

CHURCH BUILDING REDEVELOPING OPPORTUNITY

3507 E 7TH
LOS ANGELES, CA 90023



Confidential Offering Memorandum

This is a confidential memorandum intended solely for your own limited use in considering whether to pursue negotiations to purchase 3507 E 7TH LOS ANGELES, CA 90023 (the "Property"). The Owner has retained NAI Capital ("NAI") as the exclusive sales broker to sell the Property. No other agent or broker is authorized to offer the Property unless and until that agent or broker has executed a written agreement with NAI and that agreement has been executed by their interested purchaser.

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by NAI. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither the Owner nor NAI, nor any of their partners, officers, employees or agents have independently verified the information contained herein and they are not responsible for any errors or inaccuracies in the information. No representation or warranty, express or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. There is no representation as to the environmental condition of the Property. [Exclusively Offered By:](#)

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Owner and NAI expressly reserve the right at their sole discretion to reject any or all proposals, offers, or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or imply that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The Property is submitted for sale subject to the right to make changes in any of the terms without notice.

Investment Highlights

- Vacant church property with value-add potential
- Located in a walkable neighborhood with Walk Score of 78
- Close to Boyle Heights Sports Center and Park
- Just minutes from the 5 Freeway, 101 Freeway, and 110 Freeway
- Within a mile to Soto Saratoga and Lorena L.A. METRO Station
- Easy access to commuting options, shopping, dining, and entertainment
- Potential for multi-family or office redevelopment opportunity



Site Overview

3507 E 7TH
LOS ANGELES
CA 90023



Address	3507 E 7th St, Los Angeles, CA 90023
Price	\$975,000
Building Size	± 3,147 SF
Land Size	3,575 SF
Property Type	Office, Church, Two-Story
Year Built	1920/2022
Zoning	LARD1.5
Ownership Interest	Fee Simple
Room	6
Bathroom	4
Kitchen	1
Shower Room	1
Cooling	Central Air
Heating	Central Heating
APN	5188-015-021
Market	Boyle Heights
Parking	4

Property Aerial

3507 E 7TH
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Pictures

3507 E 7TH
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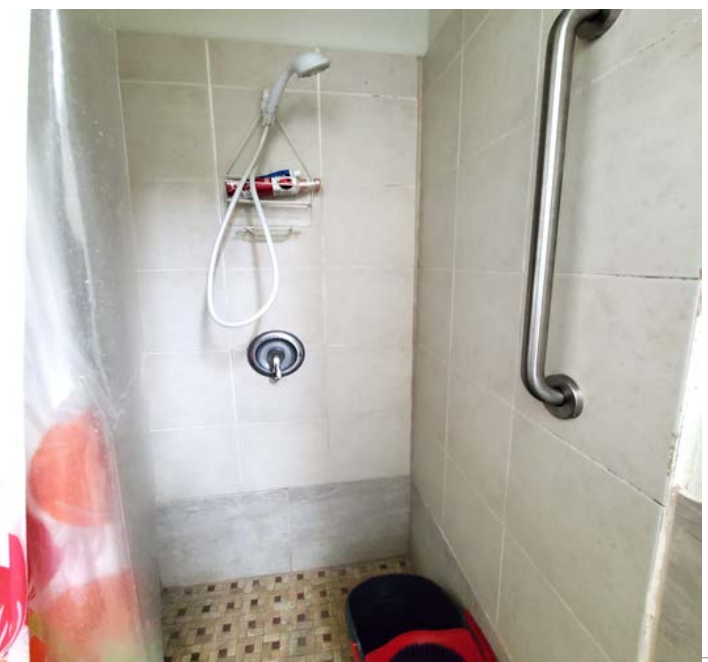
Pictures

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BOYLE HEIGHT

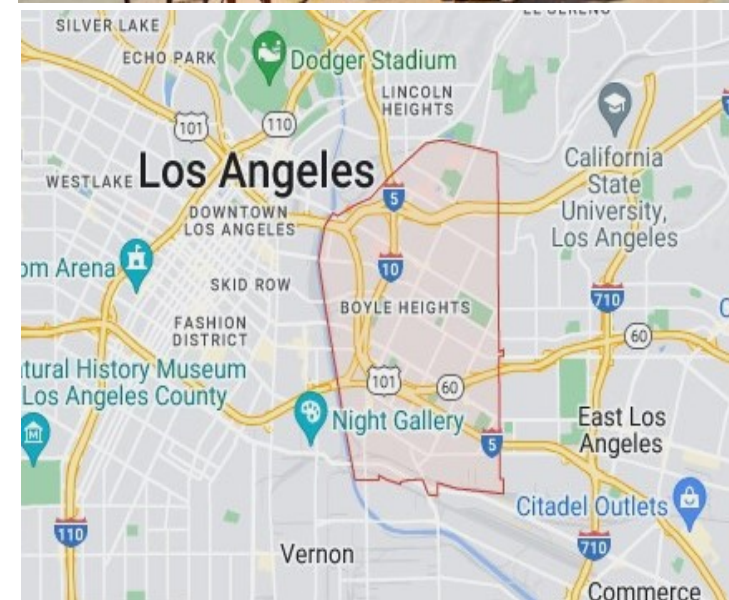
Boyle Heights: A Los Angeles Intersection

Bound by the L.A. River and divided by a concrete tangle of freeways, Boyle Heights is physically segregated from downtown Los Angeles. The area immediately east of the L.A. River is commonly referred to as “the flats.” Mission Road, which runs through this section of the neighborhood, is dominated by rail yards, warehouses, factories, and auto salvage yards. Housing policies and freeway construction have kept this area transitional, as it is continually re-imagined and re-shaped to suit changing needs-not always shared by local residents.

Growing Up on the East-side: Youth/Growing Up

Boyle Heights is a Los Angeles intersection, a place of infinite possibilities where the paths of different people meet or cross. Boyle Heights has been home to people who have come to Los Angeles from different cities, states, and countries, who have different beliefs and traditions, and who speak different languages.

Since the 1930s, when it was the center of L.A.’s Jewish community, the street has been a vibrant hub of social and commercial life for all local residents. Stretching two miles through the neighborhood, this street links Boyle Heights to the site of Los Angeles’ original pueblo and to the greater East L.A. area. In 1995, Brooklyn Avenue was renamed Avenida Cesar E. Chavez in honor of the late Chicano civil rights leader.



Population

	2 Mile	5 Mile	10 Mile
2023 Population	141,668	946,161	3,530,227
Median Age	33.7	35.2	37.1
Bachelor's Degree and Higher	8%	14%	22%

Race

	2 Mile	5 Mile	10 Mile
White	123,130	730,307	2,393,495
Black or African American	1,825	43,493	431,514
2017 Hispanic	128,050	742,615	2,192,376
2017 Asian	2,227	91,862	502,669
2017 Hawaiian or Pacific Islander	248	1,871	9,059
2017 Other Race	2,182	21,114	38,747
2017 Two or More Races	1,96	18,013	88,256
	0		

Income

	2 Mile	5 Mile	10 Mile
Ave Household Income	\$65,801	\$71,888	\$85,492
Median Household Income	\$49,515	\$51,126	\$61,830
Renter Occupied Households	21,903	165,489	685,212

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Exclusive Advisors

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