



FOUNDRY  
COMMERCIAL

# RELIGIOUS/COMMERCIAL PROPERTY FOR SALE

610 E FLORENCE AVENUE | LOS ANGELES, CA 90001

8,200± SF ON 0.30± AC FOR SALE





## DESCRIPTION

The property is located close to the intersection between E Florence Avenue and Avalon Boulevard in the Florence section of south Los Angeles, CA. The property is in a mixed-use area with commercial, residential, retail, and manufacturing.

Currently used as a church, the property is comprised of one building totaling 8,200± SF which sit on 0.30± acres of land with a commercial designation of CM-1-CPIO. There are also several zoning overlays in this property's zoning designation.

The property has a small paved lot along its alleyway, which contains 10± paved spaces, additionally there is street parking.

## BUILDING FEATURES

BUILDING SIZE	8,200± SF
SEATING CAPACITY	200±
USE	Religious Facility
ZONING	CM-1-CPIO
YEAR BUILT	1980
COUNTY	Los Angeles
APN	6023-001-022
PARKING	10± Spaces, plus Street Parking

## PRICE

Contact Broker

FOR MORE INFORMATION, PLEASE CONTACT:

**CHRIS BURY | 949.939.6238**  
Partner, Senior Vice President  
Chris.Bury@foundrycommercial.com  
Licensed Real Estate Broker

**CHARLIE HOWARTH | 949.542.9484**  
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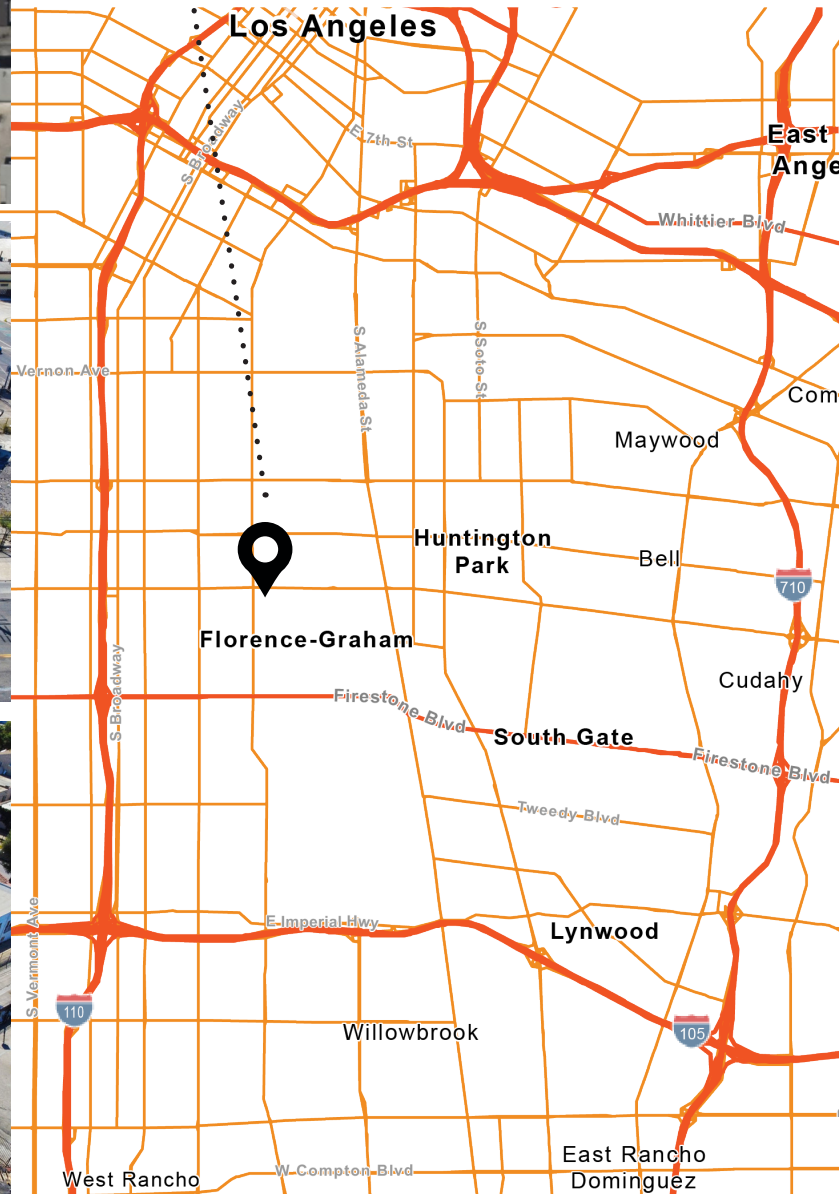
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## PARCEL & LOCATION



