

FOR SALE - Church & School

43,384 SF Church

3435 San Anselme Avenue, Long Beach, CA 90808



LOCAL EXPERIENCE | GLOBAL STRENGTH

3435 San Anseline Avenue
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

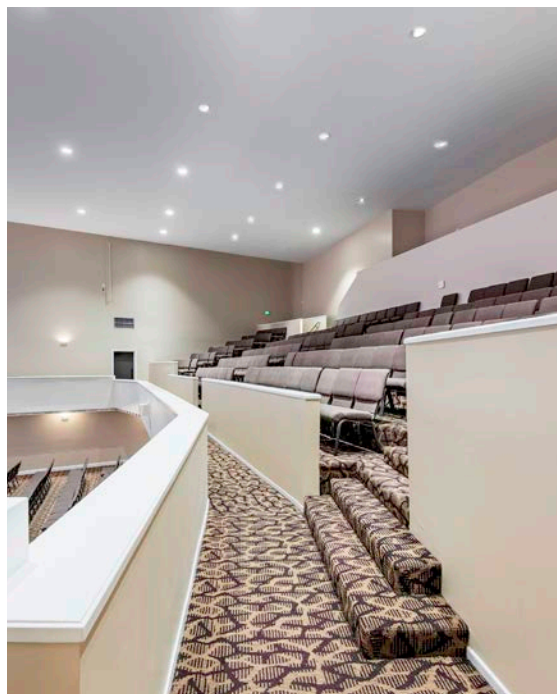
Features:

- ±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.

