

RELIGIOUS PROPERTY FOR SALE

3154 E GAGE AVENUE | HUNTINGTON PARK, CA 90255

10,315± SF ON 0.52± AC FOR SALE



DESCRIPTION

Consisting of three parcels, the 0.52± acre property has frontage on East Gage Avenue, with easy access to Salt Lake Avenue and Pacific Boulevard.

The main worship building contains a large sanctuary with classrooms and office space. There are additional classrooms, a kitchen, and a fellowship hall surrounding the courtyard in the middle of the main property.

Across Benson Avenue is a large parking/sports area with a residential building.

Buyer shall verify square footage.

BUILDING FEATURES

TOTAL SF	10,315± SF
ACREAGE	0.52± AC
USE	Religious Facility
ZONING	CG - Commercial General RL - Low Density Residential (8.712 du/ac)
YEAR BUILT	1927–1940
COUNTY	Los Angeles
APN	6323-029-014, 6323-029-015, 6323-024-020
PRICE	\$2,500,000 \$2,100,000

FOR MORE INFORMATION, PLEASE CONTACT:

CHARLIE HOWARTH | 949.542.9484
Vice President
Charlie.Howarth@foundrycommercial.com
Licensed Real Estate Broker

ETHAN REED | 949.525.6397
Associate
Ethan.Reed@foundrycommercial.com
Licensed Real Estate Broker

CHRIS BURY | 949.939.6238
Partner, Senior Vice President
Chris.Bury@foundrycommercial.com
Licensed Real Estate Broker



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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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PHOTOS



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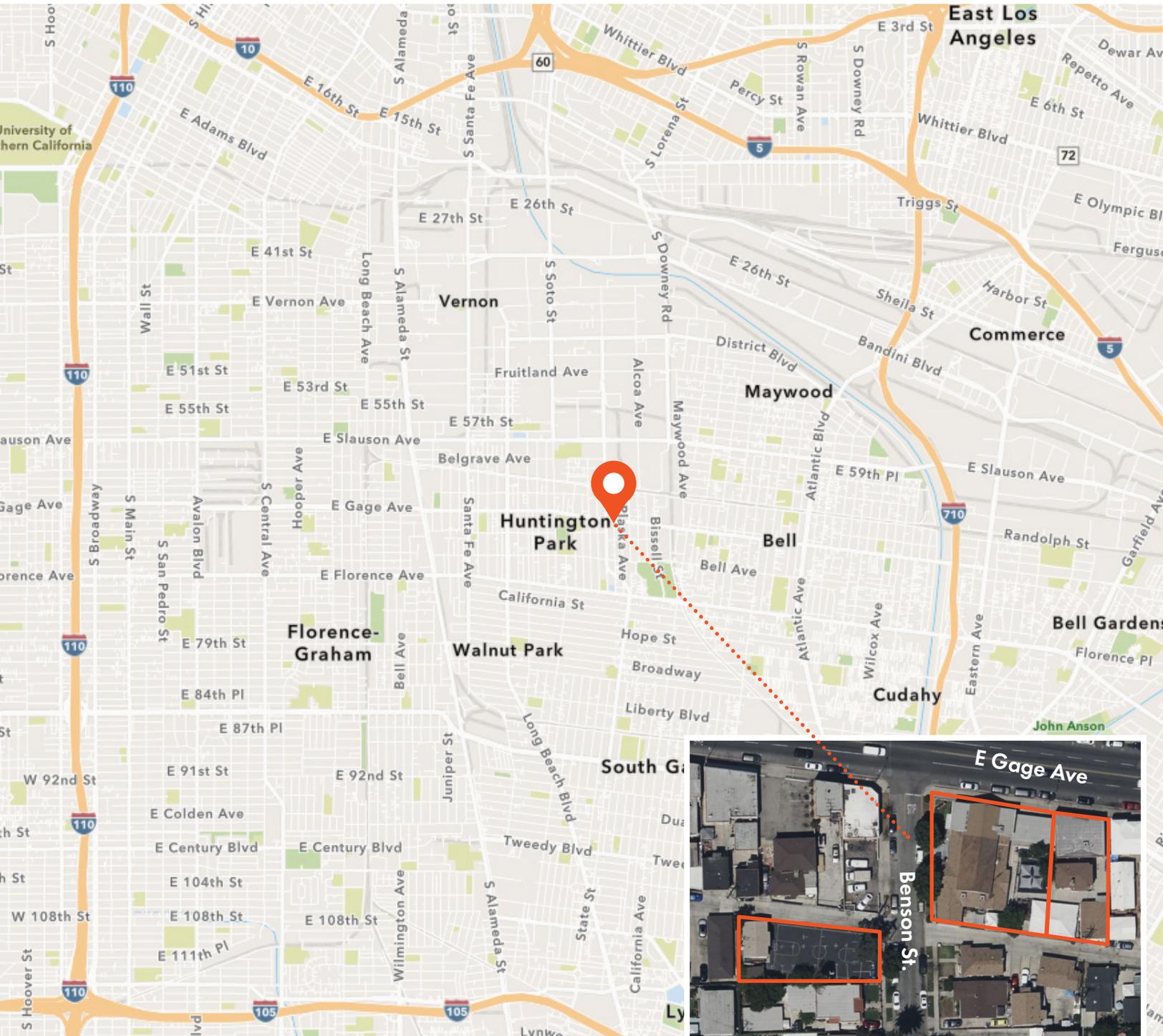
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PROPERTY OUTLINE & MAP



