCOME

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