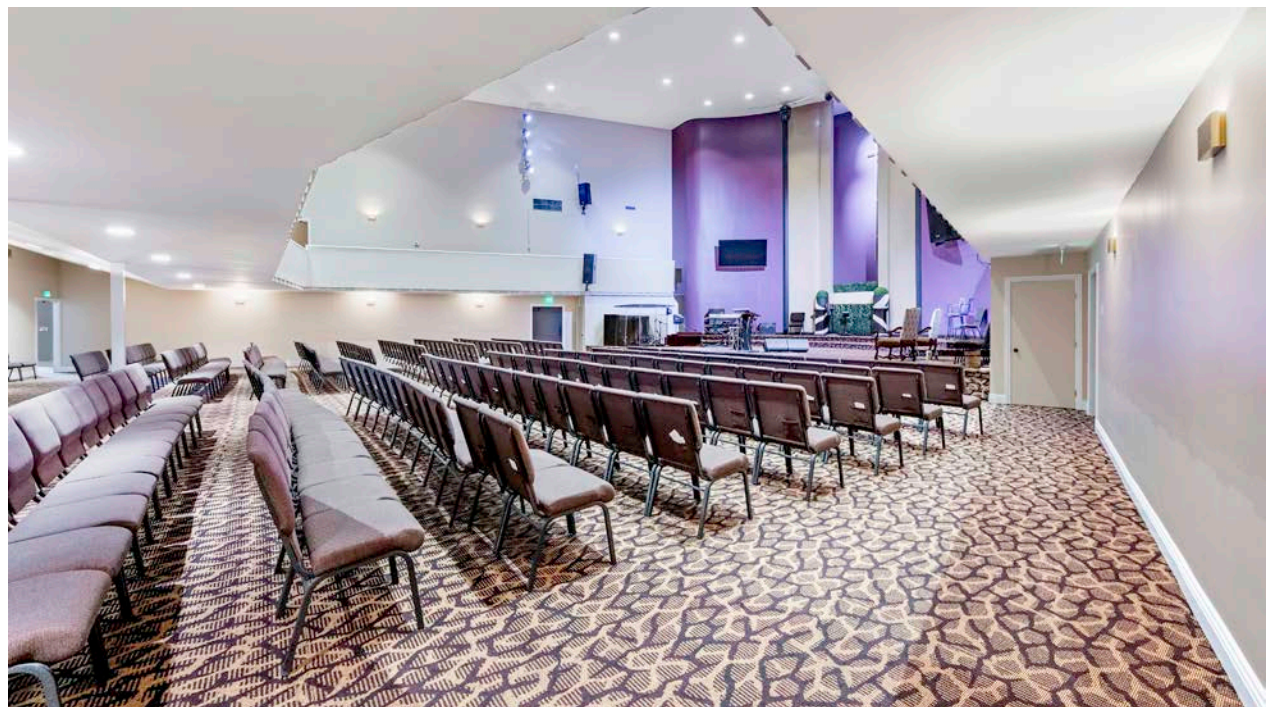
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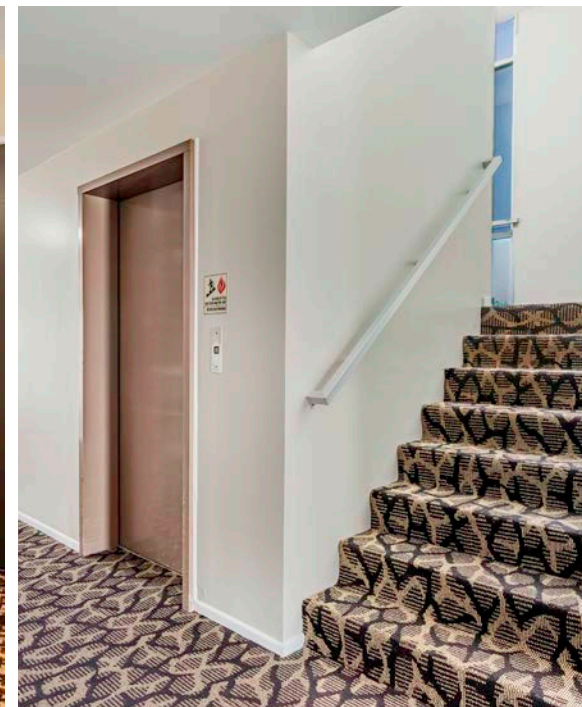
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