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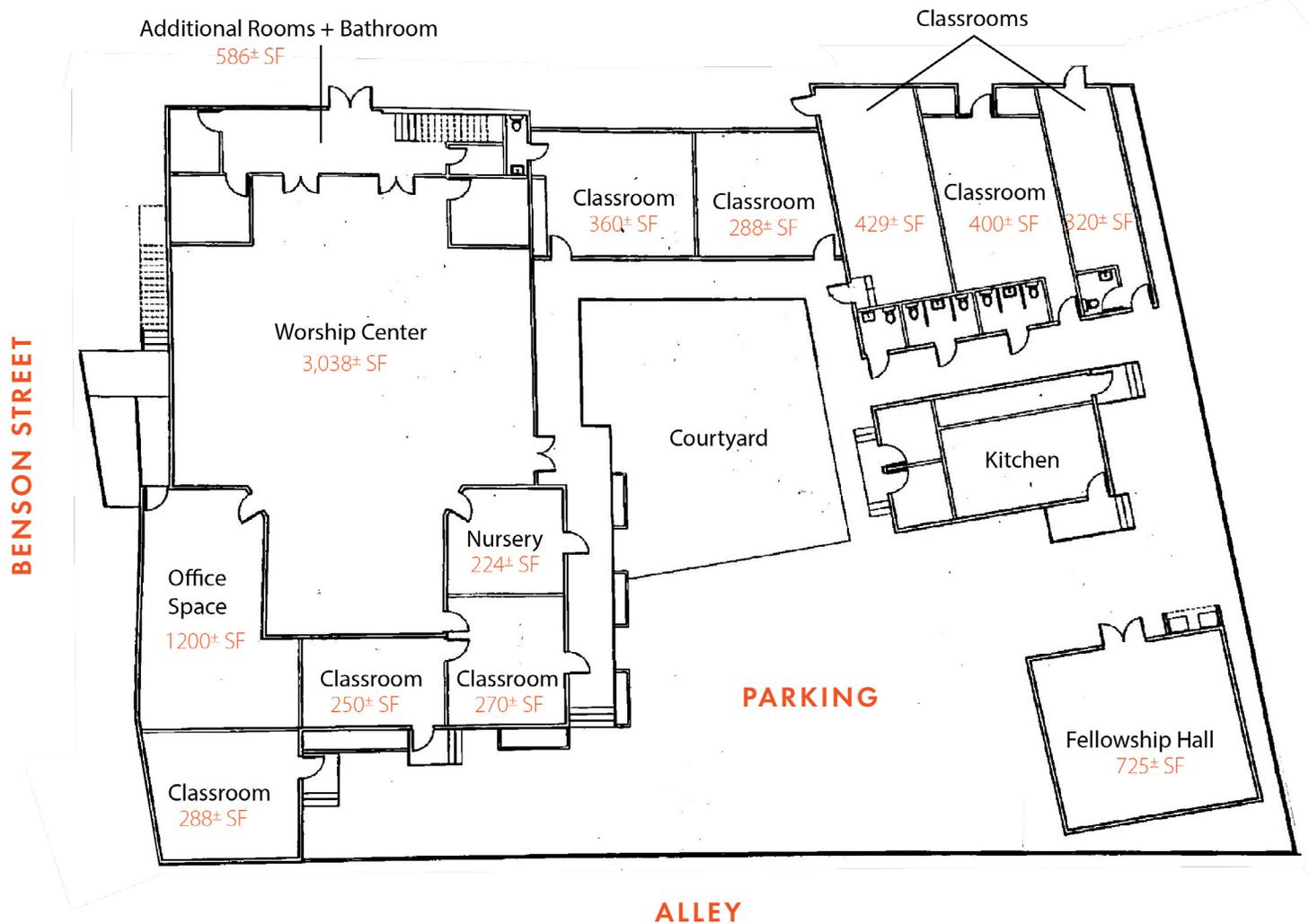
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PROPERTY LAYOUT & DIMENSIONS



