



FOUNDRY
COMMERCIAL

RELIGIOUS PROPERTY FOR SALE

206 S SAINT LOUIS STREET | LOS ANGELES, CA 90033

12,242± SF ON 0.27± AC FOR SALE



DESCRIPTION

A 12,242± SF religious building on 0.27± AC in the Los Angeles neighborhood of Boyle Heights.

The building's two-level sanctuary has a seating capacity of 200±.

The building also contains 10 office/classroom spaces and a smaller sanctuary/fellowship hall.

It is located on the hard corner of 2nd Street and Saint Louis Street, less than 0.20 miles from an I-10 on-ramp.

The property is within walking distance of two stops on Metro's E Line - which travels between East Los Angeles and Santa Monica.

BUILDING FEATURES

TOTAL SF	12,242± SF
ACREAGE	0.27± AC
USE	Religious Facility
ZONING	RD2-1-CUGU / Low Medium II Residential
YEAR BUILT	1912
COUNTY	Los Angeles
APN	5183-011-038
ASKING PRICE	\$950,000

FOR MORE INFORMATION, PLEASE CONTACT:

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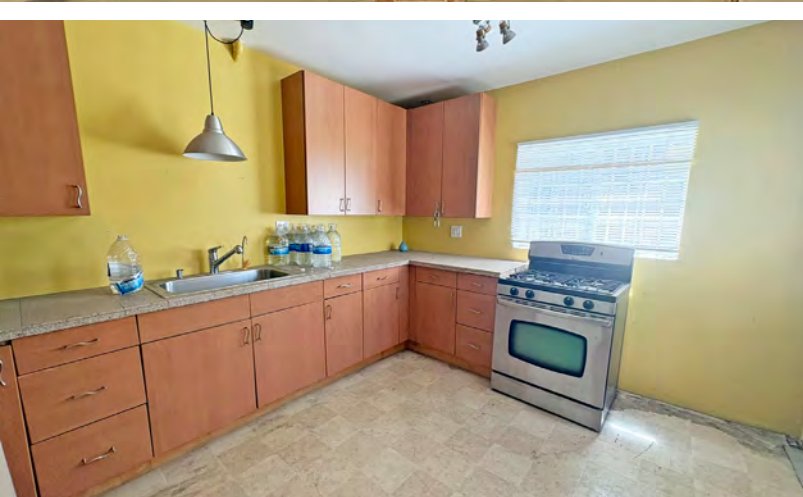
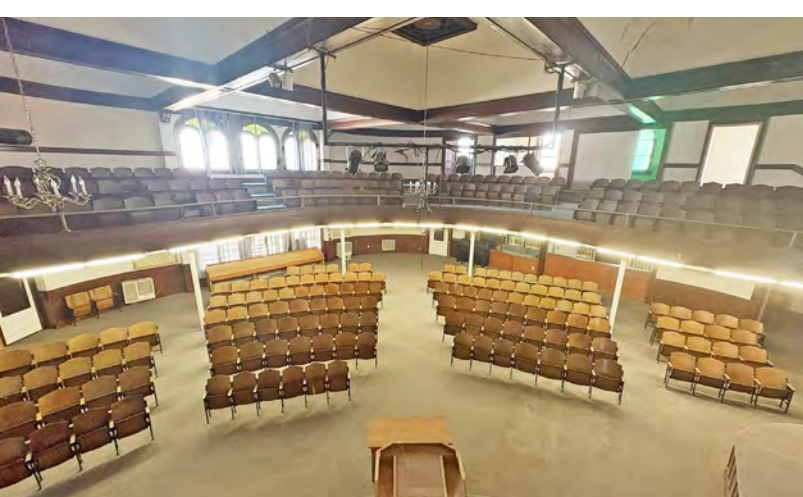
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PHOTOS



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PROPERTY LOCATION

NATIONAL/REGIONAL BRANDS
in the neighborhood

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ZONING



SOME APPROVED USES

One-family dwellings
Two-family dwellings
Multiple dwellings or group dwellings
Apartment houses

State Enterprise Zone: East Los Angeles
Historic Places LA
Clean Up Green Up District

RD2-1-CUGU / Low Medium II Residential

Minimum Lot Area	5,000 SQ FT
Minimum Lot Area per DU	2,000 SQ FT
Minimum Lot Width	50 FT
Setbacks	
Front Yard	15 FT
Side Yard	5-16 FT (depending on height)
Rear Yard	15 FT

