



RELIGIOUS PROPERTY FOR SALE

213 S BREED ST, LOS ANGELES, CA 90033

10,343± SF ON 0.31± AC FOR SALE



DESCRIPTION

The subject property is located on S. Breed Street, 2 miles east of downtown Los Angeles in the vibrant cultural and historic district of Boyle Heights. The subject property is easily accessible via merging of the 5, 10, and 101 Freeways, and one block from the Soto Light Rail Station. The subject property is adjacent to Breed Street Elementary and surrounded by low-medium density residential.

The property is currently used as a religious facility and comprised of one building totaling 10,343± SF. The property includes a sanctuary that can seat up to 300, plus additional balcony seating, multiple meeting rooms, and a kitchen. In addition to street parking, there is a paved lot with 18± spaces.

BUILDING FEATURES

BUILDING SIZE	10,343± SF
ACREAGE	0.31± AC
USE	Religious Facility
ZONING	RD2-1-CUGU
YEAR BUILT	1914
COUNTY	Los Angeles
APN	5183-010-018, 5183-010-037
PARKING	18± Spaces, plus Street Parking
PRICE	\$1,800,000 \$2,300,000

FOR MORE INFORMATION, PLEASE CONTACT:

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

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

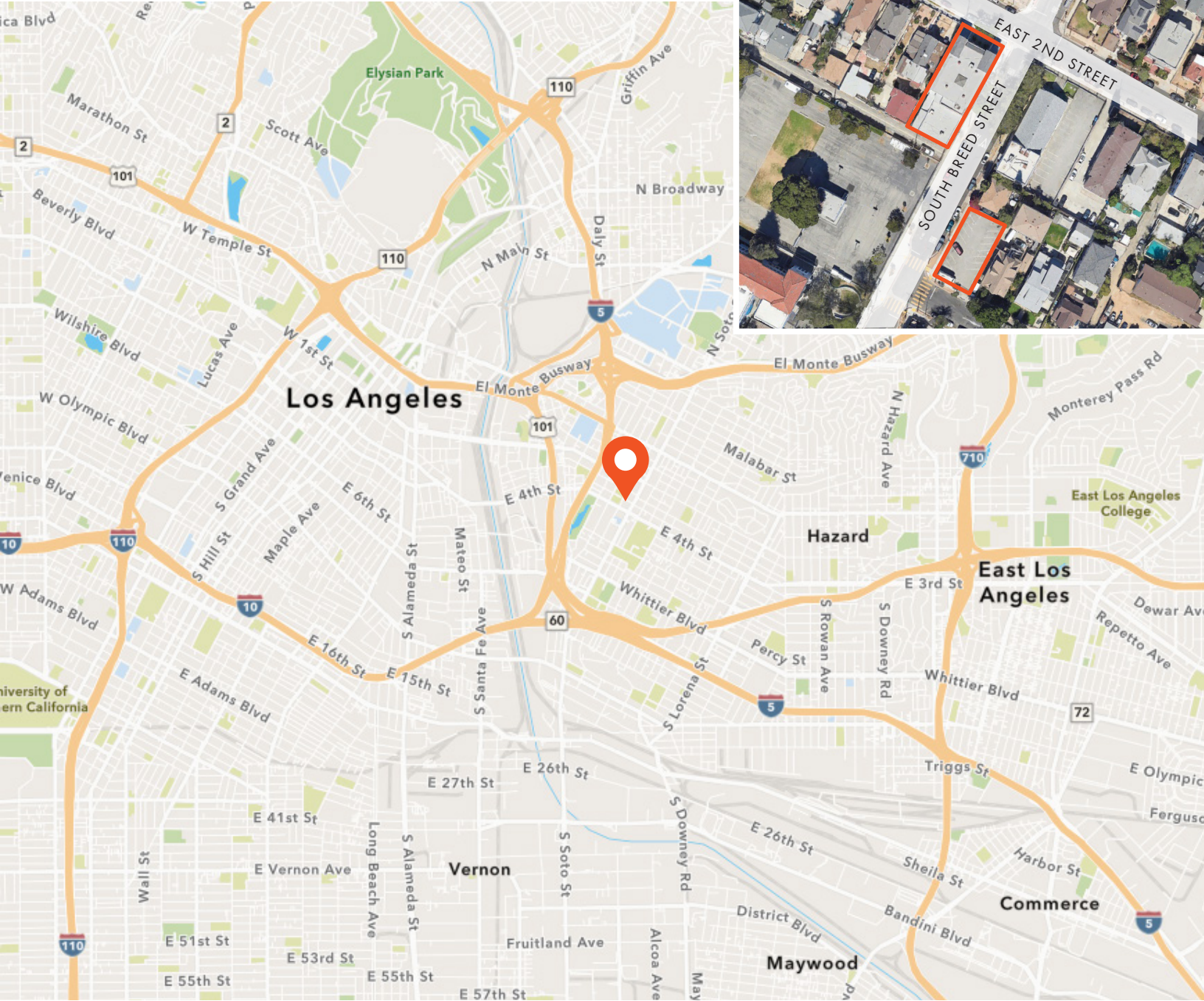


MISSION
PROPERTY
GROUP

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.

foundrycommercial.com

PROPERTY LOCATION & AERIAL



LOCATION HIGHLIGHTS

- Adjacent to Breed Street Elementary School
- One Block from Soto Metro Rail Line Station (E Line)
- 0.30 ± miles from I-10/I-5

FOR MORE INFORMATION, PLEASE CONTACT:

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

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

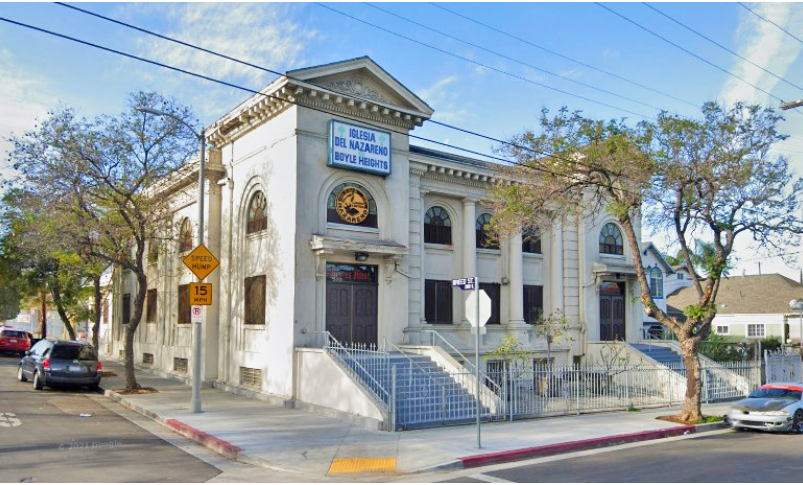
ETHAN REED | 949.525.6397
 Associate
 Ethan.Reed@foundrycommercial.com
 Licensed Real Estate Broker



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.