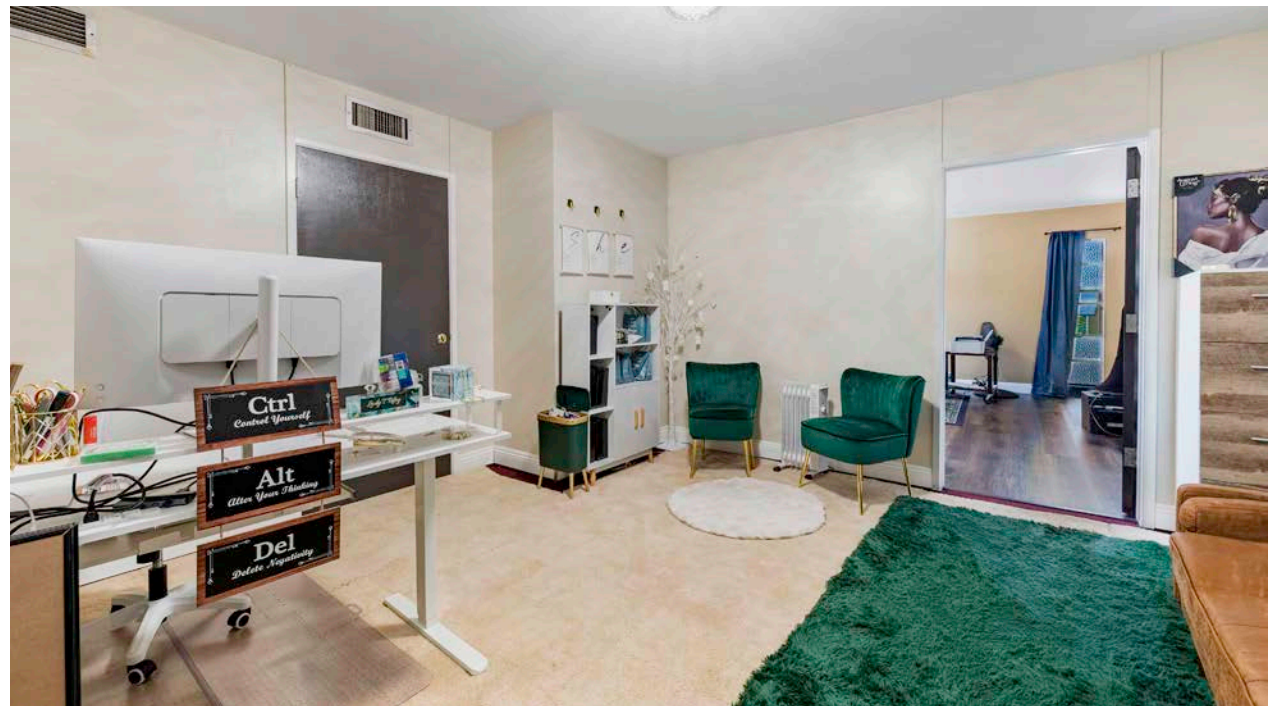
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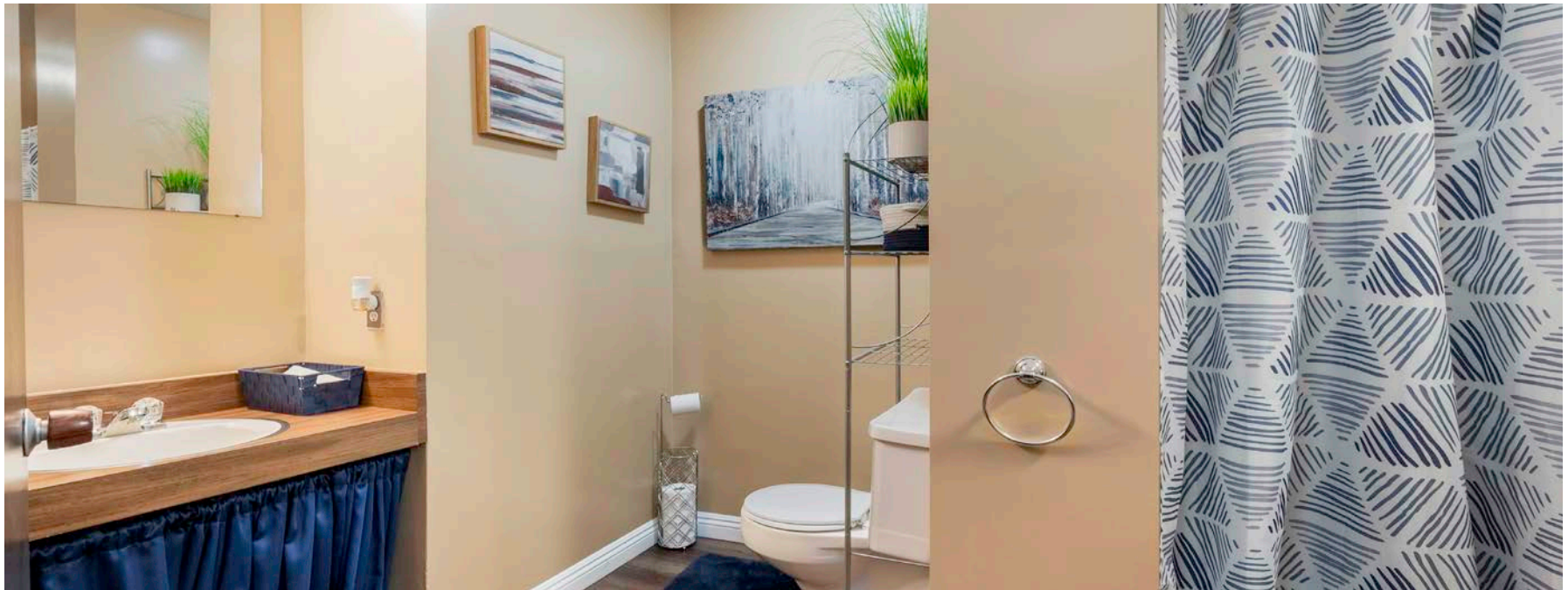
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Pastor's Office



