

FOR SALE - Church & School

43,384 SF Church

3435 San Anseline Avenue, Long Beach, CA 90808



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Long Beach, CA 90808

Sale Price: \$12,500,000

Sale Price/SF: \$288

Building SF: 43,384 SF

Lot SF: 84,440 SF

Zoning: LBI

Year Built: 1954

APN: 7187-028-005

Features:

- ±43,384 SF of total building improvements
- Situated on a ±84,440 SF lot
- Main sanctuary seats ±800 and has been recently remodeled
- Parking for up to 130 vehicles on-site
- \$1.3 million in recent upgrades and improvements
- Smaller original church building (seats ±150–200) currently leased
- Includes commercial kitchen and large meeting hall
- Licensed daycare/school facility for up to 60 students with playground area
- Well-maintained campus with multi-purpose areas ideal for a variety of church or community uses
- Income-producing component from existing tenant

Zoning:

This property is zoned LBI – which stands for Long Beach Institutional District. The Institutional (I) district is established to create, preserve, and enhance areas for public and institutional land uses and to provide restrictions to minimize the effect of such uses on surrounding uses.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Corporate BRE# 01330395.



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Executive Summary:

Coldwell Banker Commercial BLAIR is pleased to present 3435 San Anseline Avenue for sale. This exceptional property includes approximately 43,384 square feet of building improvements situated on a generous 84,440 square foot lot. The property has historically operated—and continues to operate—as a fully functioning church campus.

The premises have been well-maintained and significantly upgraded, with approximately \$1,300,000 invested in recent improvements. The main sanctuary has been beautifully remodeled and seats approximately 800 people, with on-site parking for up to 130 vehicles—a major asset for a campus of this scale. In addition to the main sanctuary, the property includes a smaller, original church building that can accommodate approximately 150 to 200 attendees and is currently leased to a separate congregation, providing immediate rental income. This building is connected to a commercial-grade kitchen and a spacious meeting hall, ideal for events and gatherings.

To the right of the sanctuary is a fully licensed daycare/school facility, approved for up to 60 students, and featuring a large playground area. The remainder of the property includes various multi-purpose spaces that can support a wide range of church-related or community-serving uses.

There is also a license available to host bingo events on the premises, offering additional opportunities for community engagement and potential revenue generation through regular hosted events.

This offering presents a rare opportunity to acquire a turnkey religious campus with flexibility, income potential, and significant infrastructure already in place.

