

*For Sale in Long Beach, CA 90805*

# 1115 EAST MARKET STREET

*±19,041 SF Religious/Educational  
Facility Situated on ±32,244 SF  
Gross Land Area*

*Exclusively listed by*

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**km** Kidder  
Mathews





*Unique opportunity to acquire an existing, well-located religious-education facility conveniently located just east of the Long Beach Freeway (710) and south of the Artesia Freeway (91)*

TOTAL BUILDING SF (100% IMPROVED)	±19,041 SF total improved area situated on ±32,244 SF gross land area
MAIN SANCTUARY	±180 people
FELLOWSHIP HALL	±500 people
FEATURES	Classrooms (13), offices, small to large meeting rooms, gymnasium/fellowship hall, large kitchen, courtyards and storage spaces throughout
PARKING LOT	Provides ±33 spaces plus an additional 12 spaces on the street
CELL TOWER	Located in the steeple
LOCATION	Conveniently near freeways 710 & 91
APN	7128-003-014 and 7130-031-030
SALE PRICE	\$4,495,000 (Owner may consider a lower price without the Cell Tower Lease)

## ZONING & GENERAL PLAN

### *MU-2-A (Mixed-Use 2)*

The MU-2-A zone provides for neighborhood activity centers in proximity to bus routes and multi-modal corridors. This zone permits mixed-use development that is horizontally and vertically scaled appropriately for adjacent neighborhoods.

### *GENERAL PLAN*

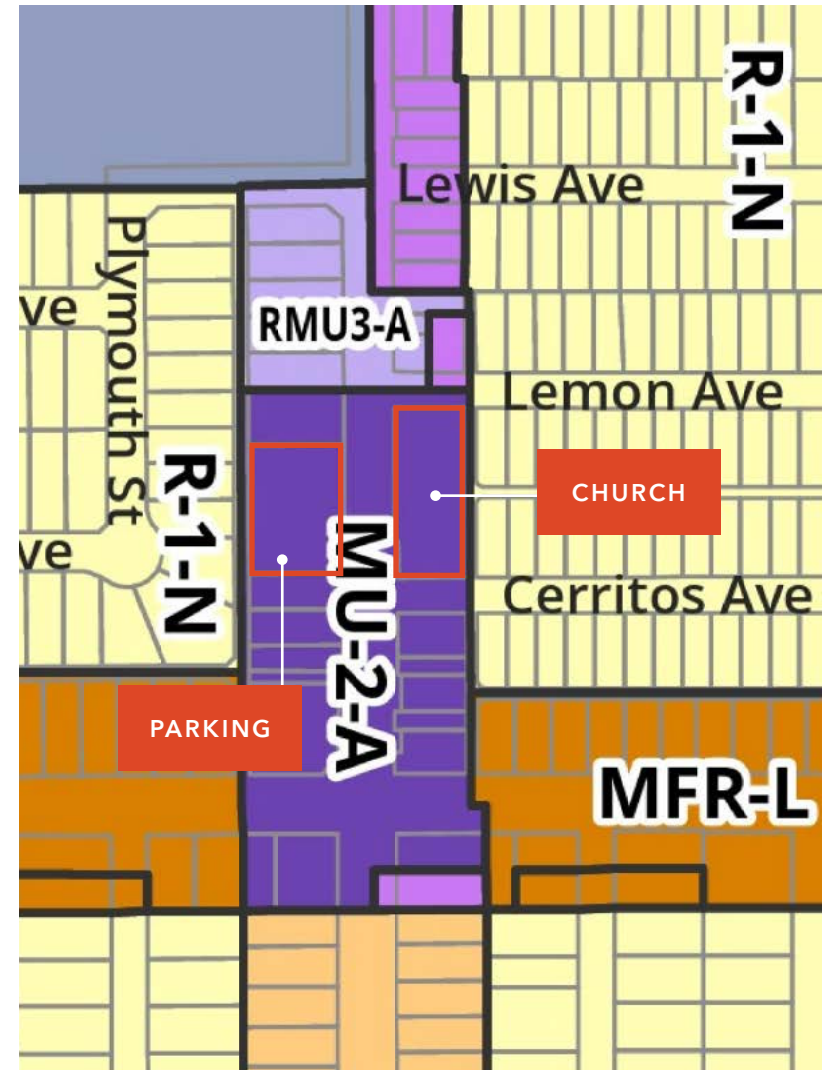
NSC-L (Neighborhood Serving Center or Corridor Low Density). The goals for this proposed zoning are to create healthy, active, and complete neighborhoods, increased economic development and shared economic prosperity, new housing construction and more varied housing types, improved environmental health through reduced Vehicle Miles Traveled, enhanced mobility choices, and safe and secure living environments. The proposed zoning district is also consistent with the Land Use Plan generalized concept of redirecting and concentrating

