

COMMERCIAL | BILLBOARD

NOHCO
REAL ESTATE INVESTMENTS



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3152 MARTIN LUTHER KING BLVD, LYNNWOOD, CA 90262



3152 MARTIN LUTHER KING LYNWOOD, CA 90262

Use Type: Commercial/Religious

Total Size: 2,480 SF

Lot Size: 12,405 SF

Year Built: 2020

Parking: Approx. 20 Spots

Zoning: LY-C3

Frontage: 110' MLK Blvd

Cross Street: Long Beach Blvd

County: Los Angeles

APN: 6170-029-025, 028, 030

EXCLUSIVELY LISTED:

\$1,500,000

DESCRIPTION

Terrific opportunity to acquire a high grade freestanding commercial building w/ billboard in the City of Lynwood. This spacious and well-designed facility is situated on a generous 12,042sf lot on 3 total parcels with access from two streets and features a functional layout designed to support a wide range of religious, retail, or commercial for an owner/user.

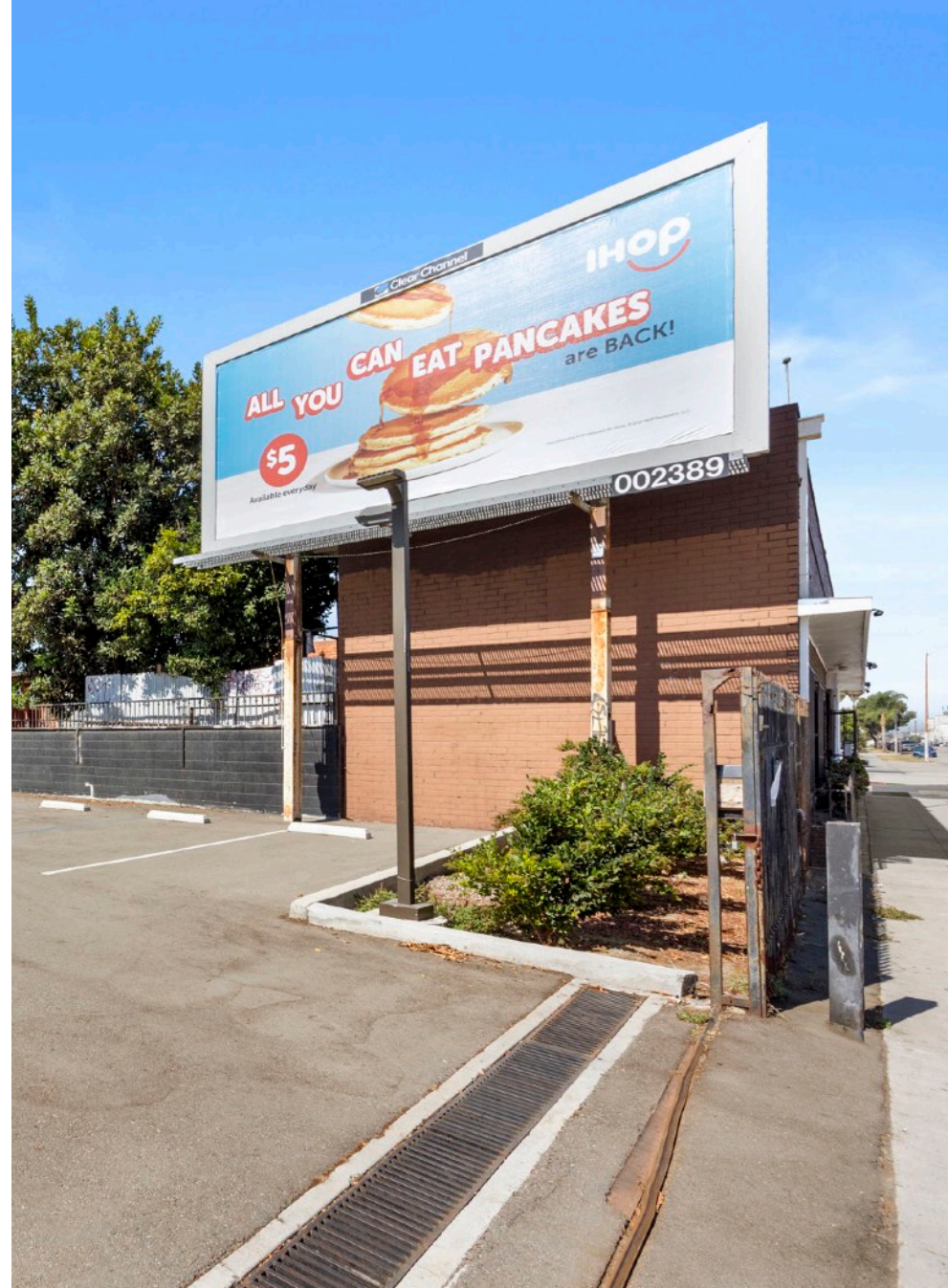
Originally built in 2020, the property is 2,480sf in size with a complete buildout to include a main lobby/hall, open kitchen/meeting area, big office, two full size bathrooms, and storage rooms. Currently being utilized for general office/religious gatherings, the property is currently zoned C3 to allow for various commercial uses.