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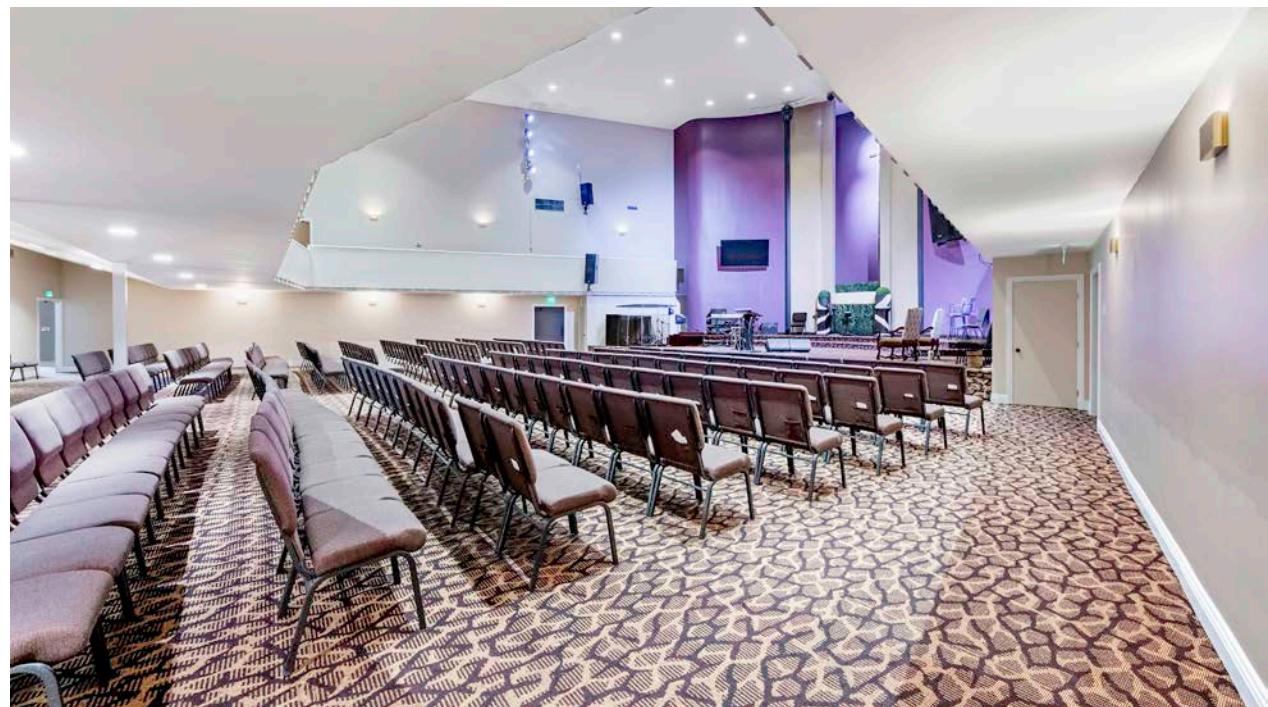
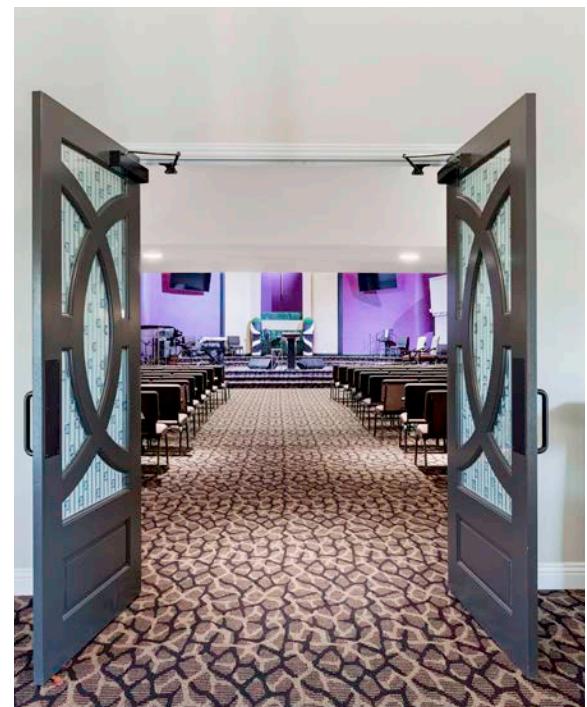


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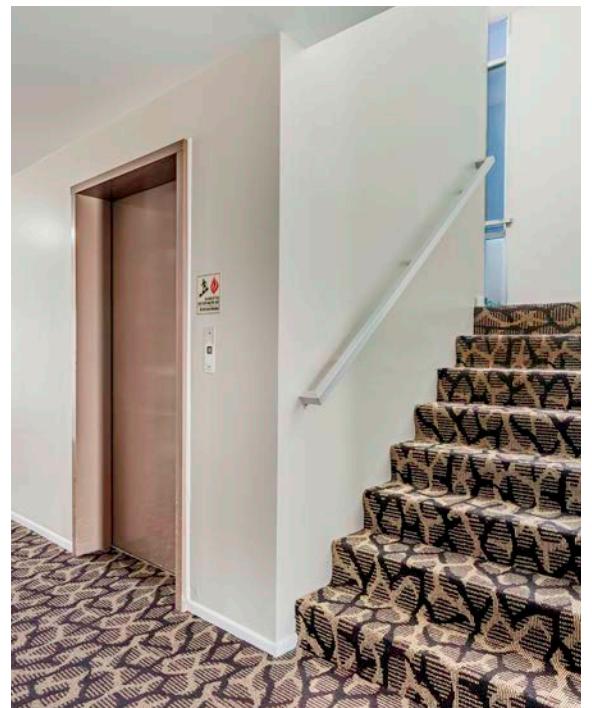
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LOCAL EXPERIENCE | GLOBAL STRENGTH