new development, in particular mixed-use development, along major corridors, accommodating higher density housing while minimizing direct displacement, and increasing commercial activity along nodes and corridors

Obvious Permitted and Conditionally Permitted Uses include:

- Live-Work Units
- Multi-Family
- Senior Housing
- Accessory Dwelling Units
- Adult Day Care
- Colleges, Universities, Business, or professional schools
- Community Centers/Senior Center
- Elementary or Secondary School
- Trade School
- Daycare or Preschool
- Urgent Care Facility/Minor Medical Services
- Grocery and Food Market

### GENERAL PLAN LAND USES





# SOUTHERN CALIFORNIA



SEQUOIA  
NATIONAL PARK

RIDGECREST

178

14

395

INLAND EMPIRE

BAKER

CALIFORNIA CITY

58

EDWARDS AIR  
FORCE BASE

BARSTOW

INTERSTATE  
15

MOJAVE NATIONAL  
PRESERVE

INTERSTATE  
40

BIGGER  
CITY

INTERSTATE  
5

LANCASTER

VICTORVILLE

INTERSTATE  
15

SANTA CLARITA

LOS ANGELES  
COUNTY

247

THOUSAND OAKS

LOS ANGELES

SUBJECT  
PROPERTY

SAN BERNARDINO

62

RIVERSIDE

JOSHUA TREE  
NATIONAL PARK

LONG BEACH

INTERSTATE  
605

INTERSTATE  
405