Other notable features include a two new HVAC systems, heavy duty electrical service, front security gate, and a small billboard that's currently leased. With over 110' of frontage on Martin Luther King Blvd, the property offers excellent visibility, easy accessibility from two streets, and potentially striped for 20 parking spaces.

Close proximity to Long Beach Blvd, major retailers & restaurants, off the 105 Fwy.

HIGHLIGHTS

- Ideal Commercial & Religious Owner/User Opportunity.
- New Construction Built in 2020 w/ High Grade Features.
- Ample Parking w/ Access on Two Streets.
- High Visibility Near 105 Fwy, and Major Retailers.



DRONE PHOTO



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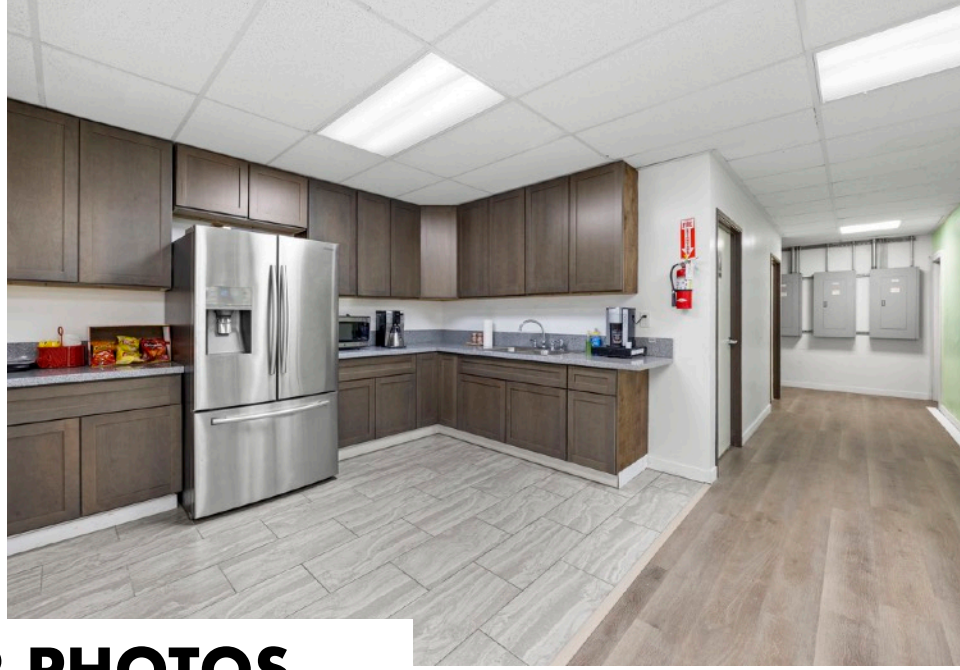
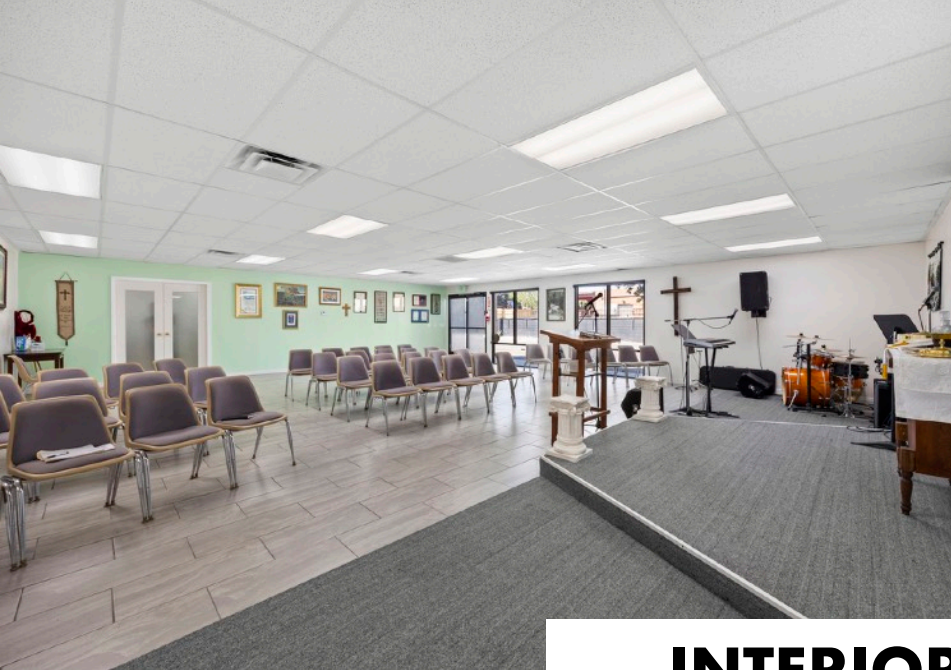
LAYOUT/RENDERING



