



**15144 LEFFINGWELL**  
**LA MIRADA, CA 90638**

EXCLUSIVELY LISTED BY NOHCO REAL ESTATE





## 15144 LEFFINGWELL RD LA MIRADA, CA 90638

Use Type: Religious/Educational

Total Size: 10,111sf

Lot Size: 70,634sf (1.62 acres)

Year Built: 1956/1957

Parking: 88 Spots (8.7:1000)

Zoning: LM-R1

Frontage: 235' Leffingwell Rd

Cross Street: La Mirada Blvd

County: Los Angeles

APN: 8040-007-014, 024, 025

*EXCLUSIVELY LISTED:*

**\$5,950,000**



# DESCRIPTION

Rare opportunity to own a fully operational church campus in La Mirada- currently home to Calvary Chapel. This spacious and well-maintained facility is situated on a generous 1.62 acre lot and features a functional layout designed to support a wide range of religious, education, or community uses.

The main sanctuary seats up to 300 and features a sound booth, high ceilings, upstairs pastor's office, nursery room, updated bathrooms, and an inviting atmosphere, ideal for worship services, gatherings, or live events. The adjacent ministry wing includes a fellowship hall with a full coffee bar, multiple classrooms, offices, nursery, a youth chapel, three bathrooms, and roll-up doors for flexible indoor/outdoor use. At the rear, the original 4 bed/2 bath house includes a full kitchen, and serves as a multi-use facility with space for counseling, youth groups, or academy activities.

Other notable features include a newer flat roof, HVAC systems, 400-amp electrical service, security cameras, outdoor storage units, and new block wall fencing & entryway. With over 235' of frontage on Leffingwell Rd, the property offers excellent visibility with a lit up monument sign, and 88 total parking spaces (8.7:1000 ratio) to provide ample parking for guests; all on a 1.62 acre (70,643sf) lot zoned R1 for potential residential development.

## HIGHLIGHTS

- Ideal Owner/User for Religious Use Opportunity.
- Well Maintained w/ Recent Upgrades & Features.
- Ample Parking w/ Visibility on High Traffic Count Street.
- Convenient Location between LA & Orange County.