**610 E FLORENCE AVENUE**  
**PARCEL ID # 6023-001-022**



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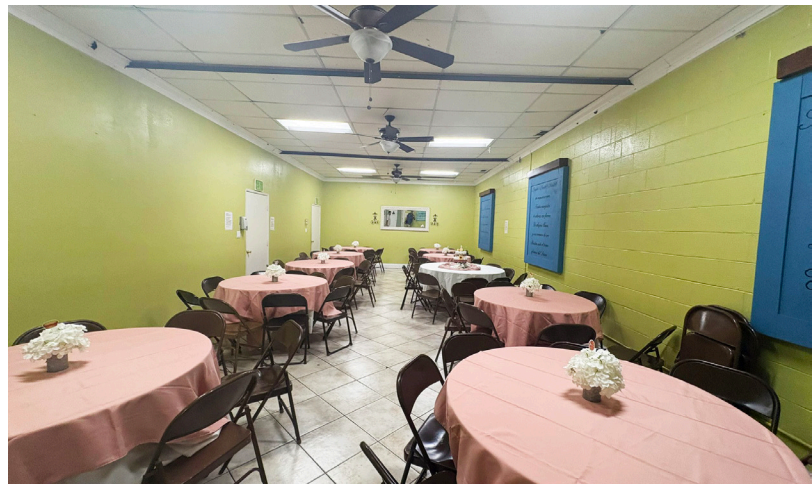
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## PHOTOS