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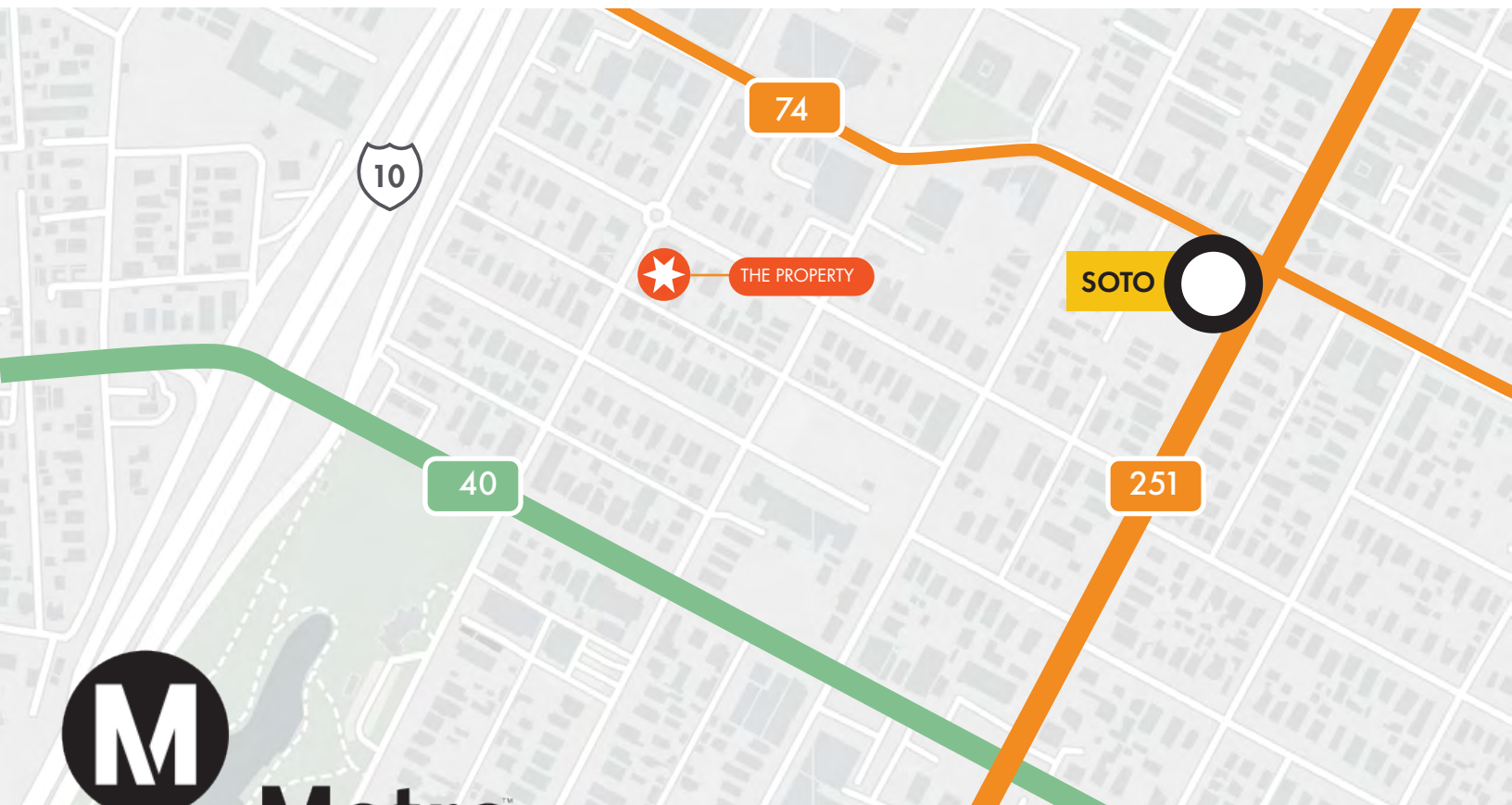
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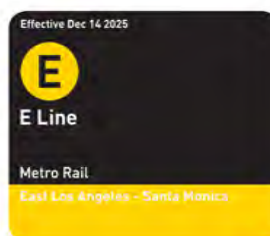
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PUBLIC TRANSPORTATION TO PROPERTY