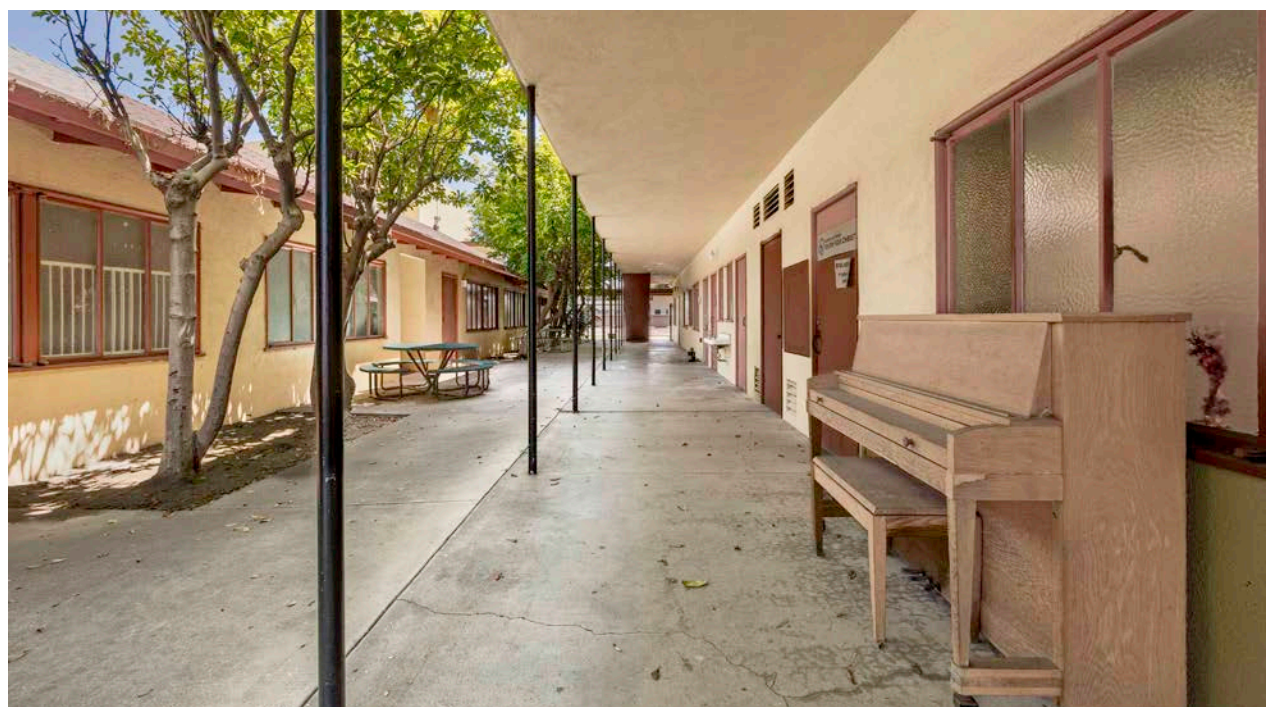
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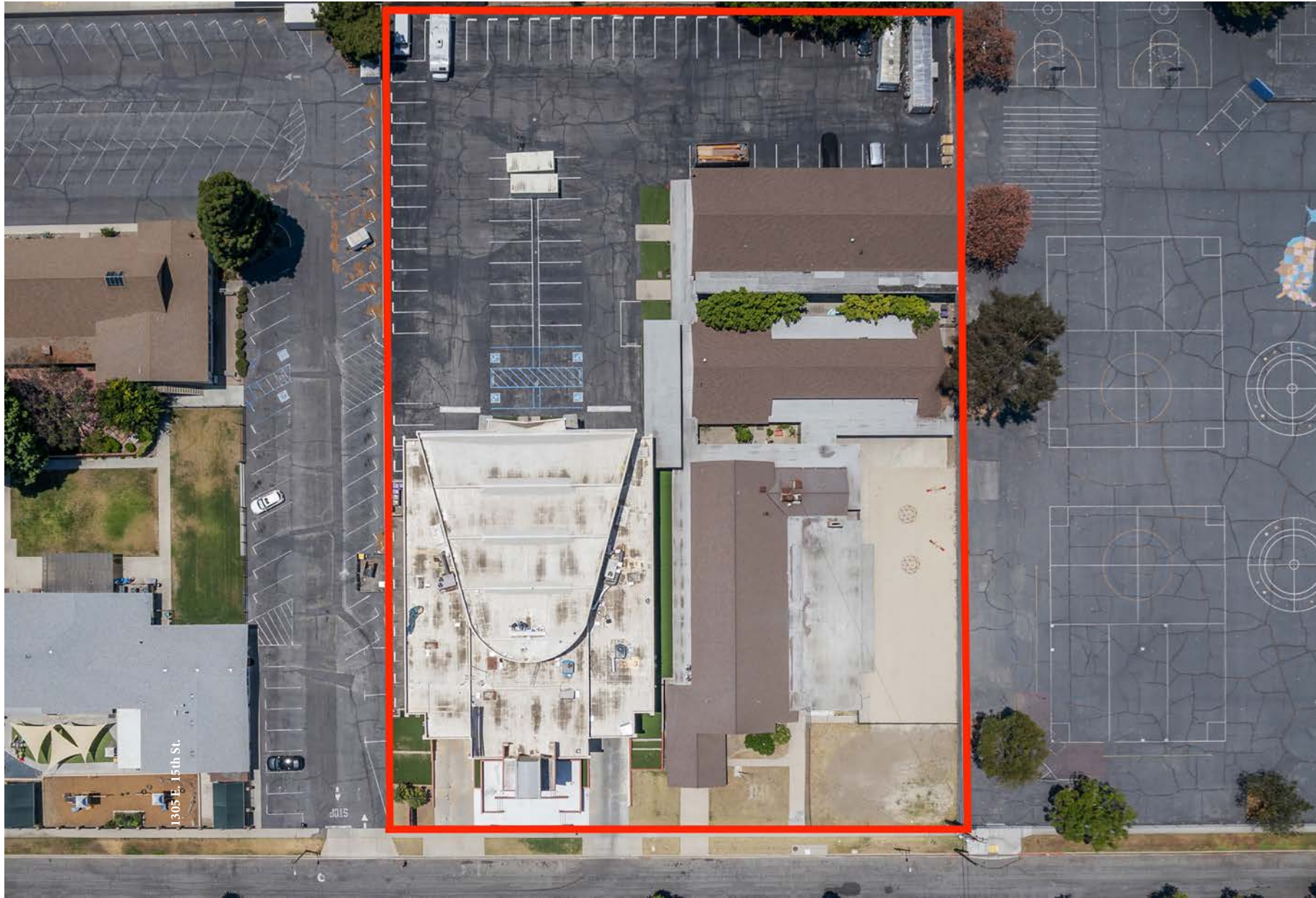