# DRONE PHOTO



CALVARY  
HOMESTEAD

**NOHCO REAL ESTATE**

**15144 LEFFINGWELL RD, LA MIRADA, CA 90638**





## PROPERTY PHOTOS







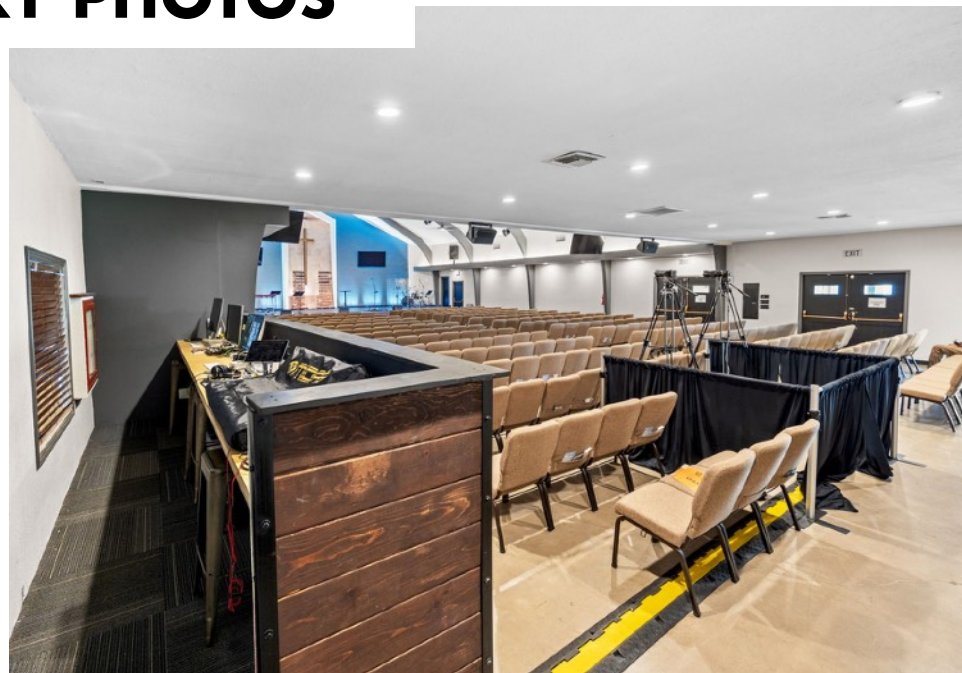