Metro

- MONTEBELLO BUS LINES
- THICKER ORANGE LINE BUS EVERY 15 MINUTES
- LESS FREQUENT SERVICE
- METRO RAIL LINE



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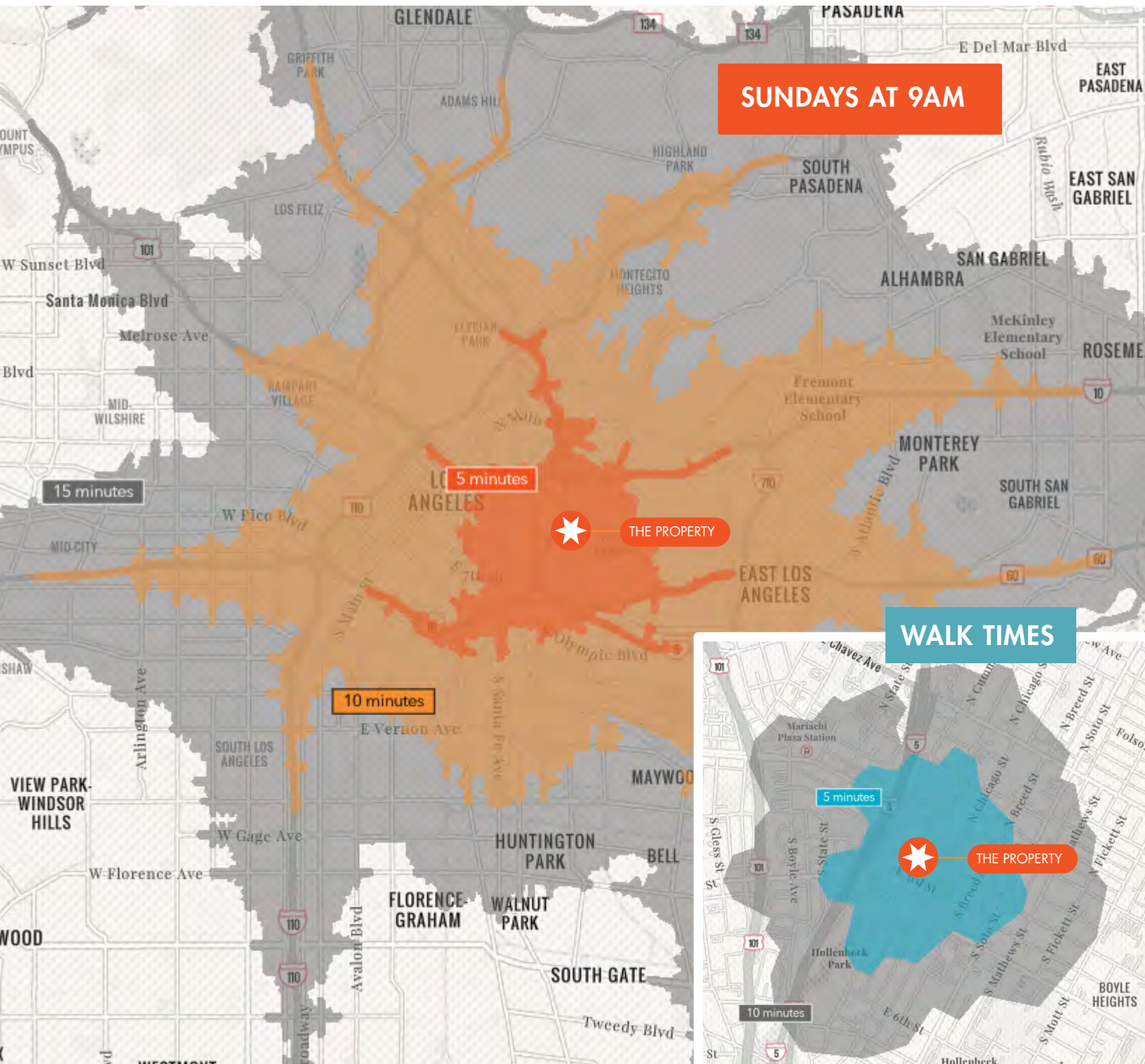
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APPROXIMATE TIME TO PROPERTY