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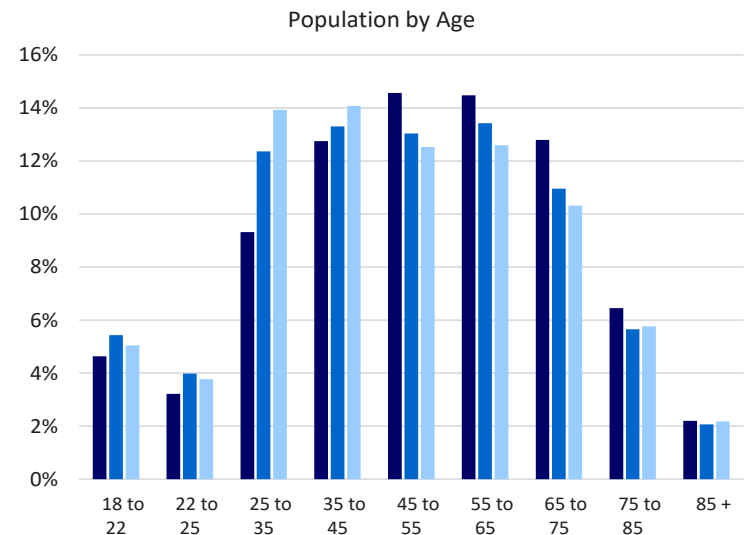
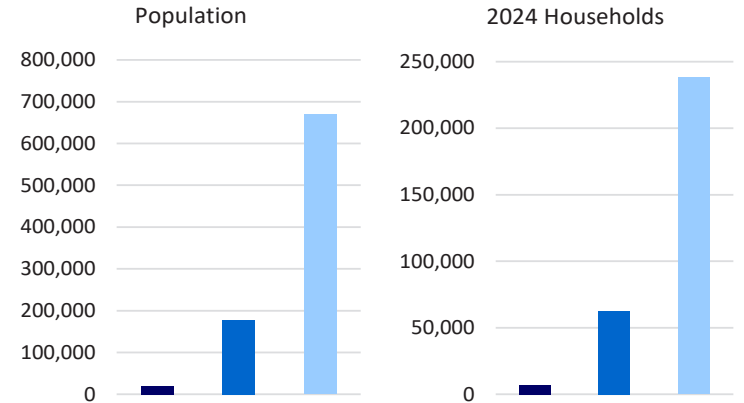
LOCAL EXPERIENCE | GLOBAL STRENGTH