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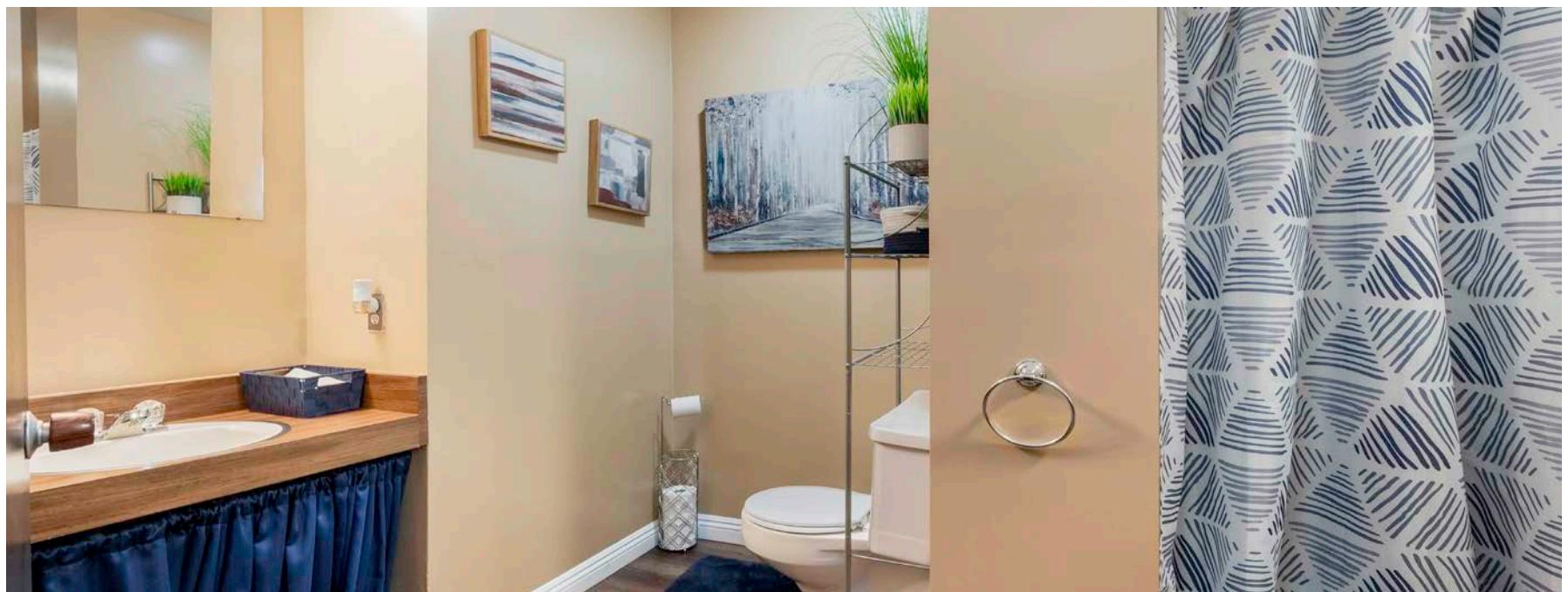
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Pastor's Office



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Demographic and Income Profile

Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles		Population	2024 Households
	19,776	---	177,854	---	669,447	---		
Current								
2024 Population	19,776	---	177,854	---	669,447	---	800,000	250,000
2029 Projected Population	19,849	---	178,870	---	674,128	---	700,000	200,000
Pop Growth (%)	0.4%	---	0.6%	---	0.7%	---	600,000	150,000
2024 Households	7,144	---	62,463	---	238,033	---	500,000	100,000
2029 Projected Households	7,171	---	62,815	---	239,787	---	400,000	50,000
HH Growth (%)	0.4%	---	0.6%	---	0.7%	---	300,000	0
Census Year								
2010 Population	19,152	---	172,405	---	667,525	---	200,000	50,000
2020 Population	19,837	---	179,131	---	675,666	---	100,000	0
Pop Growth (%)	3.6%	---	3.9%	---	1.2%	---	0	0
2010 Households	7,125	---	61,475	---	233,224	---	0	0
2020 Households	7,157	---	62,851	---	240,284	---	0	0
HH Growth (%)	0.4%	---	2.2%	---	3.0%	---	0	0
Total Population by Age								
Average Age (2024)	43.4		41.4		41.0			
Children (2024)								
0 - 4 Years	876		8,970		36,835			
5 - 9 Years	1,101		9,114		33,840			
10-13 Years	916		7,736		28,964			
14-17 Years	982		9,374		---			
Adults (2024)								
18 to 22	917	4.6%	9,669	5.4%	33,788	5.0%		
22 to 25	638	3.2%	7,079	4.0%	25,265	3.8%		
25 to 35	1,842	9.3%	21,977	12.4%	93,228	13.9%		
35 to 45	2,521	12.7%	23,658	13.3%	94,249	14.1%		
45 to 55	2,880	14.6%	23,185	13.0%	83,861	12.5%		
55 to 65	2,863	14.5%	23,874	13.4%	84,308	12.6%		
65 to 75	2,530	12.8%	19,483	11.0%	69,031	10.3%		
75 to 85	1,277	6.5%	10,062	5.7%	38,608	5.8%		
85 +	435	2.2%	3,672	2.1%	14,610	2.2%		