foundrycommercial.com

PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

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

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

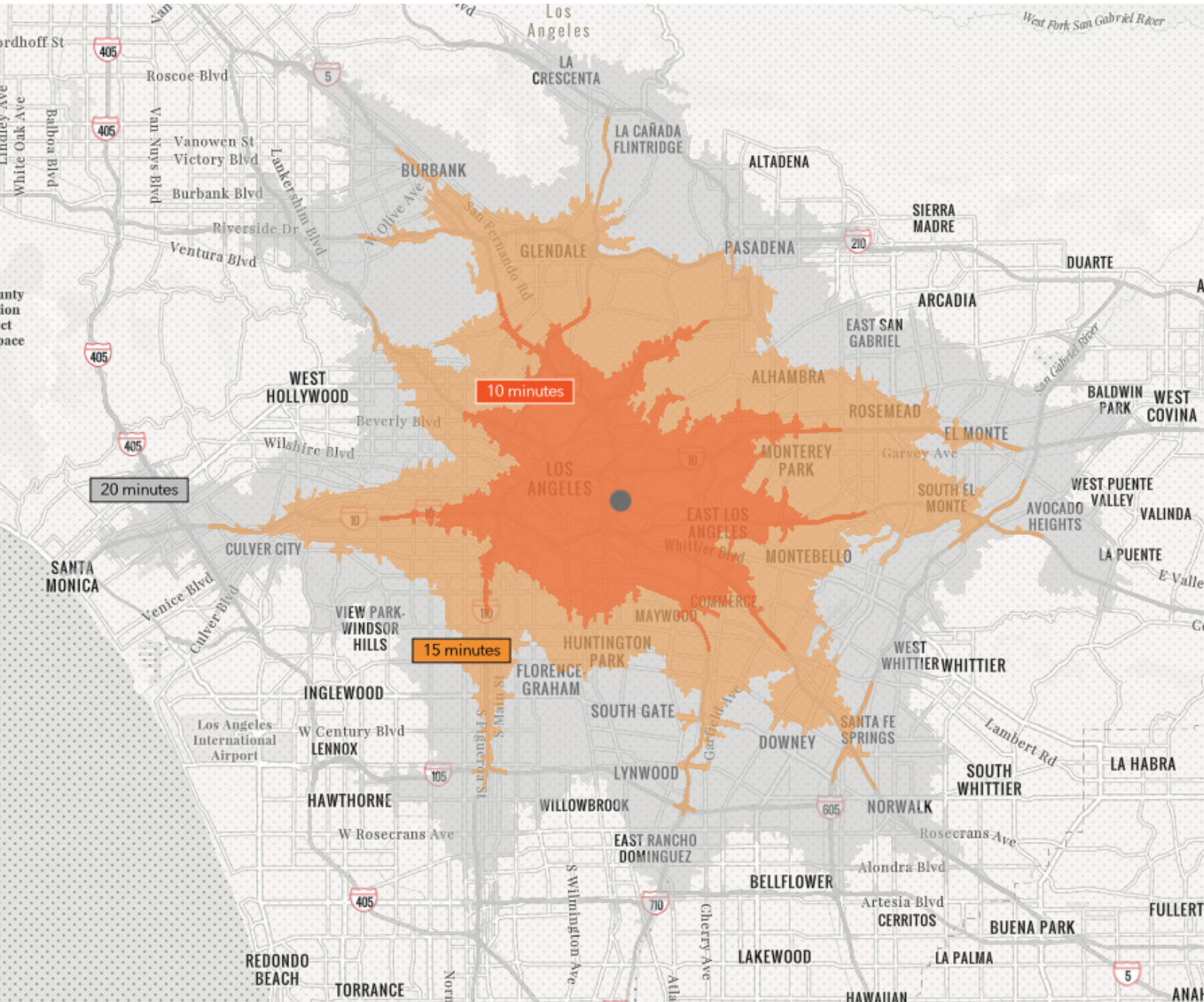
ETHAN REED | 949.525.6397
Associate
Ethan.Reed@foundrycommercial.com
Licensed Real Estate Broker



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.

foundrycommercial.com

APPROXIMATE DRIVE TIMES WEEKENDS AT 9AM



FOR MORE INFORMATION, PLEASE CONTACT:

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

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

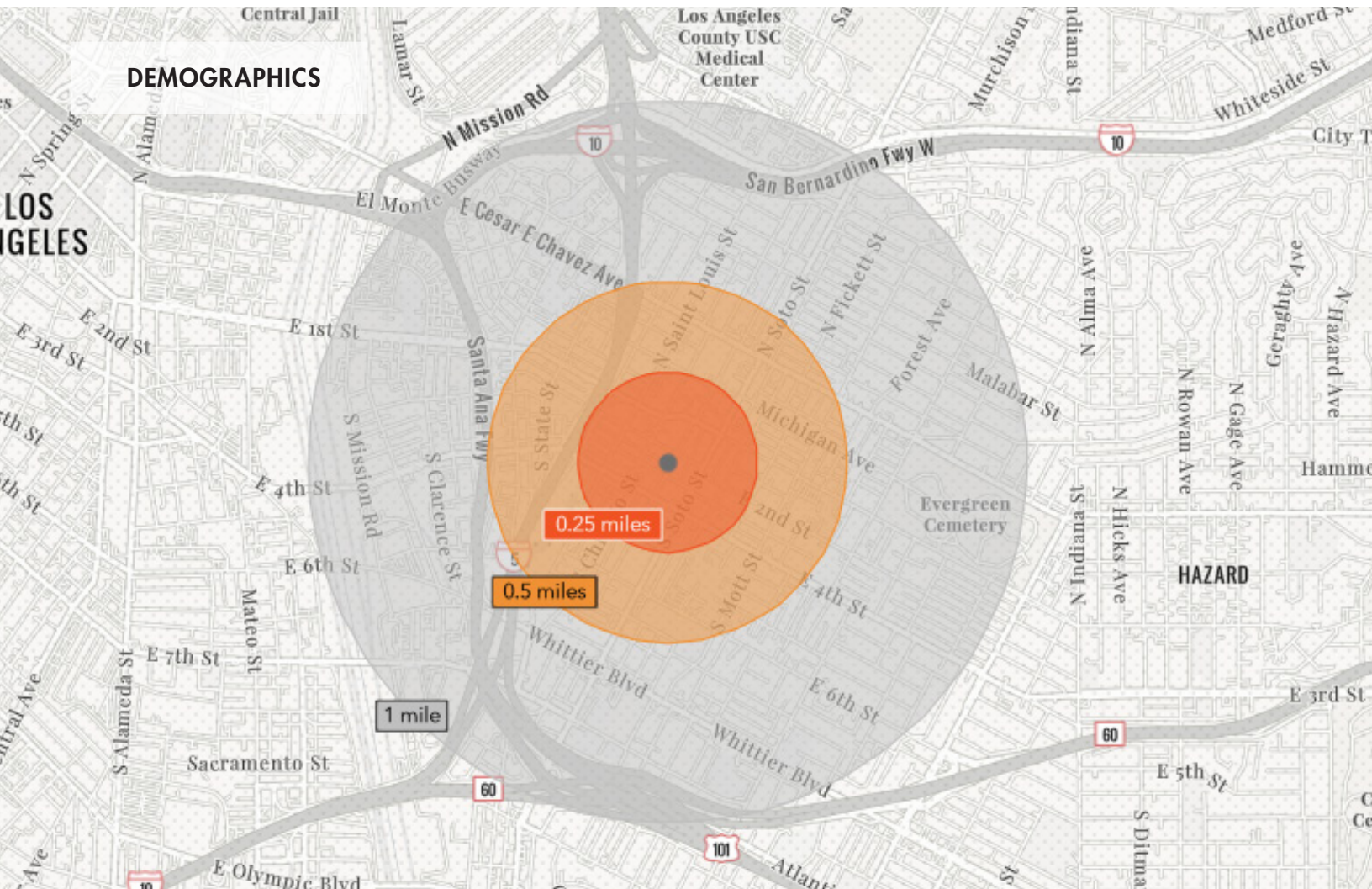
ETHAN REED | 949.525.6397
 Associate
 Ethan.Reed@foundrycommercial.com
 Licensed Real Estate Broker



MISSION
PROPERTY
GROUP

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.

foundrycommercial.com



.25 MILE RADIUS

	4,890 ESTIMATED POPULATION 2025
	33.2 MEDIAN AGE
	\$579,007 MEDIAN HOME VALUE 2025
	615 TOTAL EMPLOYEES
	\$69,901 AVG HOUSEHOLD INCOME

.50 MILE RADIUS

	15,661 ESTIMATED POPULATION 2025
	33.1 MEDIAN AGE
	\$641,875 MEDIAN HOME VALUE 2025
	2,787 TOTAL EMPLOYEES
	\$69,745 AVG HOUSEHOLD INCOME

1 MILE RADIUS

	49,814 ESTIMATED POPULATION 2025
	33.5 MEDIAN AGE
	\$680,245 MEDIAN HOME VALUE 2025
	10,077 TOTAL EMPLOYEES
	\$79,073 AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

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

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



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.