Demographic and Income Profile

Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	19,776	---	177,854	---	669,447	---
2029 Projected Population	19,849	---	178,870	---	674,128	---
Pop Growth (%)	0.4%	---	0.6%	---	0.7%	---
2024 Households	7,144	---	62,463	---	238,033	---
2029 Projected Households	7,171	---	62,815	---	239,787	---
HH Growth (%)	0.4%	---	0.6%	---	0.7%	---
Census Year						
2010 Population	19,152	---	172,405	---	667,525	---
2020 Population	19,837	---	179,131	---	675,666	---
Pop Growth (%)	3.6%	---	3.9%	---	1.2%	---
2010 Households	7,125	---	61,475	---	233,224	---
2020 Households	7,157	---	62,851	---	240,284	---
HH Growth (%)	0.4%	---	2.2%	---	3.0%	---
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		---,861	
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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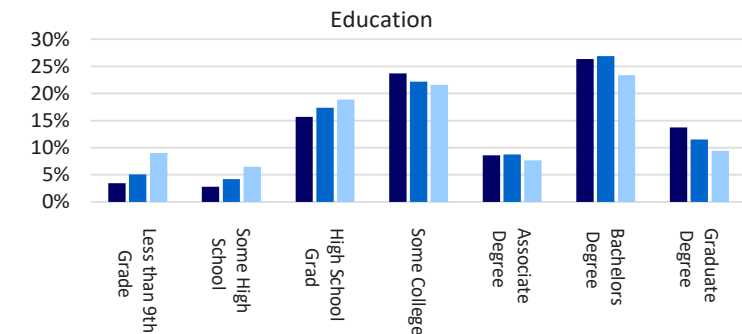
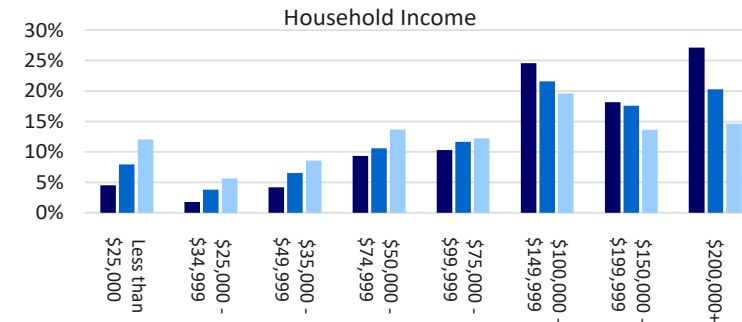
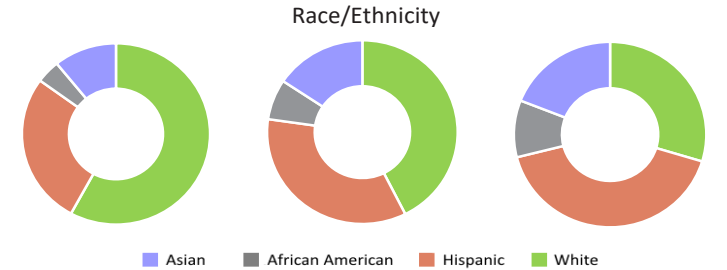