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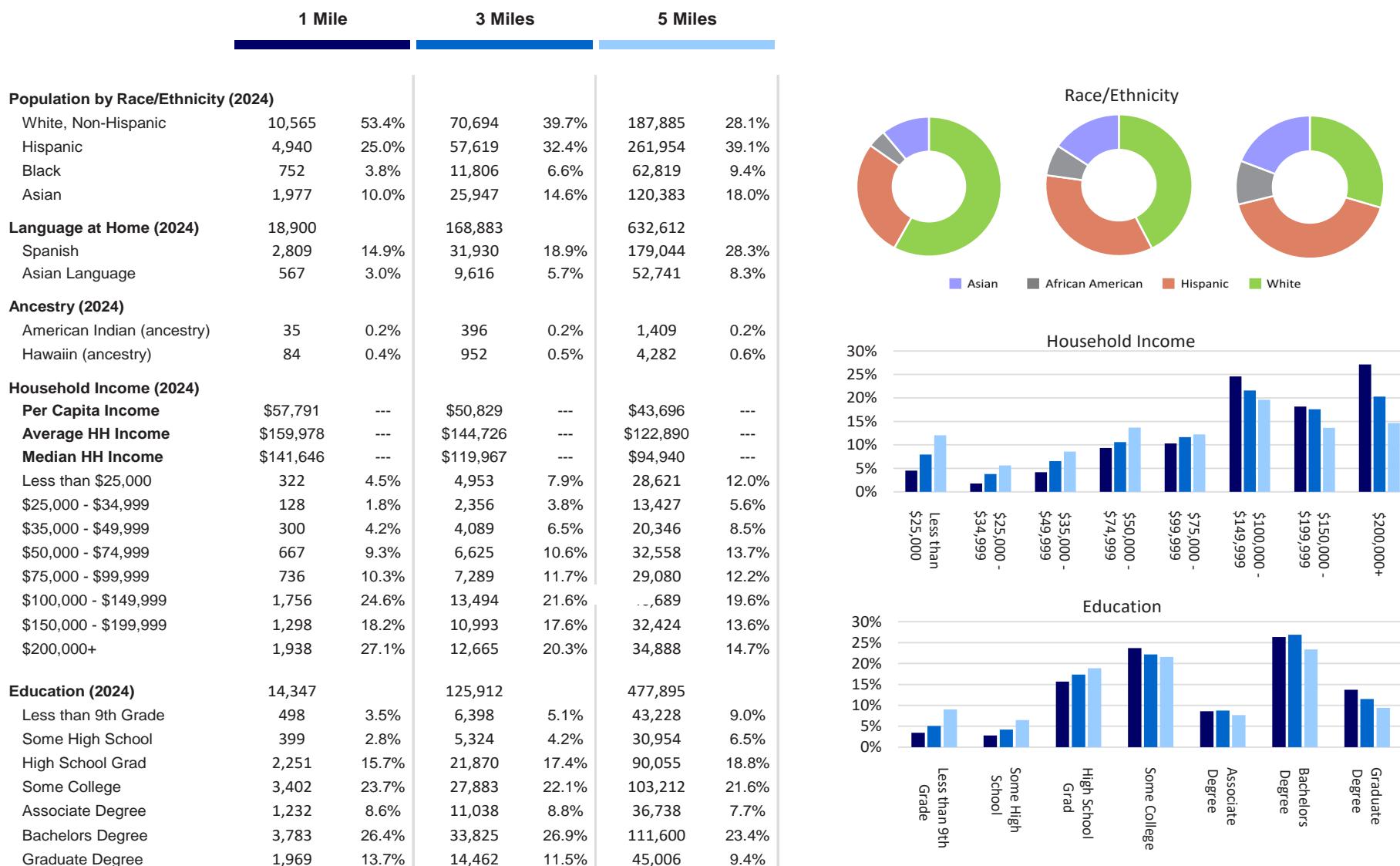
