

KEYZCOMMERCIAL

FOR SALE

A photograph of the Hermosa Beach Church Of Christ. The building is a two-story structure with a light-colored stucco upper level and a lower level featuring a stone veneer. A large, multi-paned window with green and purple stained glass is prominent on the left. To the right, a set of concrete stairs with black metal railings leads up to a covered entrance area. The words "CHURCH OF CHRIST" are visible on the wall above the stairs. A palm tree is on the left, and some greenery is near the stairs.

Hermosa Beach Church Of Christ

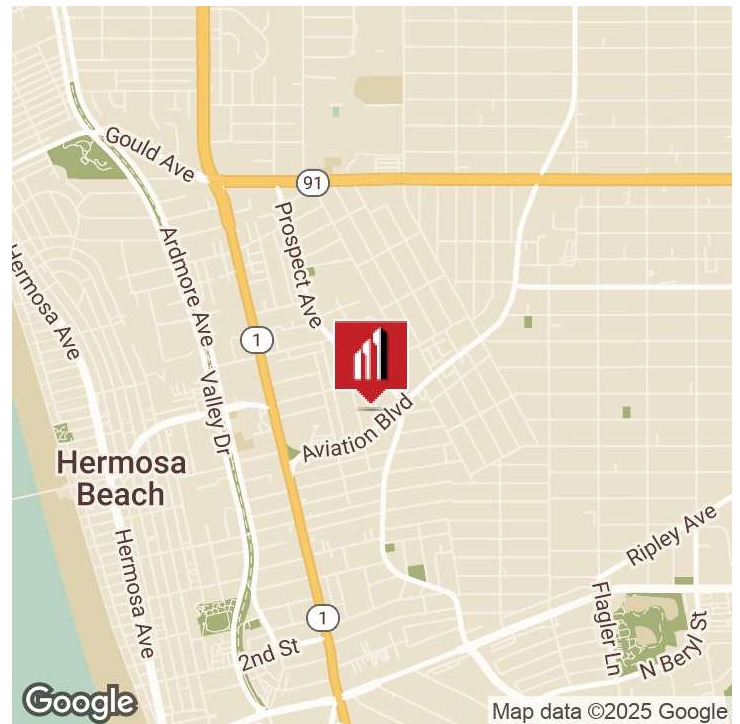
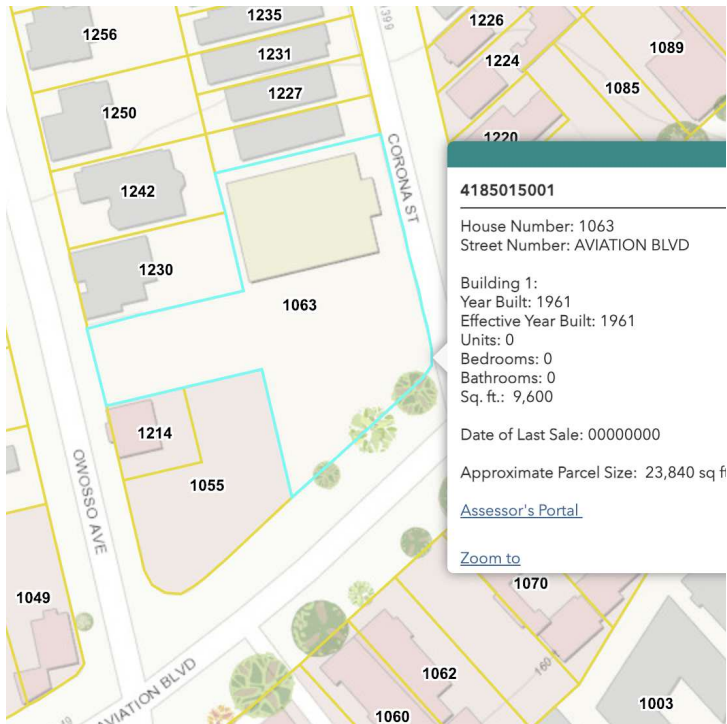
1063 Aviation Blvd, Hermosa Beach, CA 90254

JASON KEYZ

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CalDRE #01906778

Hermosa Beach Church of Christ | 1063 Aviation Blvd, Hermosa Beach, CA 90254**OFFERING SUMMARY**

Sale Price:	Subject To Offer
Building Size:	9,600 SF
Available SF:	
Lot Size:	0.547 Acres
Price / SF:	-
Year Built:	1961
Zoning:	C-3

PROPERTY OVERVIEW

With the congregation winding down operations, this is a once-in-a-generation opportunity to acquire a large, flexible site in one of Southern California's most desirable coastal markets. Whether your vision is a vibrant new commercial hub, a high-end senior living facility, or a thoughtfully designed multi-family community, 1063 Aviation Blvd offers the location, zoning, and redevelopment potential to make it happen.