EAST GAGE STREET



← **TO ADDITIONAL LOT**

NOT DRAWN TO SCALE
BUYER SHALL VERIFY SQUARE FOOTAGE

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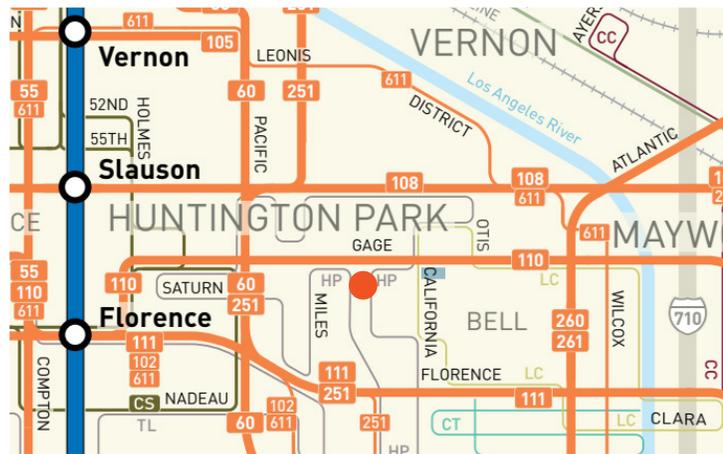
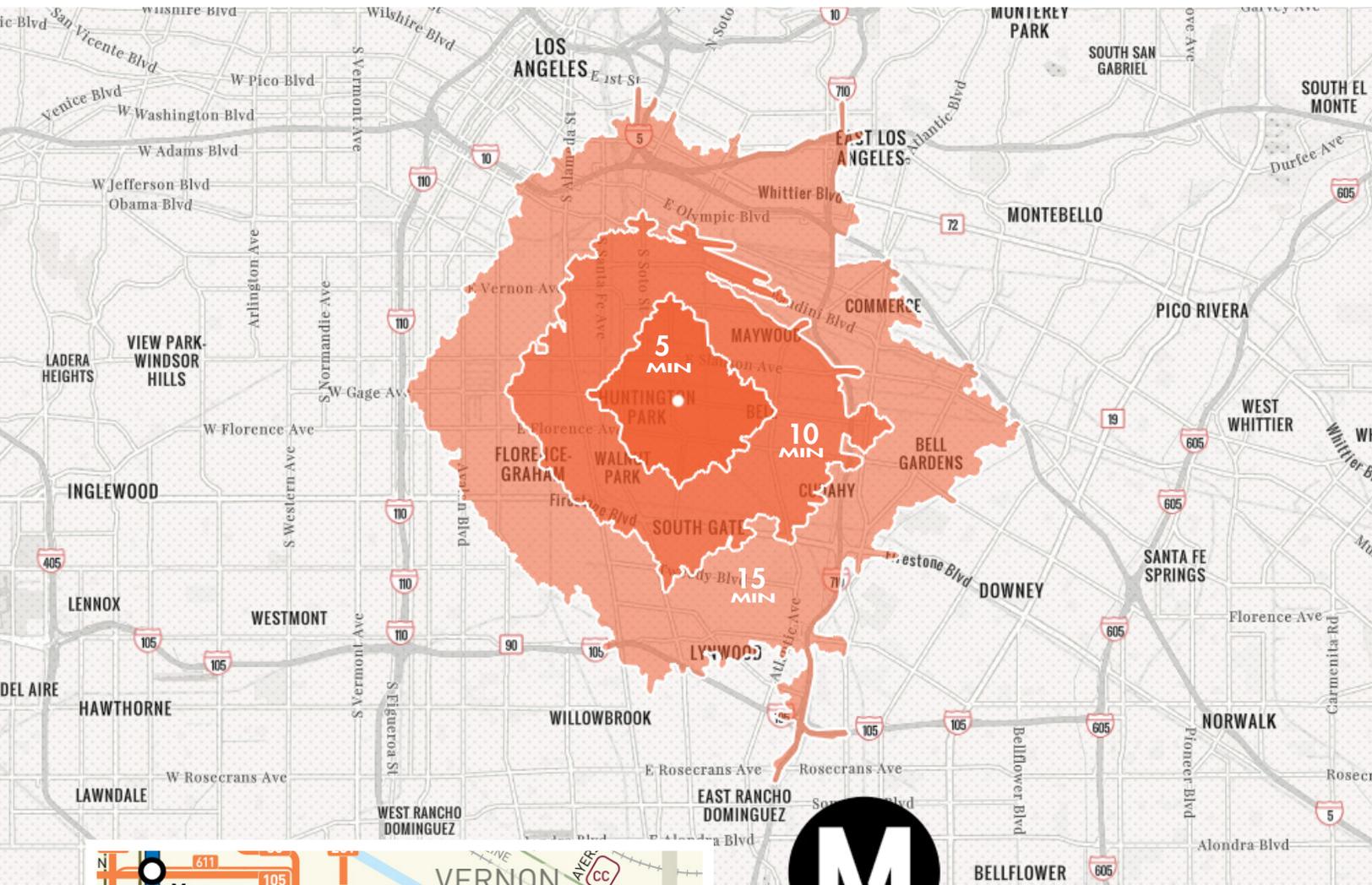
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DRIVE TIMES AND TRANSPORTATION TO PROPERTY