## PROPERTY PHOTOS







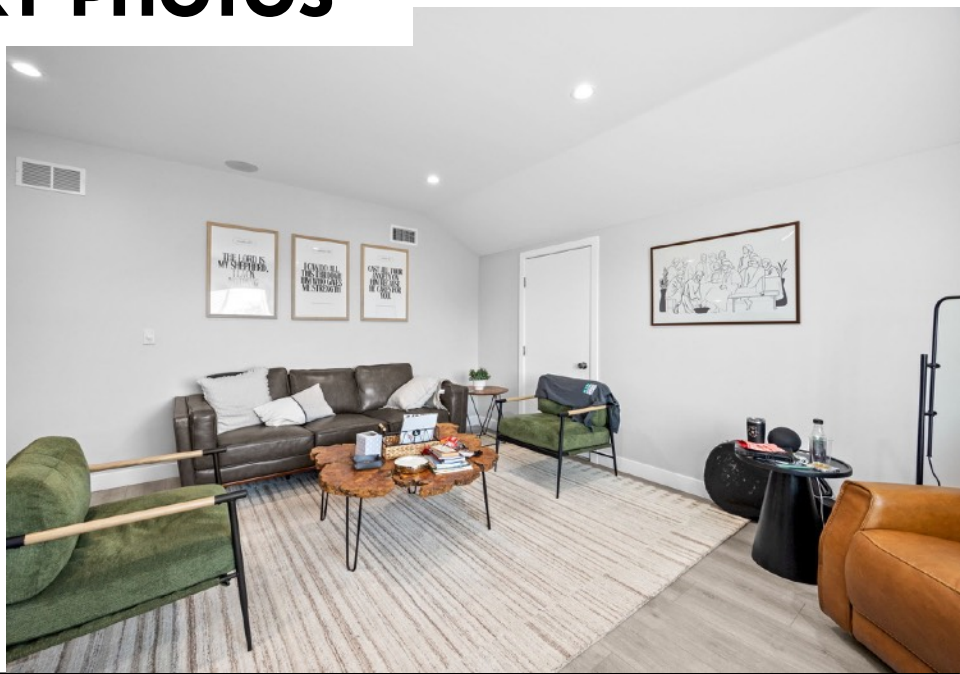
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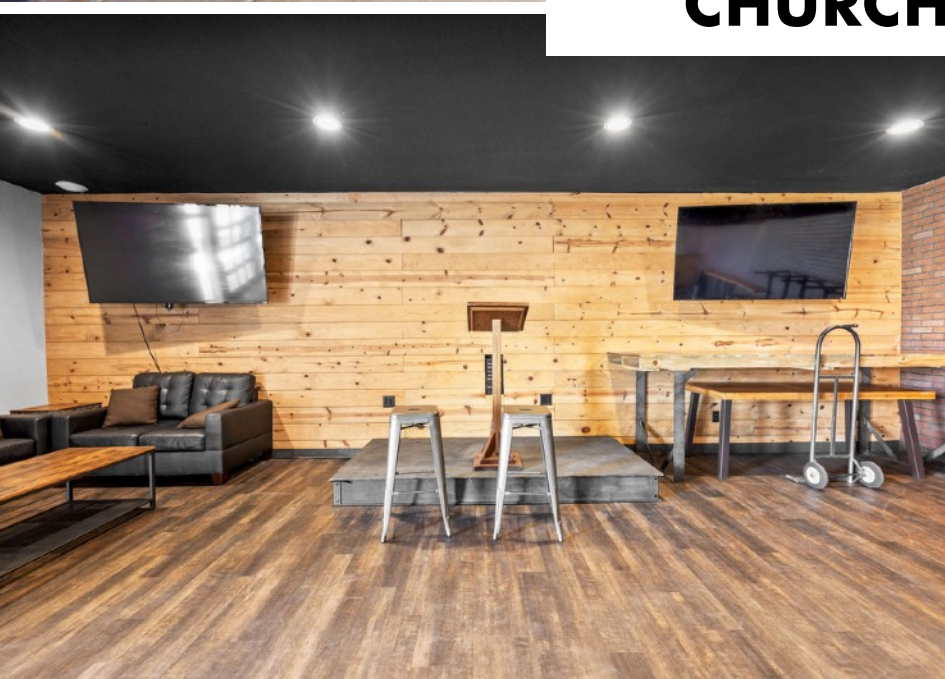
