



RELIGIOUS FACILITY FOR SALE

9603 CALIFORNIA AVENUE, SOUTH GATE, CA



±6,155 SQUARE
FEET

±0.38 ACRE
PARCEL

±225 SANCTUARY
SEATS

28 PARKING
SPACES

**Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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OPPORTUNITY

The Seller is interested in entertaining proposals to maximize the valuation of the site.

PROPERTY FEATURES

±6,155 SF Religious Facility

±0.38 AC site

Sanctuary seating for ±225

Fully equipped kitchen, fellowship hall, classrooms, and offices

Central South Gate location, along busy California Avenue

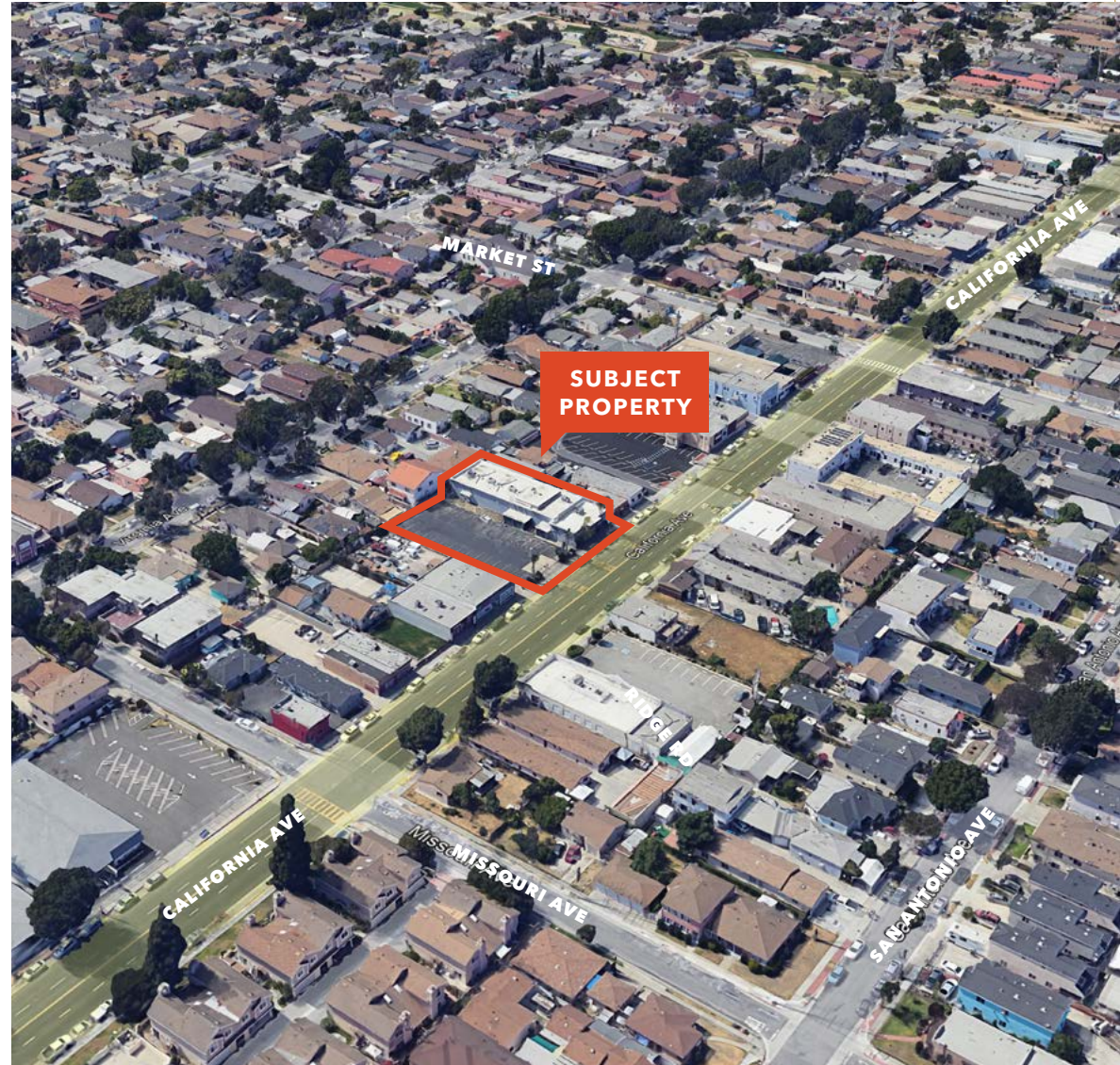
Easily accessible to I-105 and I-710

Zoning allows for wide range of commercial uses;
Buyer to verify use with city

28 Parking Spaces

APN: 6209-017-045

SALE PRICE: \$2,100,000



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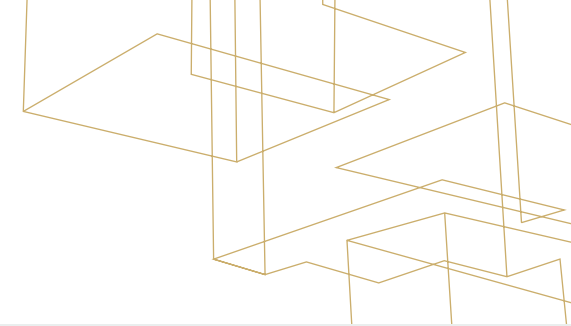
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Demographics | 2023 Estimate

POPULATION

	1 Mile	3 Miles	5 Miles
Estimated Population	59,320	406,827	939,018
2028 Projected Population	55,869	391,577	906,919
2020 Census Population	62,267	428,725	976,428
2010 Census Population	64,274	439,561	983,741
Projected Annual Growth (2023-2028)	-3,451 -1.2%	-15,250 -0.7%	-32,100 -0.7%
Historical Annual Growth (2010-2020)	-2,947 -	-21,898 -1.7%	-37,410 -1.3%
Median Age	33.9	33.0	33.1

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
Estimated Households	15,354	104,790	244,477
2028 Projected Households	14,682	102,587	239,928
2020 Census Households	16,108	108,159	250,599
2010 Census Households	15,405	102,785	238,472
Projected Annual Growth (2023-2028)	-672 -0.9%	-2,204 -0.4%	-4,549 -0.4%
Historical Annual Change (2010-2023)	-51 -	2,005 0.2%	6,005 0.2%

BUSINESS

	1 Mile	3 Miles	5 Miles
Total Businesses	974	8,107	24,553
Total Employees	5,923	63,579	227,587
Employees Per Business	6.1 to 1	7.8 to 1	9.3 to 1
Residential Population Per Business	60.9 to 1	50.2 to 1	38.2 to 1

INCOME

	1 Mile	3 Miles	5 Miles
Average Household Income	\$89,193	\$83,081	\$88,670
Median Household Income	\$70,278	\$66,100	\$68,663
Per Capita Income	\$23,129	\$21,569	\$23,226

RACE & ETHNICITY

	1 Mile	3 Miles	5 Miles