PROPERTY HIGHLIGHTS

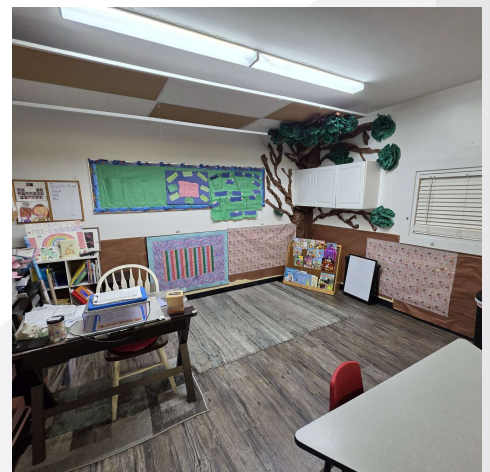
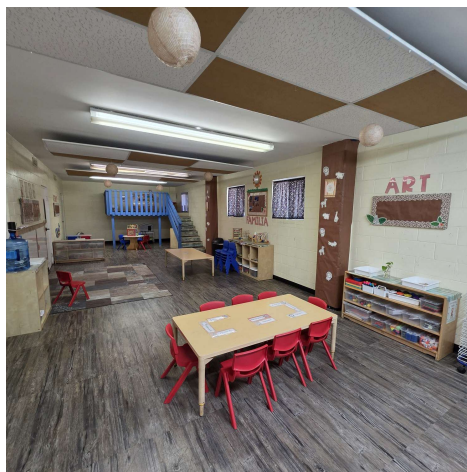
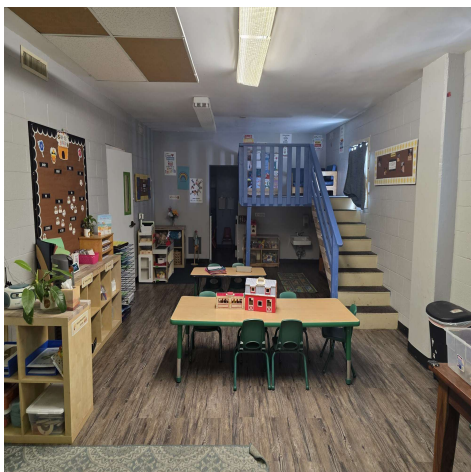
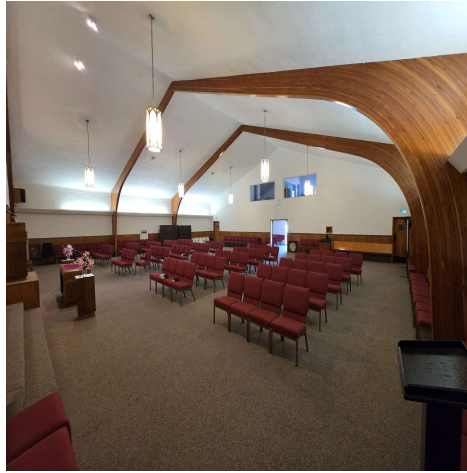
- Prime Hermosa Beach location with high-traffic frontage on Aviation Blvd
- Lot Size: 23,840 SF | Building Size: 9,600 SF
- Zoning: C-3 (General Commercial) – city open to multi-family, senior housing, or assisted living redevelopment
- Flexible site design potential – subterranean parking possible for maximizing density
- Existing improvements include sanctuary, classrooms, offices, and multi-purpose rooms
- Ample on-site parking and excellent visibility