INTERSTATE  
15

PALM SPRINGS

INTERSTATE  
10

HUNTINGTON BEACH

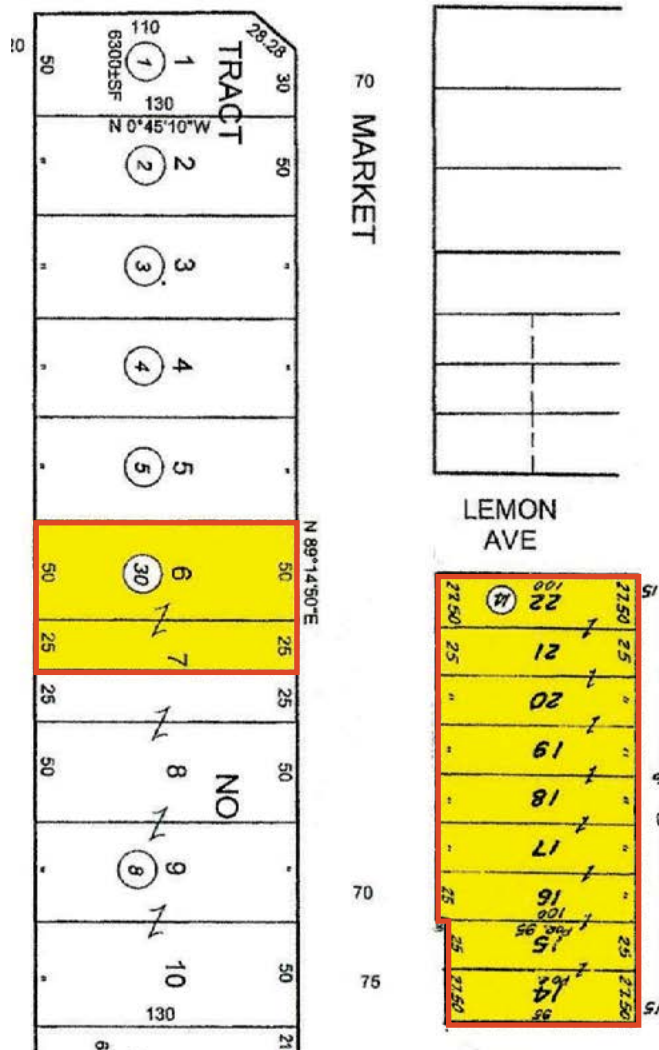
MURRIETA

CATALINA ISLAND

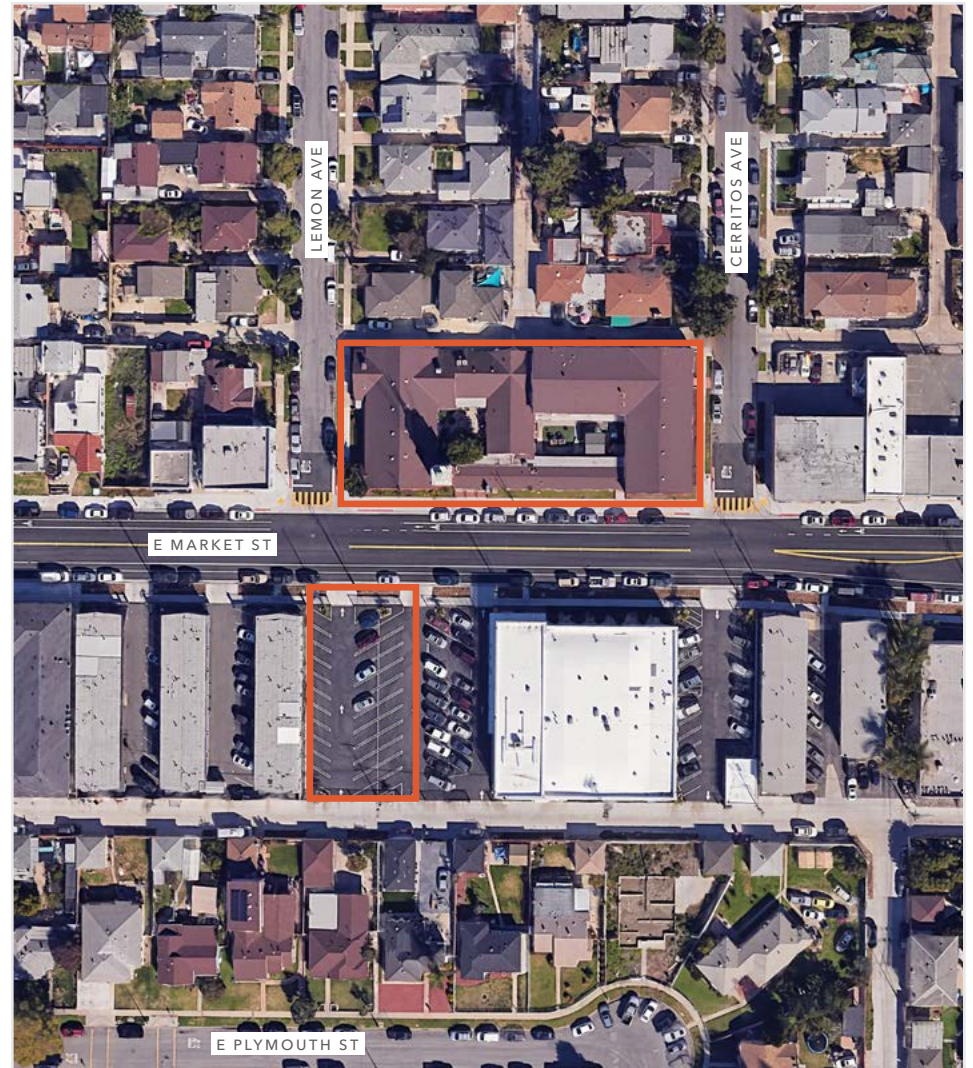
TEMECULA



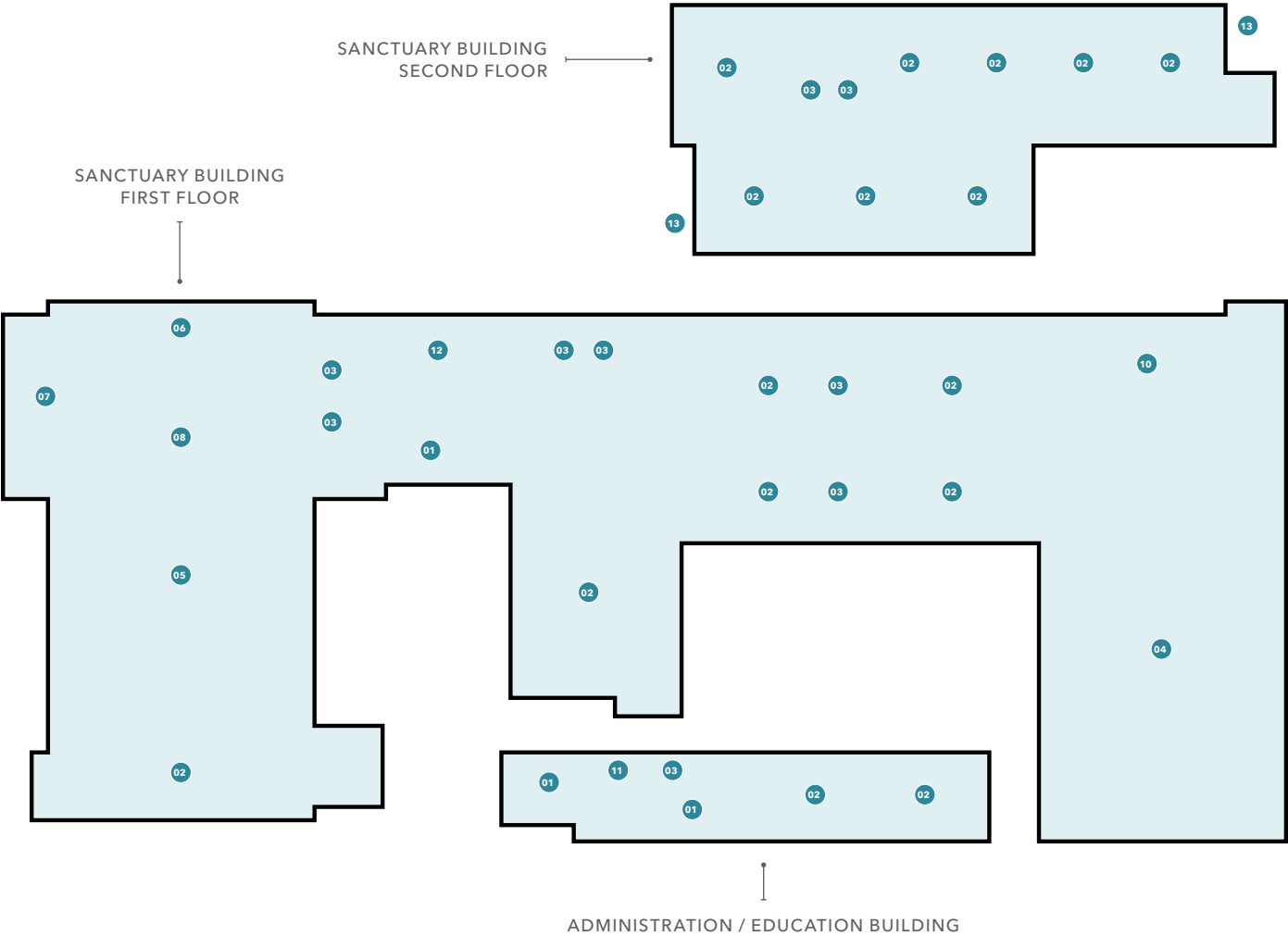
## PLAT MAP



## SITE MAP



# FLOOR PLAN



## LEGEND

01	Office
02	Classroom
03	Restroom
04	Gymnasium / Fellowship Hall
05	Sanctuary
06	Baptistery
07	Green Room
08	Chancel
09	Foyer
10	Kitchen
11	Kitchenette
12	Pantry
13	Stairs





1115 EAST MARKET ST



AVAILABLE FOR SALE



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