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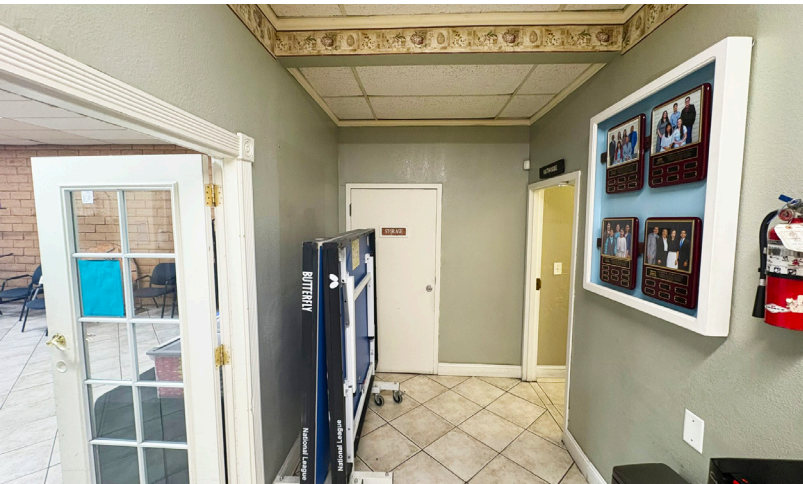
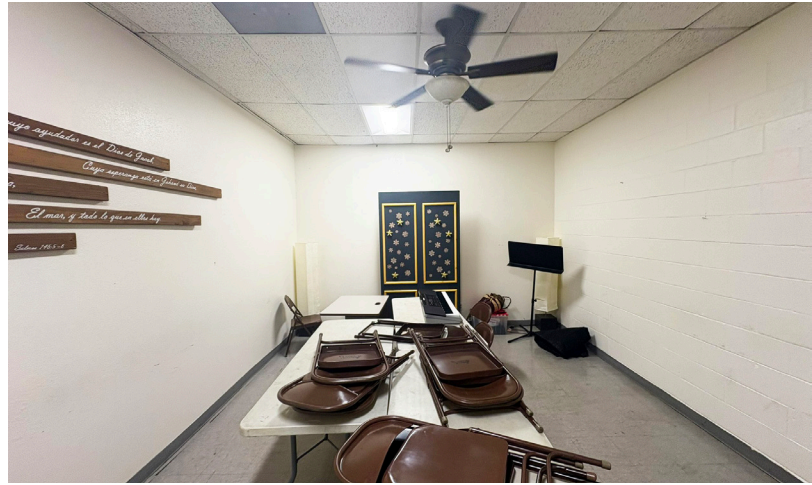
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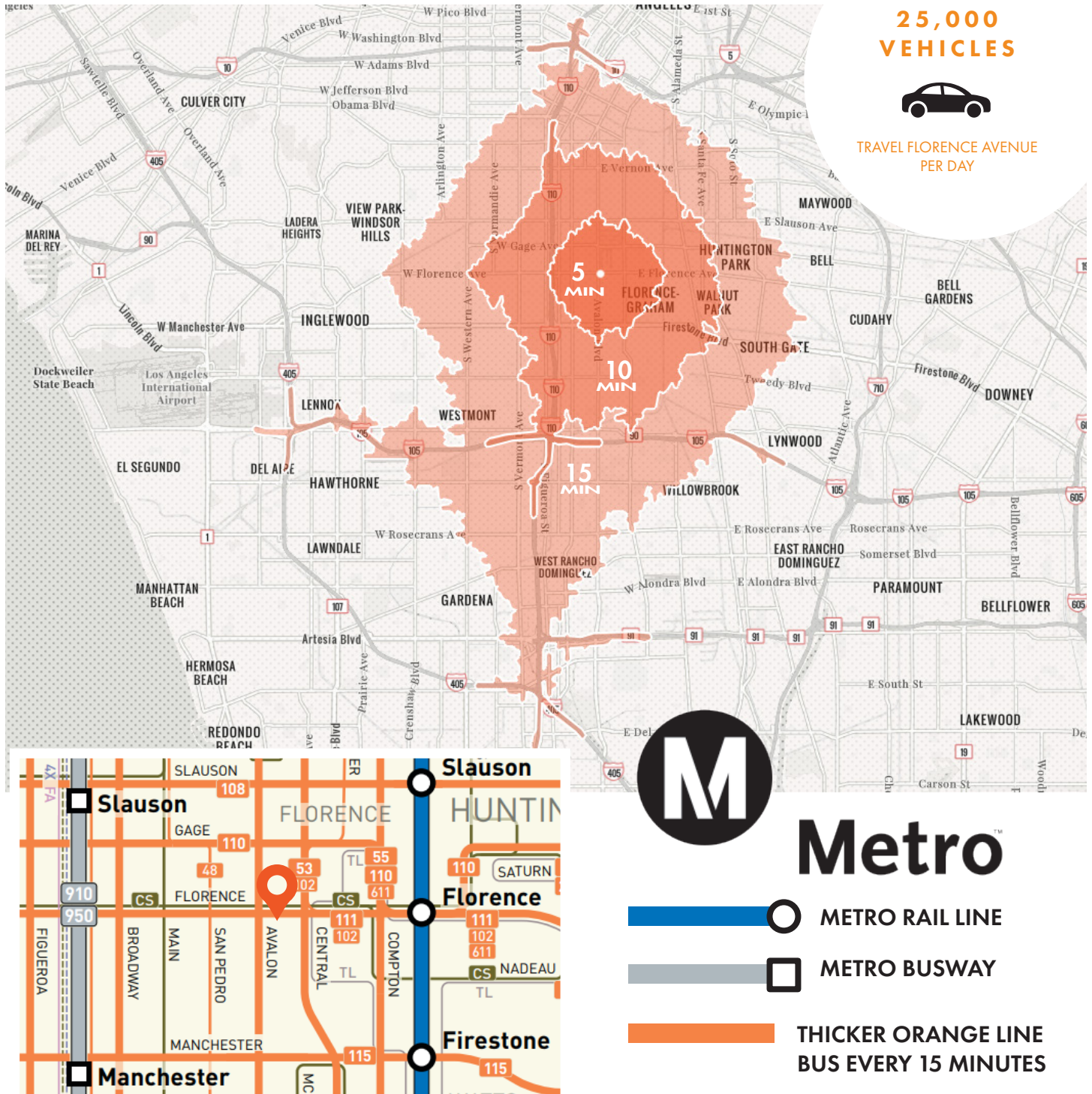
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## DRIVE TIMES AND TRANSPORTATION TO PROPERTY



