



# CEDAR GROVE BAPTIST CHURCH

**FOR SALE \$ 2,150,000**

7623 8<sup>th</sup> Avenue  
Los Angeles, CA 90043

Seeds Realty Group and Compass Realty are pleased to present the sale of  
Cedar Grove Baptist Church.

Seeds Realty Group  
Contact: Aaron Anderson (310) 892.1333

Compass Realty  
Erica Carter Walden (323) 541.5392

Cedar Grove Baptist Church

7623 8<sup>th</sup> Avenue, Los Angeles, CA 90043

## PROPERTY HIGHLIGHTS

\$2,150,000

**8,180 SF BLDG    13,000 SF Lot**

This religious facility has a sanctuary capacity of 250 and a dining hall of 150 persons. This campus has the following amenities:

- 6 Classrooms
- 3 Offices
- 3 Restrooms
- Parking
- Yr. Built 1934
- Zoning R1



Two story building with the sanctuary, offices and classrooms on the 1<sup>st</sup> Floor. The basement level accommodates the dining hall, kitchen, additional classrooms, restrooms and storage area. There is a direct stairwell to the parking lot from the basement level.

# PROPERTY HIGHLIGHTS

Property has been owned by Cedar Grove Baptist Church since 1955. The property was originally built as a masonic lodge.

7623 8<sup>th</sup> Avenue  
LOS ANGELES, CA 90043




250 Seating Capacity

 Sanctuary



7623 8<sup>TH</sup> AVENUE

 Los Angeles, CA 90043



150 Seating Capacity

 Dining Hall

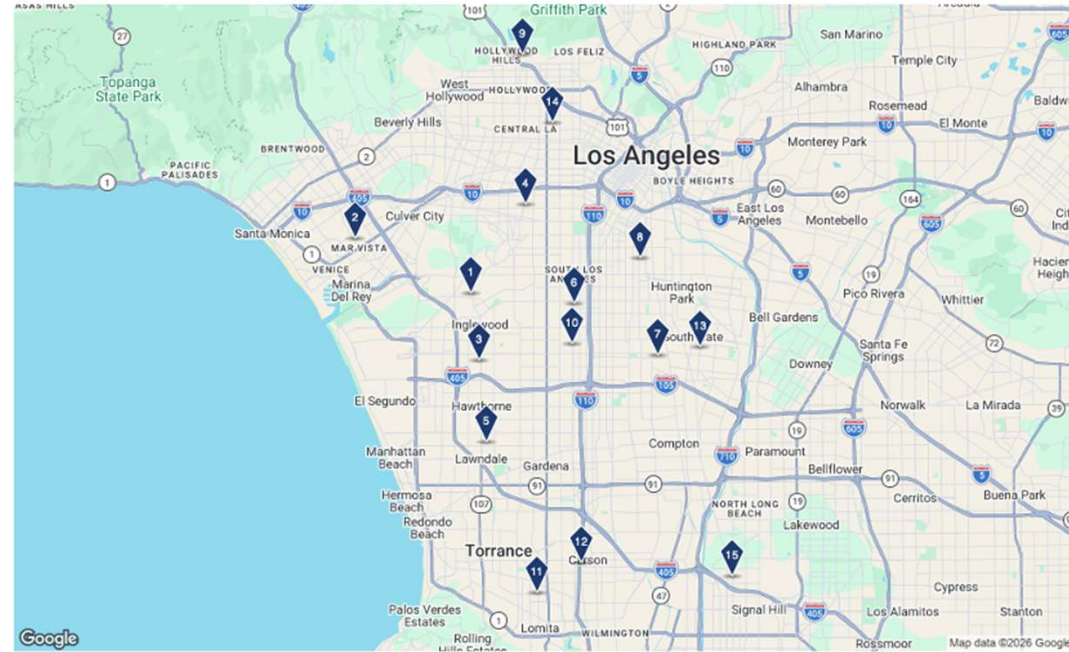
# RELIGIOUS FACILITY SALE COMPARABLES

(COSTAR)