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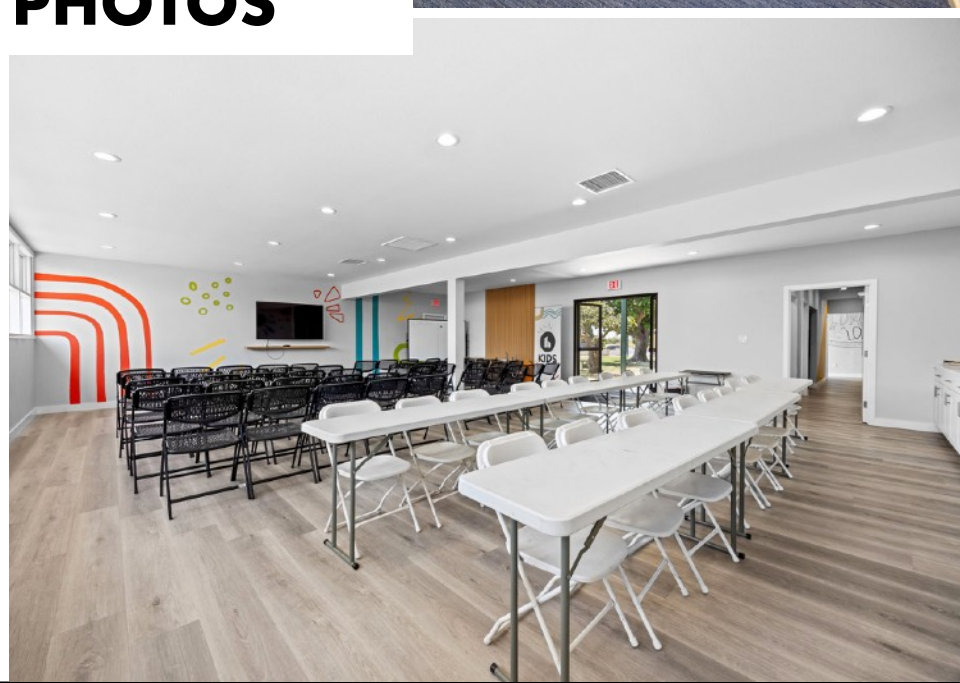
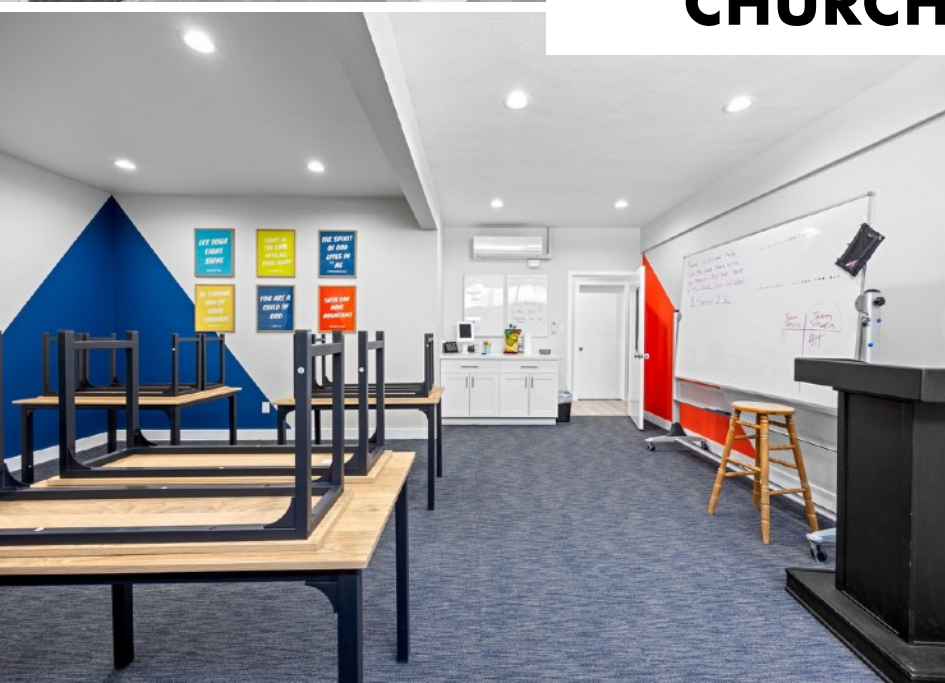
## CHURCH PHOTOS