White	38.3%	19.2%	18.5%
Black or African American	1.9%	8.1%	12.9%
American Indian or Alaska Native	2.7%	2.6%	2.3%
Asian	1.9%	2.2%	2.8%
Hawaiian or Pacific Islander	0.1%	0.1%	0.2%
Other Race	54.2%	51.1%	47.8%

EDUCATION (AGE 25+)

	1 Mile	3 Miles	5 Miles
Elementary Grade 0-8	24.8%	24.9%	23.8%
Some High School Grade 9-11	15.4%	15.7%	14.3%
High School Graduate	25.0%	26.9%	26.6%
Some College	16.2%	15.8%	16.3%
Associates Degree Only	5.3%	4.5%	5.3%
Bachelors Degree Only	10.2%	9.0%	9.8%
Graduate Degree	3.1%	3.2%	3.9%

DATA SOURCE: SITES USA

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Bid Process/ Suggested Terms

All offers submitted for the proposed sale should be in writing and accompanied by background information on the buyer.

The property is being offered basis of an all-cash closing. The Buyer should distinguish itself by addressing the following:



THE BUYER SHOULD DISTINGUISH ITSELF BY ADDRESSING THE FOLLOWING:

PRICE

- a. Stipulate total price
- b. Evidence of funds

OFFER STRUCTURE

- a. Investor or User

PROPOSED USE OF SITE

- a. List proposed use

DEPOSITS

- a. A significant initial deposit will be required upon execution of the Purchase and Sale Agreement
- b. Indicate timing and amounts of additional deposits

CONTINGENCIES/CONDITIONS TO CLOSING

- a. Indicate all buyer contingencies and length of contingency period
- b. Specify all conditions necessary to trigger closing
- c. If offering on an entitled basis, provide a projected entitlement timeline with major requirements

ESCROW CLOSING DATE

- a. Specify for all scenarios

TITLE AND ESCROW

- a. First American Title Insurance Company

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A photograph of a large, single-story industrial building with a grey facade and blue accents. A large, ornate metal gate is partially open, leading into a paved parking lot with yellow bollards. In the background, there are palm trees and a clear blue sky with some clouds. A vertical sign on the right side of the building reads 'PATIDAR HALL 9603'. The text 'FOR SALE' is overlaid in large white letters at the bottom left of the image.

FOR SALE

For more information contact

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