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Consumer Profile Report

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	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2024)						
White, Non-Hispanic	10,565	53.4%	70,694	39.7%	187,885	28.1%
Hispanic	4,940	25.0%	57,619	32.4%	261,954	39.1%
Black	752	3.8%	11,806	6.6%	62,819	9.4%
Asian	1,977	10.0%	25,947	14.6%	120,383	18.0%
Language at Home (2024)						
Spanish	2,809	14.9%	31,930	18.9%	179,044	28.3%
Asian Language	567	3.0%	9,616	5.7%	52,741	8.3%
Ancestry (2024)						
American Indian (ancestry)	35	0.2%	396	0.2%	1,409	0.2%
Hawaiin (ancestry)	84	0.4%	952	0.5%	4,282	0.6%
Household Income (2024)						
Per Capita Income	\$57,791	---	\$50,829	---	\$43,696	---
Average HH Income	\$159,978	---	\$144,726	---	\$122,890	---
Median HH Income	\$141,646	---	\$119,967	---	\$94,940	---
Less than \$25,000	322	4.5%	4,953	7.9%	28,621	12.0%
\$25,000 - \$34,999	128	1.8%	2,356	3.8%	13,427	5.6%
\$35,000 - \$49,999	300	4.2%	4,089	6.5%	20,346	8.5%
\$50,000 - \$74,999	667	9.3%	6,625	10.6%	32,558	13.7%
\$75,000 - \$99,999	736	10.3%	7,289	11.7%	29,080	12.2%
\$100,000 - \$149,999	1,756	24.6%	13,494	21.6%	68,689	19.6%
\$150,000 - \$199,999	1,298	18.2%	10,993	17.6%	32,424	13.6%
\$200,000+	1,938	27.1%	12,665	20.3%	34,888	14.7%
Education (2024)						
Less than 9th Grade	498	3.5%	6,398	5.1%	43,228	9.0%
Some High School	399	2.8%	5,324	4.2%	30,954	6.5%
High School Grad	2,251	15.7%	21,870	17.4%	90,055	18.8%
Some College	3,402	23.7%	27,883	22.1%	103,212	21.6%
Associate Degree	1,232	8.6%	11,038	8.8%	36,738	7.7%
Bachelors Degree	3,783	26.4%	33,825	26.9%	111,600	23.4%
Graduate Degree	1,969	13.7%	14,462	11.5%	45,006	9.4%