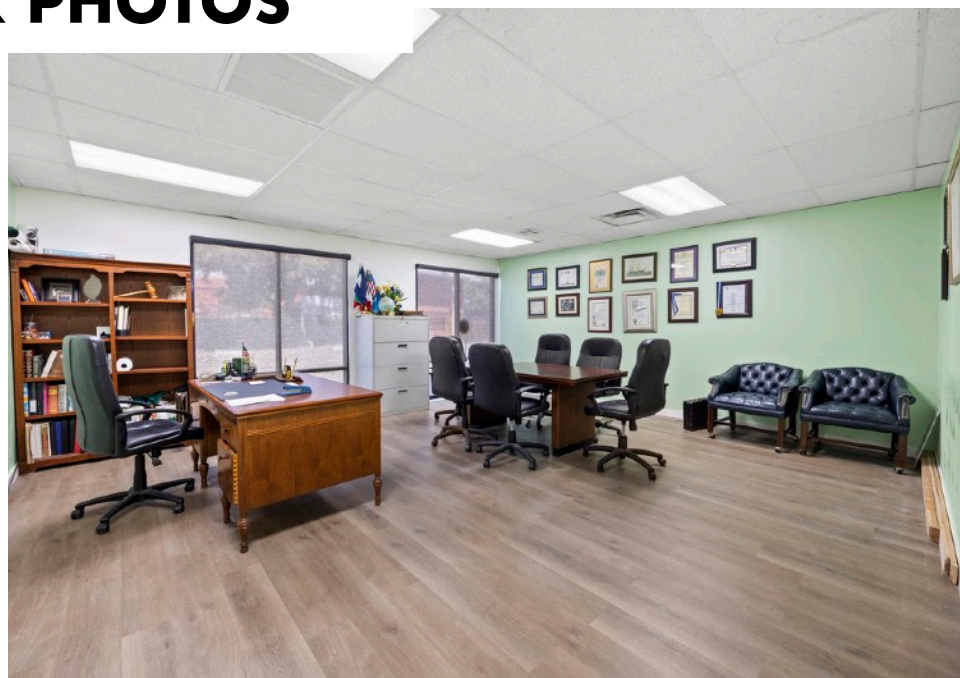


PROPERTY PHOTOS



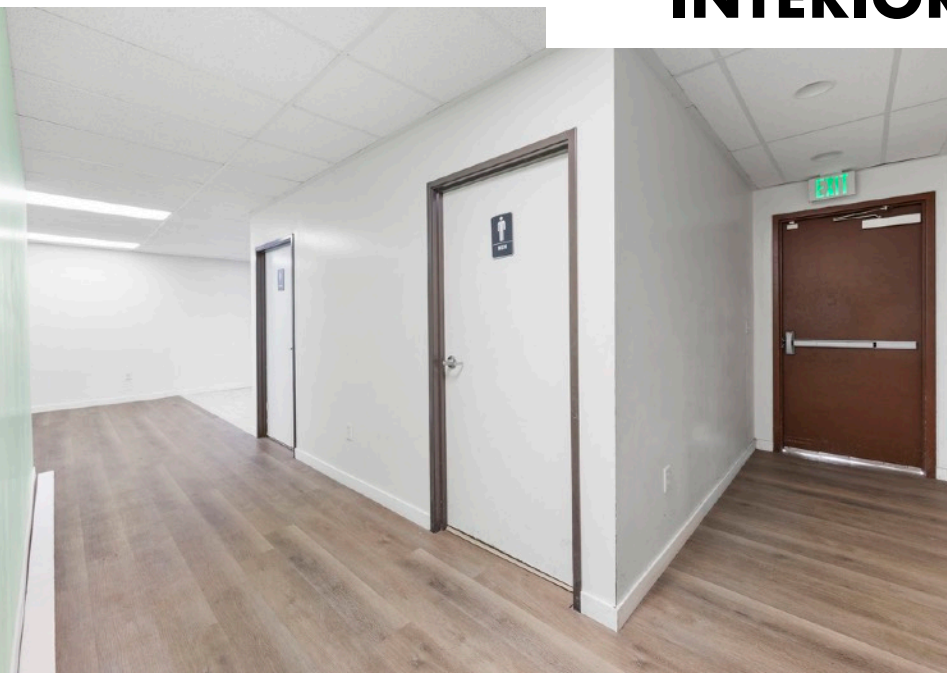


INTERIOR PHOTOS





INTERIOR PHOTOS



DRONE PHOTO



AERIAL PHOTO

Long Beach Blvd

SUBJECT PROPERTY

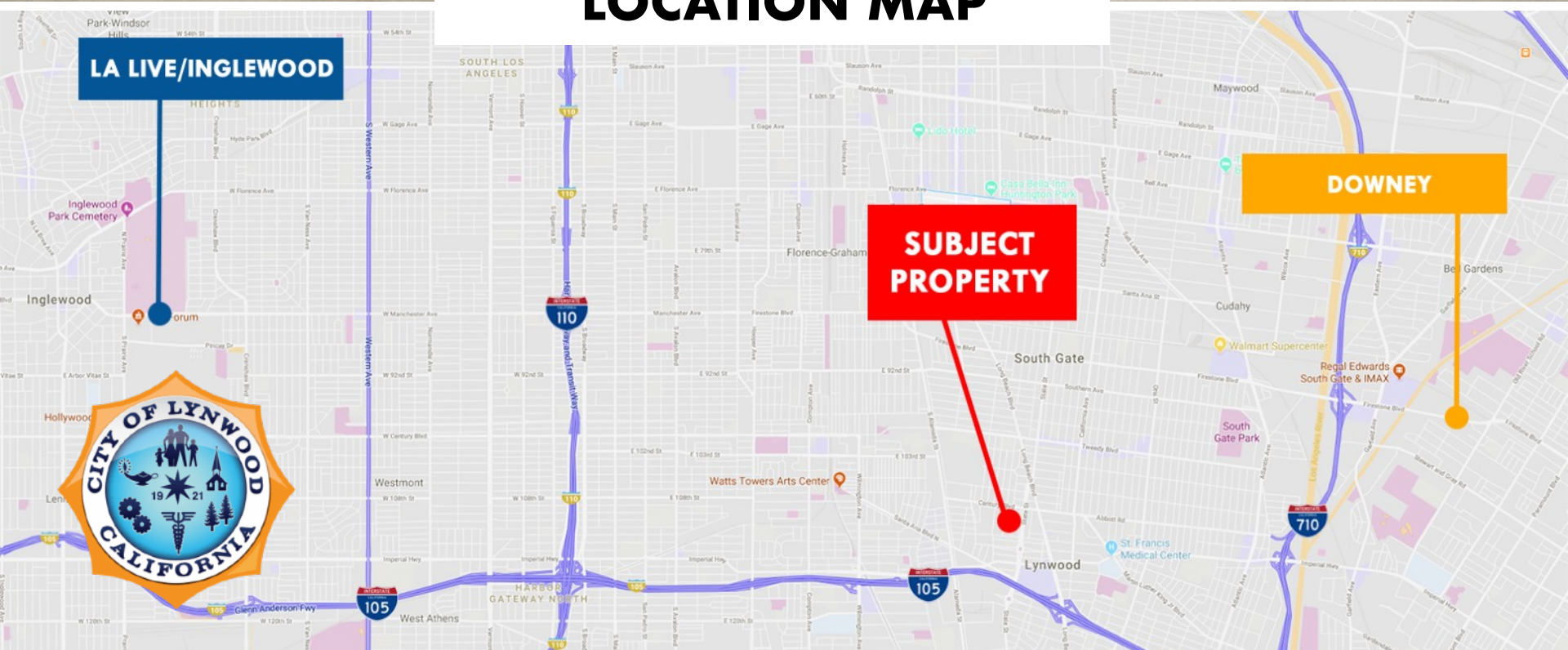
Martin Luther King Blvd

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LOCATION MAP



LYNWOOD, CA

Lynwood is a city located in Los Angeles County, California, United States. In 2020, about 67,265 people lived here. This was a slight decrease from the 69,772 people counted in 2010. Lynwood is found near the cities of South Gate and Compton. It is in the central part of the Los Angeles Basin. The city was officially formed in 1921. It got its name from the Lynwood Dairy and Creamery, which was also the name of the local train station.

Nestled in the heart of the Los Angeles metropolitan area, Lynwood, California, is a small but vibrant city that offers its residents and visitors a range of benefits. From delicious cuisine to outdoor activities, Lynwood has something for everyone. Here are just a few of the reasons why living in Lynwood is an excellent choice.



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Sold \$750M in Transactions



Apartments/Multi-Family
Retail/Shopping Centers
Residential/Residential Income
Owner-User/SBA Financing
Office/Industrial
1031 Exchange/NNN