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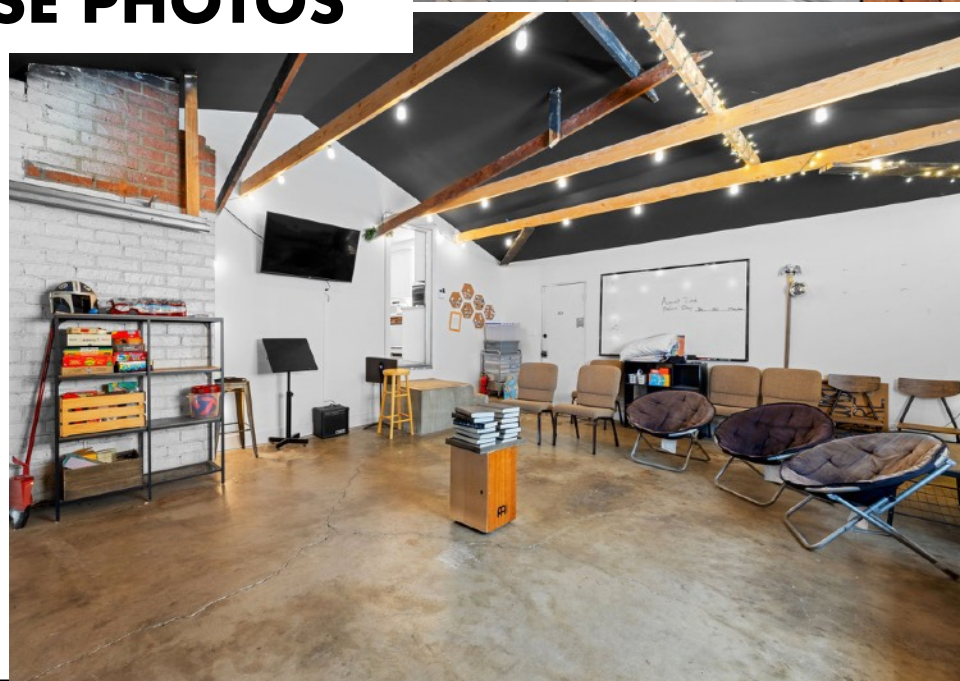
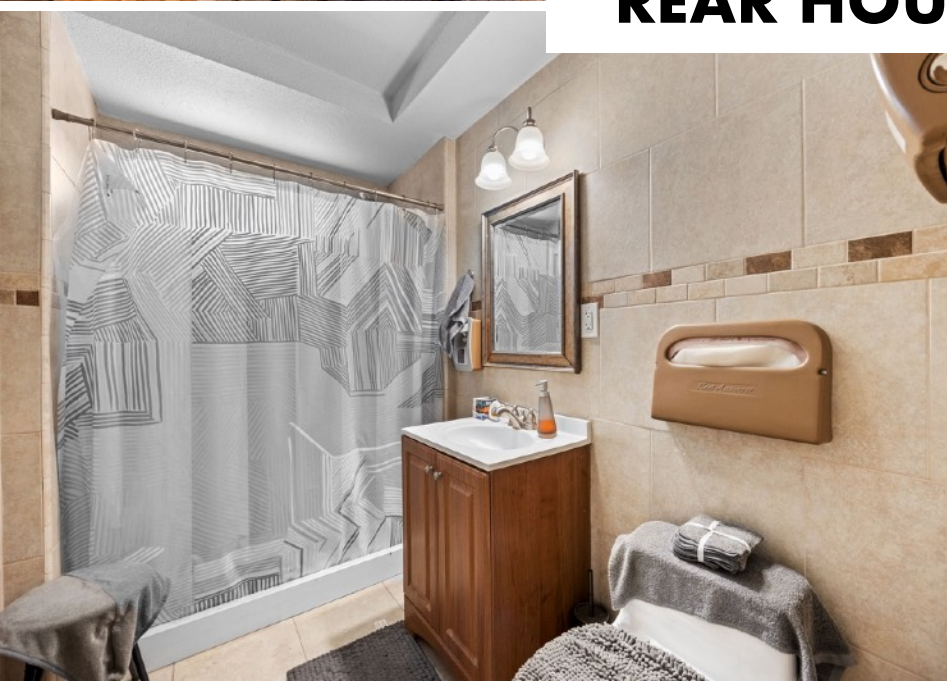
## REAR HOUSE PHOTOS