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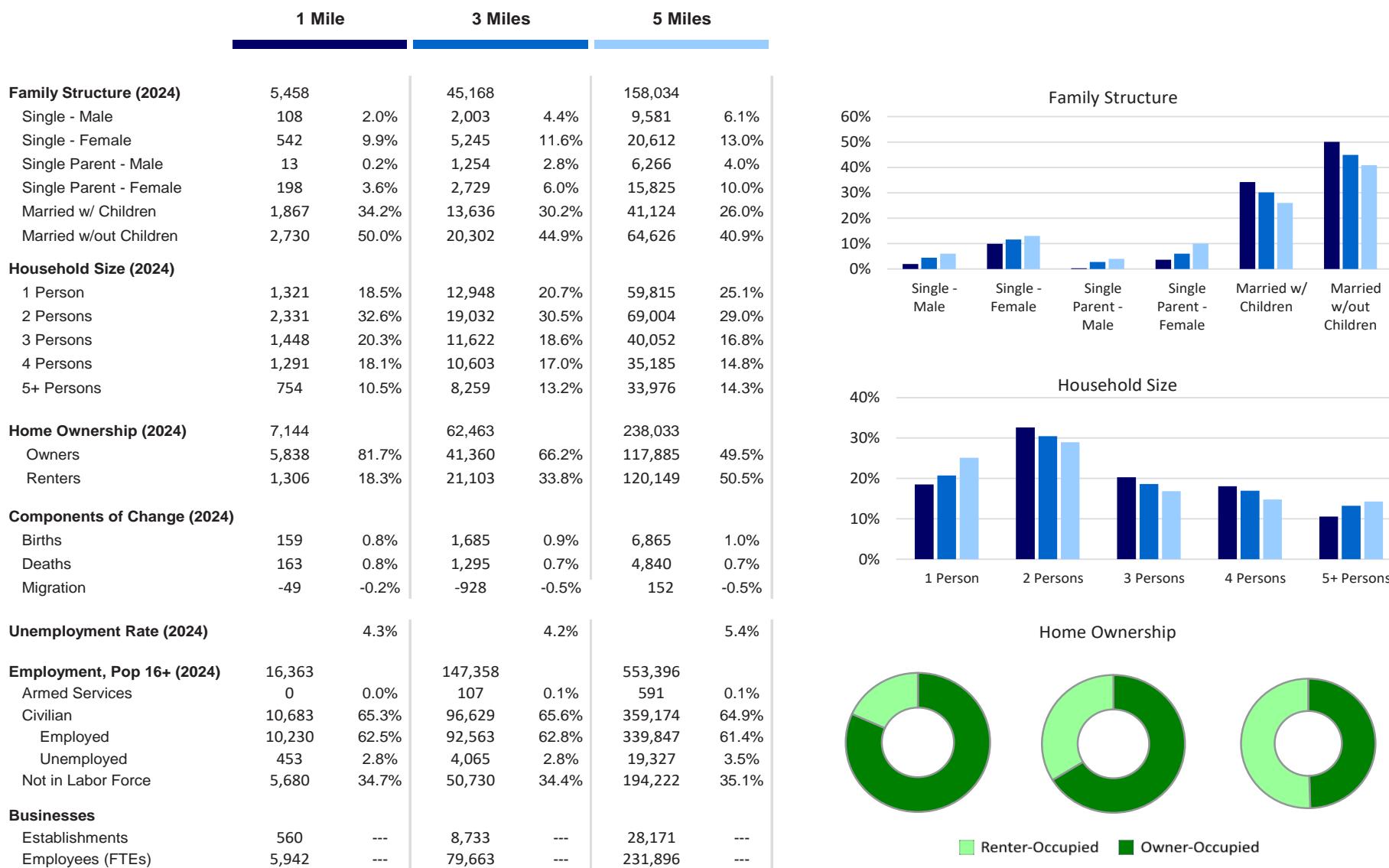
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