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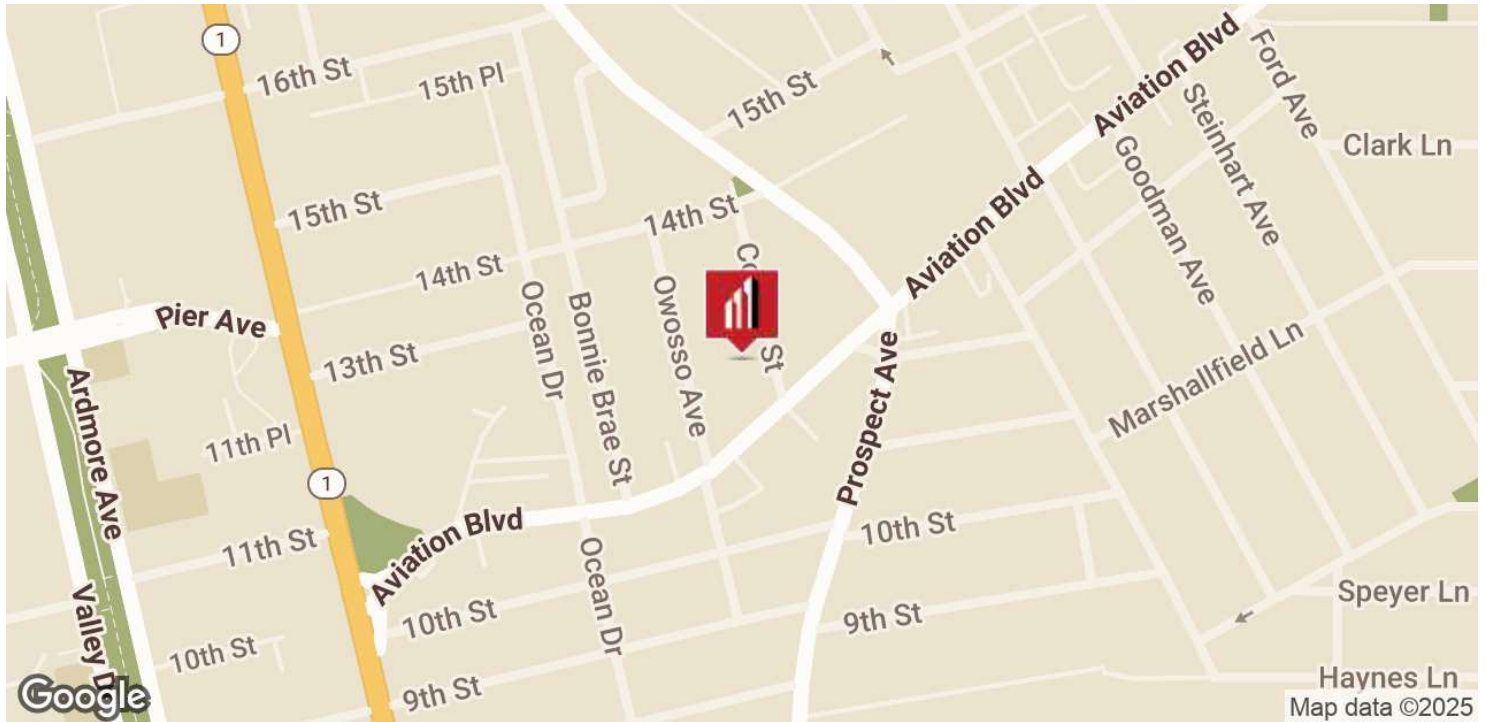
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Hermosa Beach Church of Christ | 1063 Aviation Blvd, Hermosa Beach, CA 90254**LOCATION OVERVIEW****Prime Coastal Redevelopment or Owner-User Opportunity**

KEYZ Commercial is proud to present the exclusive offering of the Hermosa Church of Christ, a South Bay landmark serving the community for over 60 years. Perfectly positioned along Aviation Boulevard—just minutes from the sand, the Strand, and downtown Hermosa Beach—this property offers unmatched potential for investors, developers, or owner-users seeking a rare coastal site with flexible zoning and strong community support for redevelopment.

Situated on a 23,840 SF parcel with a 9,600 SF existing building, the property is currently improved with a traditional church sanctuary, classrooms, offices, and multi-purpose spaces, plus an on-site parking lot with multiple spaces. The C-3 (General Commercial) zoning and direct city discussions confirm the city is open to redevelopment into multi-family housing, senior housing, or assisted living facilities—in addition to a wide range of commercial and institutional uses.

For redevelopment projects, subterranean parking can be constructed to maximize the site's buildable footprint and design flexibility, creating opportunities for higher-density residential or mixed-use configurations (subject to city approvals).