MetroTM

-  METRO RAIL LINE
-  THICKER ORANGE LINE
BUS EVERY 15 MINUTES
-  HUNTINGTON PARK
EXPRESS

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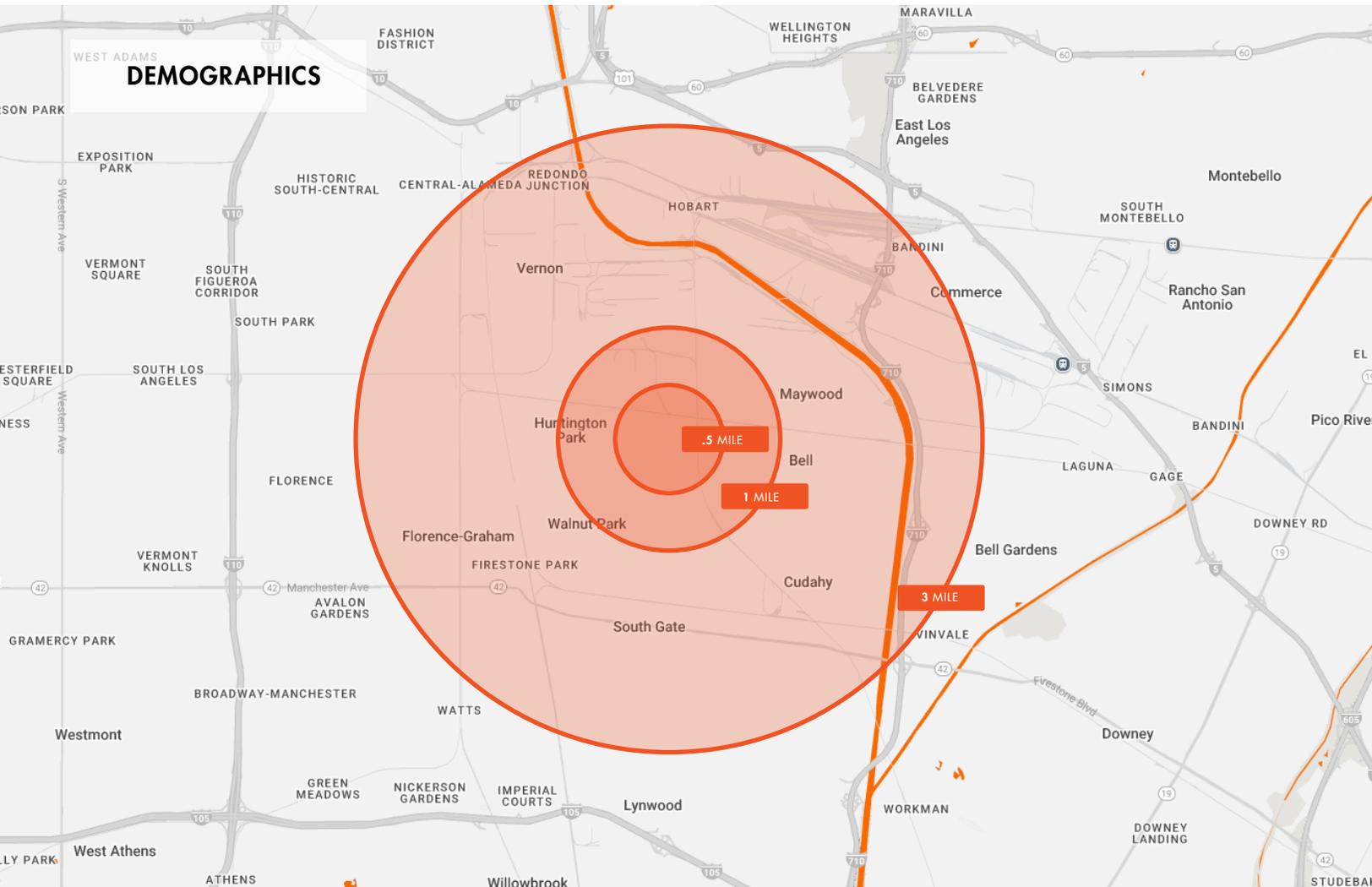
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.5 MILE RADIUS

- 12,171**
ESTIMATED POPULATION 2025
- 33.2**
MEDIAN AGE
- \$622,527**
MEDIAN HOME VALUE 2025
- 1,767**
TOTAL EMPLOYEES
- \$84,528**
AVG HOUSEHOLD INCOME

1 MILE RADIUS

- 48,948**
ESTIMATED POPULATION 2025
- 33.6**
MEDIAN AGE
- \$638,311**
MEDIAN HOME VALUE 2025
- 13,231**
TOTAL EMPLOYEES
- \$81,452**
AVG HOUSEHOLD INCOME

3 MILE RADIUS

- 335,911**
ESTIMATED POPULATION 2025
- 31.9**
MEDIAN AGE
- \$618,287**
MEDIAN HOME VALUE 2025
- 158,960**
TOTAL EMPLOYEES
- \$82,145**
AVG HOUSEHOLD INCOME

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