WALK TIMES



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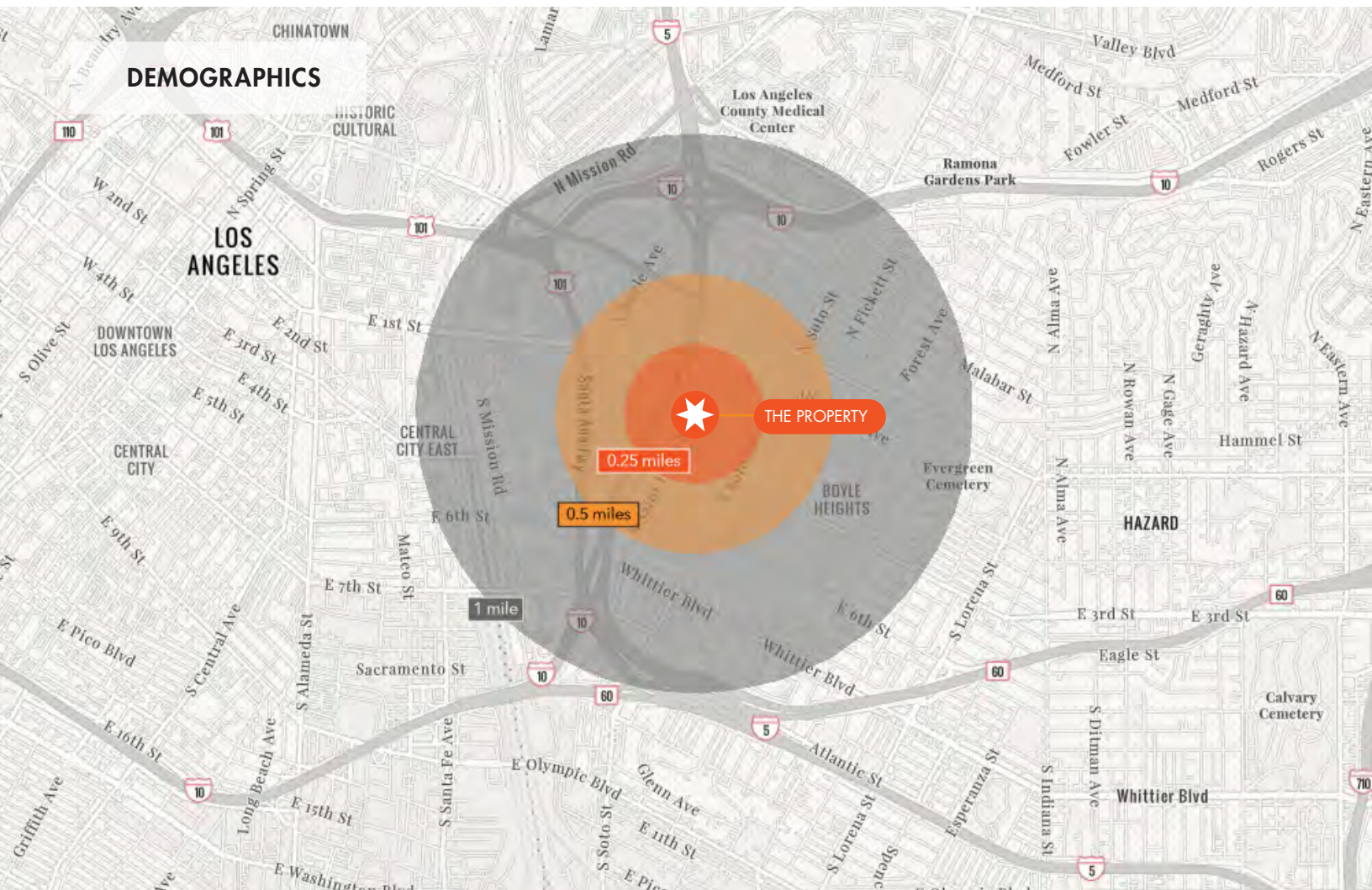
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.25 MILE RADIUS



3,283
ESTIMATED POPULATION 2026



33.0
MEDIAN AGE



\$815,944
MEDIAN HOME VALUE 2026



499
TOTAL EMPLOYEES



\$73,826
AVG HOUSEHOLD INCOME

.5 MILE RADIUS



16,121
ESTIMATED POPULATION 2026



33.2
MEDIAN AGE



\$777,856
MEDIAN HOME VALUE 2026



4,028
TOTAL EMPLOYEES



\$71,189
AVG HOUSEHOLD INCOME

1 MILE RADIUS



46,645
ESTIMATED POPULATION 2026



33.5
MEDIAN AGE



\$743,609
MEDIAN HOME VALUE 2026



11,066
TOTAL EMPLOYEES



\$87,132
AVG HOUSEHOLD INCOME

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