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## PROPERTY PHOTOS

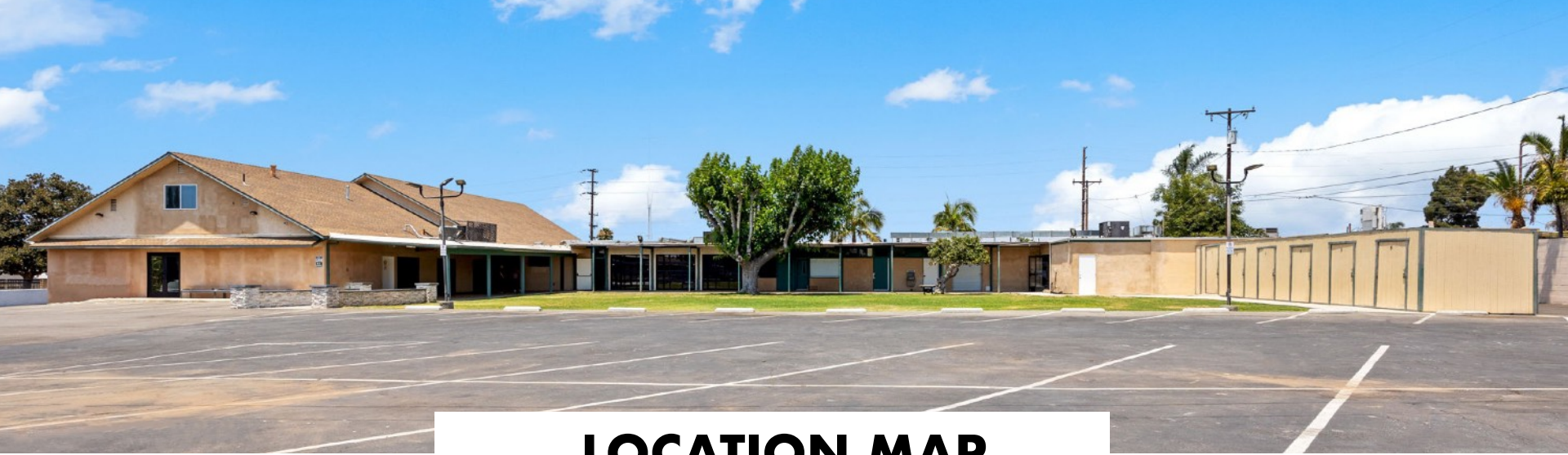




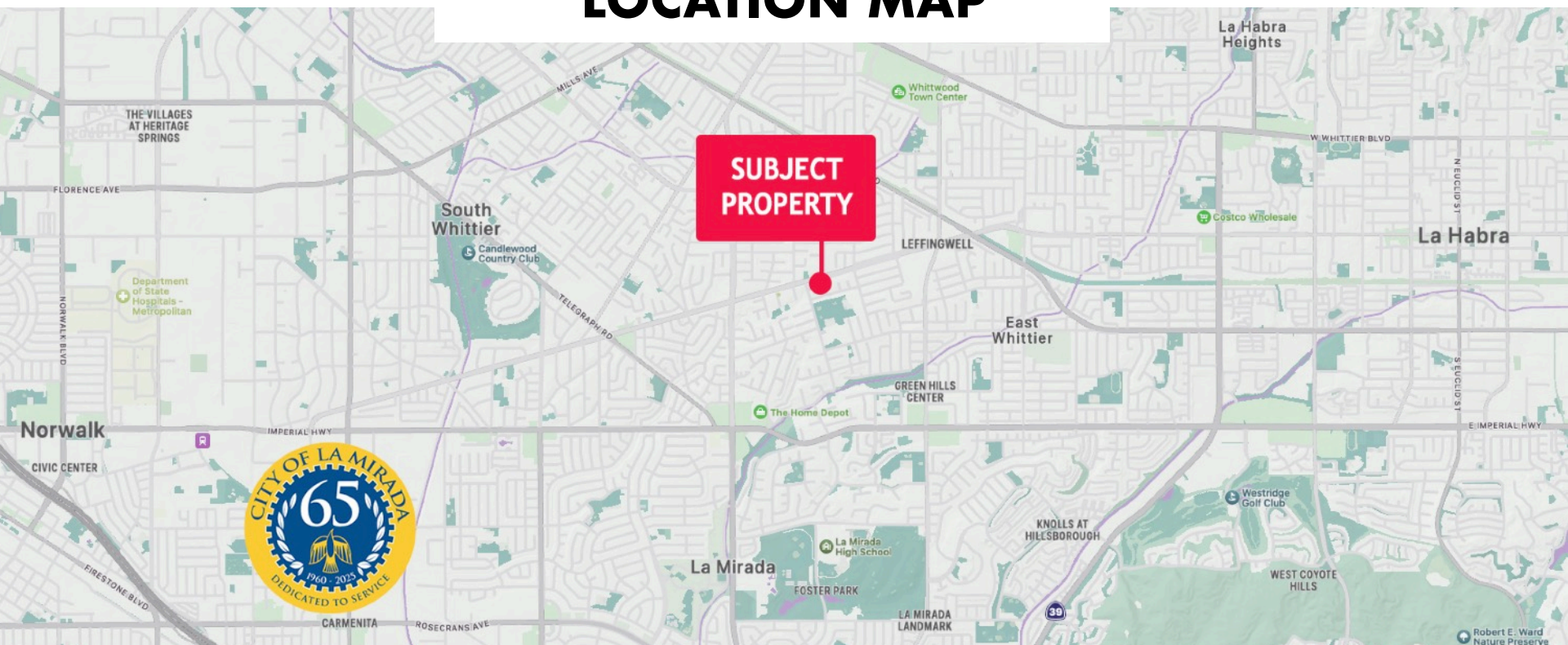
# DRONE PHOTO





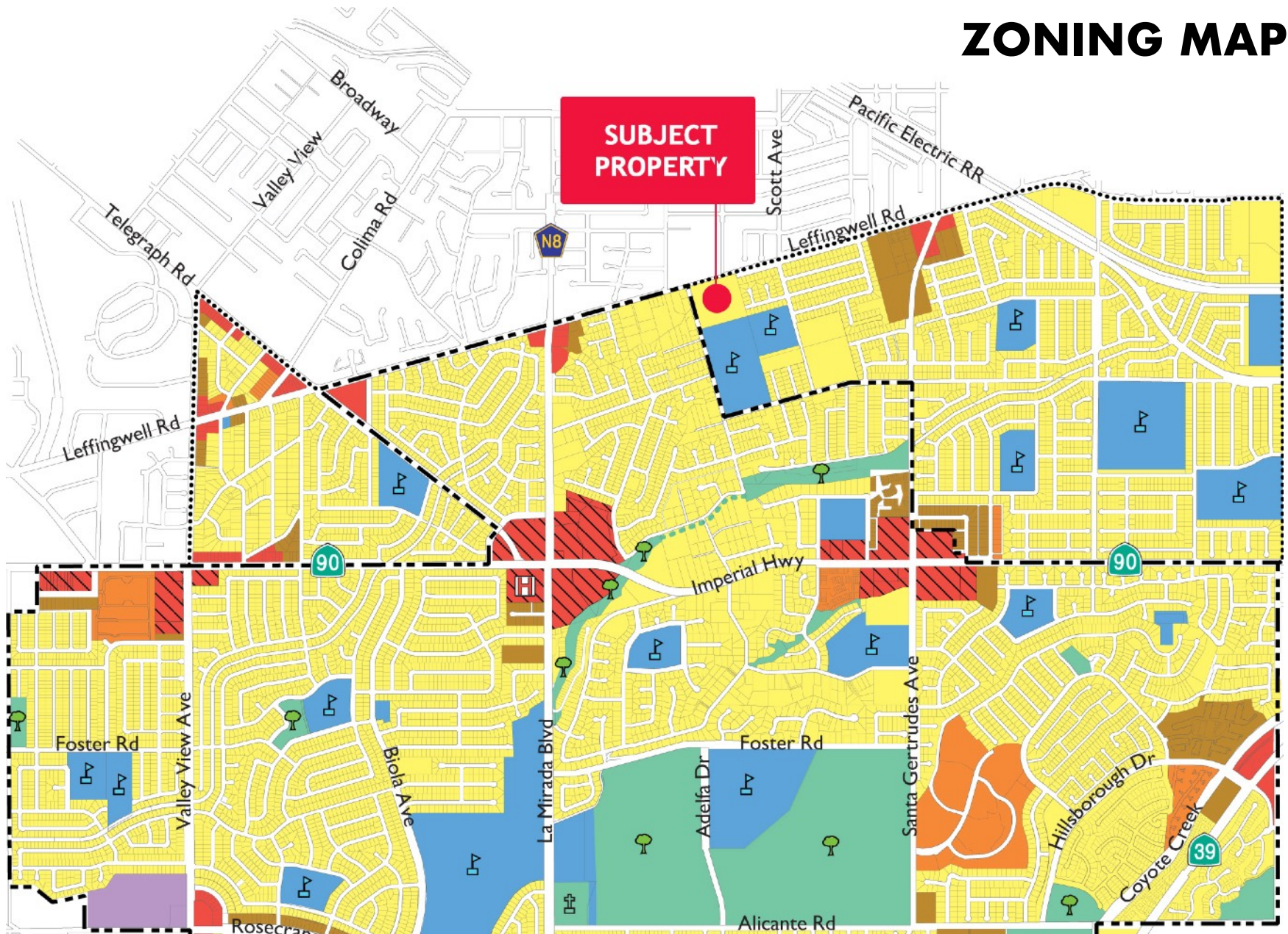


## LOCATION MAP





# ZONING MAP





# LA MIRADA, CA

La Mirada is a suburb of Los Angeles with a population of 46,945. La Mirada is in Los Angeles County and is one of the best places to live in California. Living in La Mirada offers residents a dense suburban feel and most residents own their homes. In La Mirada there are a lot of coffee shops and parks. Many young professionals live in La Mirada and the public schools in La Mirada are highly rated.

Known as one of Southern California's Gateway Cities, just south of Los Angeles and just north of Orange County hotspots like Disneyland in Anaheim. Its central location is close to major freeways and provides easy access to significant employment hubs. "The city is defined by a strong sense of community, family-friendly atmosphere and an excellent quality of life," says City Manager Jeff Boynton. "La Mirada offers a unique blend of suburban charm and accessibility.





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Bachelors Degree from University of  
California, Irvine (2002)



Sold \$750M in Transactions



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





# CALVARY CHAPEL LA MIRADA

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