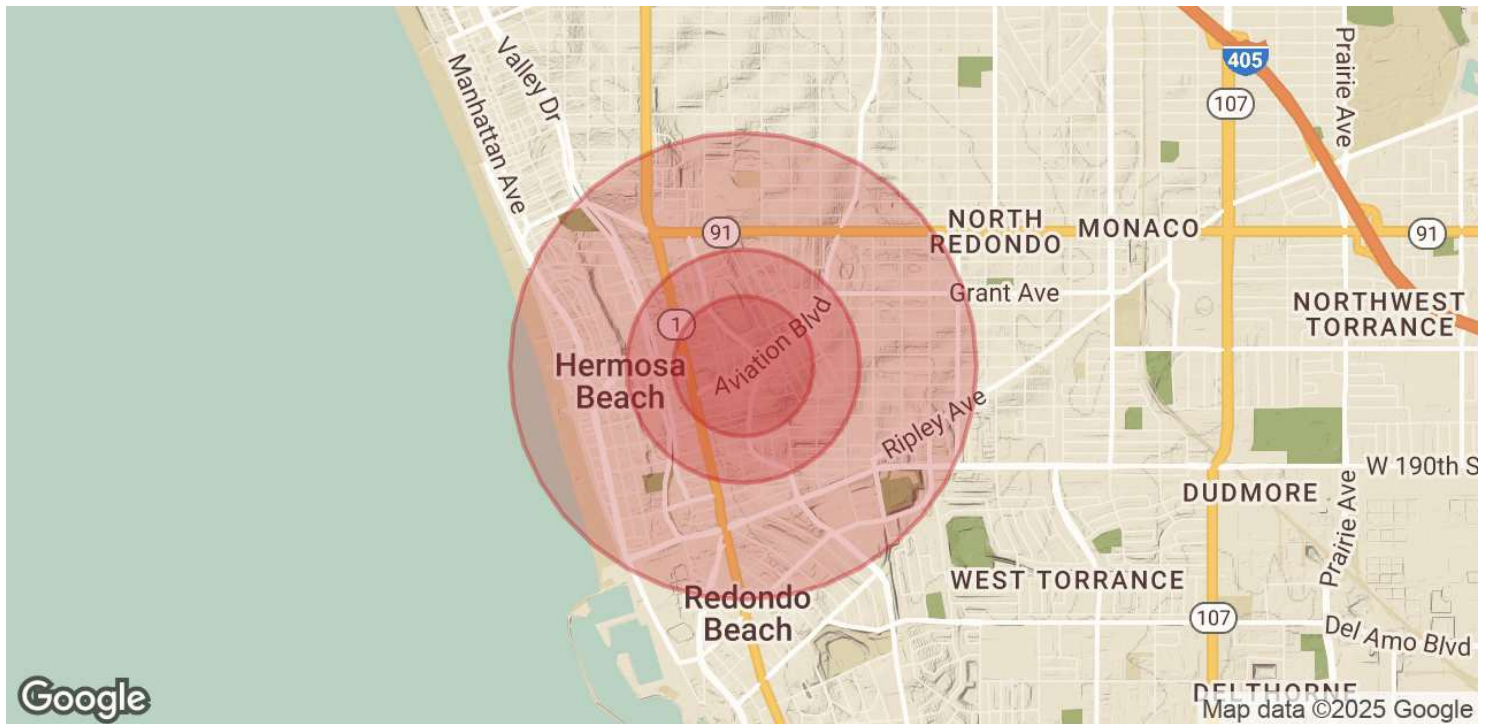
With easy access to nearby Manhattan Beach, Redondo Beach, and major freeways, commuting to Los Angeles or LAX is a breeze. Surrounded by boutique shops, fitness studios, coffee houses, and award-winning schools, this address places you in the center of everything Hermosa Beach has to offer. Whether you're looking for an active outdoor lifestyle, a thriving local culture, or simply the serenity of ocean breezes, this location delivers it all.

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,771	10,915	37,809
Average Age	41	41	41
Average Age (Male)	41	41	41
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,445	4,376	15,558
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$276,856	\$253,063	\$223,062
Average House Value	\$1,750,962	\$1,684,464	\$1,642,171

TRAFFIC COUNTS	/day

Demographics data derived from AlphaMap

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