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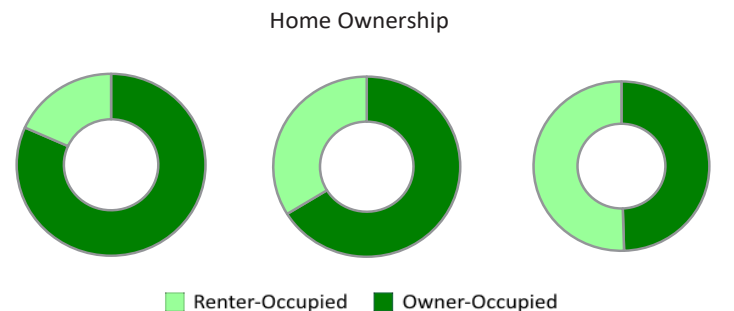
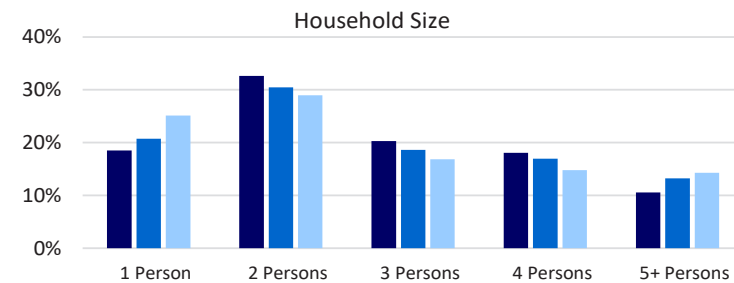
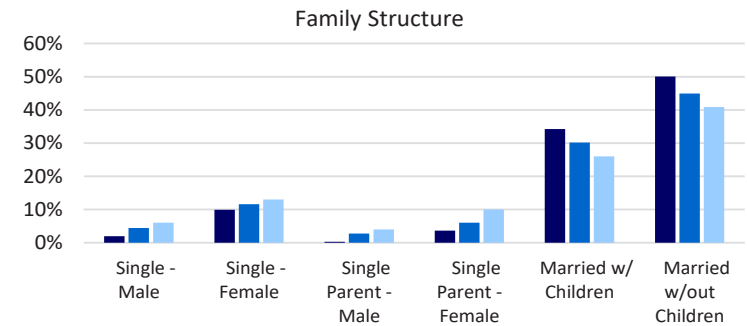
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	1 Mile		3 Miles		5 Miles	
Family Structure (2024)	5,458		45,168		158,034	
Single - Male	108	2.0%	2,003	4.4%	9,581	6.1%
Single - Female	542	9.9%	5,245	11.6%	20,612	13.0%
Single Parent - Male	13	0.2%	1,254	2.8%	6,266	4.0%
Single Parent - Female	198	3.6%	2,729	6.0%	15,825	10.0%
Married w/ Children	1,867	34.2%	13,636	30.2%	41,124	26.0%
Married w/out Children	2,730	50.0%	20,302	44.9%	64,626	40.9%
Household Size (2024)						
1 Person	1,321	18.5%	12,948	20.7%	59,815	25.1%
2 Persons	2,331	32.6%	19,032	30.5%	69,004	29.0%
3 Persons	1,448	20.3%	11,622	18.6%	40,052	16.8%
4 Persons	1,291	18.1%	10,603	17.0%	35,185	14.8%
5+ Persons	754	10.5%	8,259	13.2%	33,976	14.3%
Home Ownership (2024)	7,144		62,463		238,033	
Owners	5,838	81.7%	41,360	66.2%	117,885	49.5%
Renters	1,306	18.3%	21,103	33.8%	120,149	50.5%
Components of Change (2024)						
Births	159	0.8%	1,685	0.9%	6,865	1.0%
Deaths	163	0.8%	1,295	0.7%	4,840	0.7%
Migration	-49	-0.2%	-928	-0.5%	152	-0.5%
Unemployment Rate (2024)		4.3%		4.2%		5.4%
Employment, Pop 16+ (2024)	16,363		147,358		553,396	
Armed Services	0	0.0%	107	0.1%	591	0.1%
Civilian	10,683	65.3%	96,629	65.6%	359,174	64.9%
Employed	10,230	62.5%	92,563	62.8%	339,847	61.4%
Unemployed	453	2.8%	4,065	2.8%	19,327	3.5%
Not in Labor Force	5,680	34.7%	50,730	34.4%	194,222	35.1%
Businesses						
Establishments	560	---	8,733	---	28,171	---
Employees (FTEs)	5,942	---	79,663	---	231,896	---



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