## Sale Comps List

Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price
1 1206 Centinela Ave Inglewood, CA 90302	Specialty ★★★★★	1942	7,899 SF	10/3/2025	\$5,300,000 (\$670.97/SF)
2 3655 S Centinela Ave Los Angeles, CA 90066	Specialty ★★★★★	1990	15,408 SF	2/24/2025	\$6,751,000 (\$438.15/SF)
3 10536 S Grevillea Ave Inglewood, CA 90304	Specialty ★★★★★	1952	3,750 SF (0%)	6/10/2024	\$1,575,000 (\$420.00/SF)
4 2531 W Jefferson Blvd Los Angeles, CA 90018	Specialty ★★★★★	1908	9,909 SF	6/6/2024	\$3,030,000 (\$305.78/SF)
5 4221 Marine Ave Lawndale, CA 90260	Specialty ★★★★★	1951	13,151 SF	3/15/2024	\$3,000,000 (\$228.12/SF)
6 7510 S Vermont Ave Los Angeles, CA 90044	Specialty ★★★★★	1939	9,400 SF	12/9/2025	\$1,500,000 (\$159.57/SF)
7 2056 E 103rd St Los Angeles, CA 90002	Specialty ★★★★★	1928	3,044 SF	10/23/2025	\$1,100,000 (\$361.37/SF)
8 1511 E 52nd St Los Angeles, CA 90011	Specialty ★★★★★	1929	3,900 SF	9/22/2025	\$1,800,000 (\$461.54/SF)
9 2041 Argyle Ave Los Angeles, CA 90068	Specialty ★★★★★	1922	18,057 SF	9/12/2025	\$13,275,000 (\$735.17/SF)
10 9537 S Vermont Ave Los Angeles, CA 90044	Specialty ★★★★★	1924	7,690 SF	7/15/2025	\$2,200,000 (\$286.09/SF)
11 2051 W 236th St Torrance, CA 90501	Specialty ★★★★★	1950	4,584 SF	7/10/2025	\$2,999,500 (\$654.34/SF)
12 21919 Figueroa St Carson, CA 90745	Specialty ★★★★★	1977	6,400 SF	5/7/2025	\$2,125,000 (\$332.03/SF)
13 9603 California Ave South Gate, CA 90280	Specialty ★★★★★	1972	6,155 SF	4/22/2025	\$1,900,000 (\$308.69/SF)
14 213 S Hobart Blvd Los Angeles, CA 90004	Specialty	2000	15,189 SF	3/14/2025	\$4,352,136 (\$286.53/SF)
15 3516 Linden Ave Long Beach, CA 90807	Specialty ★★★★★	1971	4,190 SF	1/31/2025	\$1,250,000 (\$298.33/SF)

## Sale Comps Map & List Report



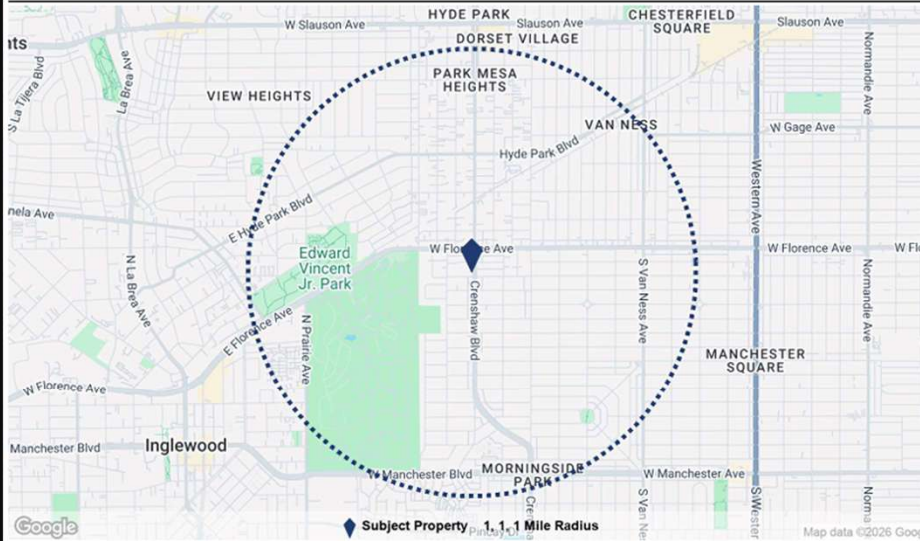
### Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$1,100,000	\$3,477,176	\$2,200,000	\$13,275,000
Sale Price Per SF	\$160	\$405	\$332	\$735
Cap Rate	-	-	-	-
Land Price Per AC	\$3,293,446	\$7,075,868	\$5,769,231	\$12,443,532
Property Attributes	Low	Average	Median	High
Building SF	3,044 SF	8,582 SF	7,690 SF	18,057 SF
Year Built	1908	1950	1950	2000
Stories	1	2	1	3
Typical Floor SF	3,044 SF	5,997 SF	4,584 SF	15,189 SF
Star Rating	☆☆☆☆ 0	★★★★★ 2.3	★★★★★ 2	★★★★★ 3

## Demographic Overview

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
<b>35,070</b>	<b>2.7</b>	<b>41</b>	<b>\$54,234</b>

### DEMOGRAPHIC RADIUS RINGS



### DEMOGRAPHIC SUMMARY

	1 Mile	1 Mile	1 Mile
<b>Population</b>			
2024 Population	35,070	35,070	35,070
2029 Population	33,997	33,997	33,997
Pop Growth 2024-2029	(3.1%)	(3.1%)	(3.1%)
2024 Average Age	41	41	41
<b>Households</b>			
2024 Households	12,462	12,462	12,462
2029 Households	12,046	12,046	12,046
Household Growth 2024-2029	(3.3%)	(3.3%)	(3.3%)
Median Household Income	\$54,234	\$54,234	\$54,234
Average Household Size	2.7	2.7	2.7
Average HH Vehicles	2	2	2
<b>Housing</b>			
Median Home Value	\$703,393	\$703,393	\$703,393
Median Year Built	1949	1949	1949

# Demographics

7623 8<sup>th</sup> Avenue, Los Angeles CA 90043



## CONTACT:

Seeds Realty Group

Aaron Anderson

Lic # 01290018

310.892.1333

[aaron@fcdllc.us](mailto:aaron@fcdllc.us)

Compass Realty

Erica Carter -Walden

Lic # 02045143

323.541.5392

[Erica.carter@compass.com](mailto:Erica.carter@compass.com)

REAL ESTATE COMPANY