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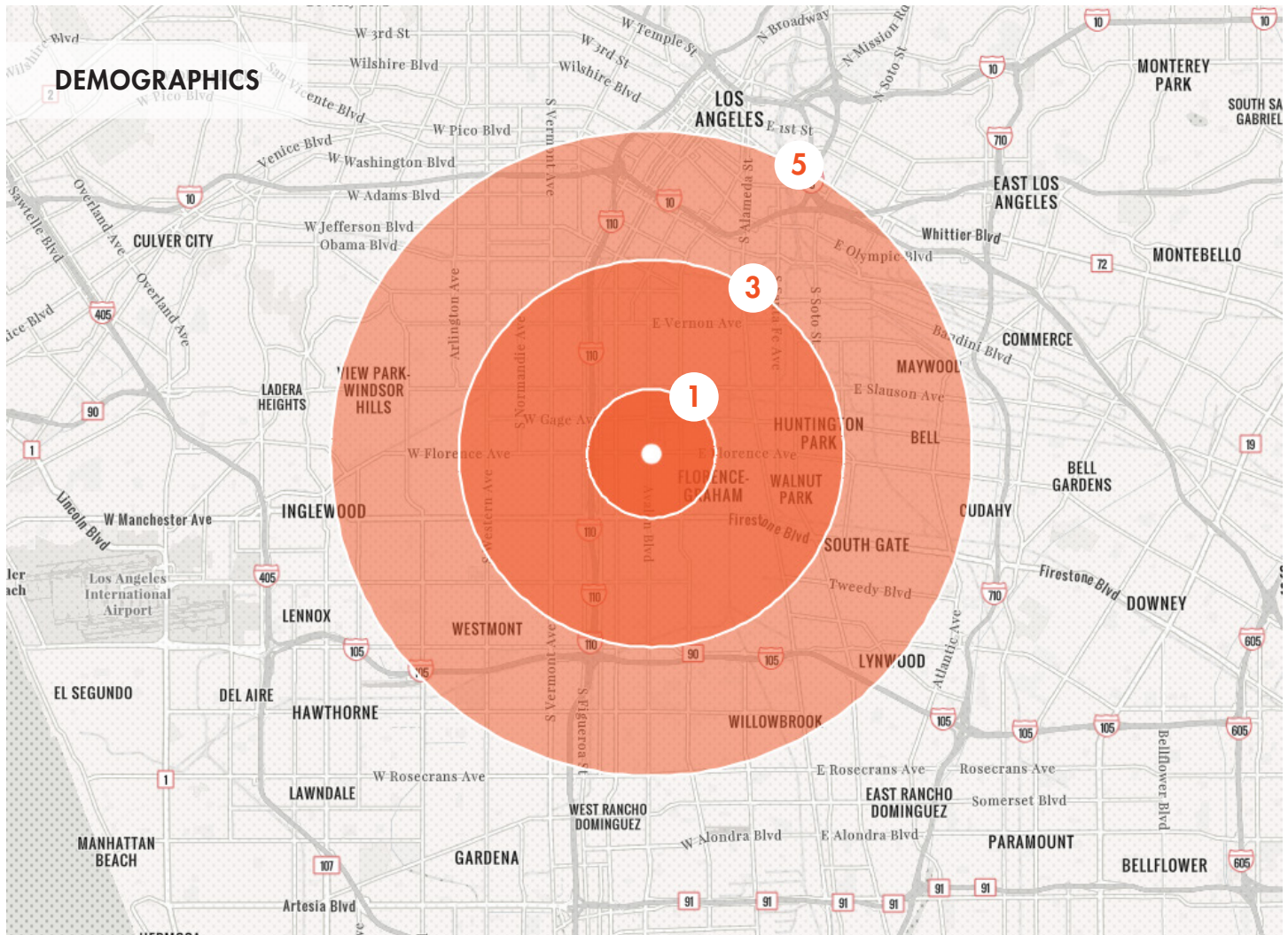
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## 1 MILE RADIUS



57,122  
ESTIMATED POPULATION 2025



30.0  
MEDIAN AGE



\$603,028  
MEDIAN HOME VALUE 2025



7,402  
TOTAL EMPLOYEES



\$75,975  
AVG HOUSEHOLD INCOME

## 3 MILE RADIUS



483,422  
ESTIMATED POPULATION 2025



31.9  
MEDIAN AGE



\$633,161  
MEDIAN HOME VALUE 2025



131,410  
TOTAL EMPLOYEES



\$81,324  
AVG HOUSEHOLD INCOME

## 5 MILE RADIUS



1.08 M  
ESTIMATED POPULATION 2025



33.6  
MEDIAN AGE



\$697,560  
MEDIAN HOME VALUE 2025



345,133  
TOTAL EMPLOYEES



\$87,570  
AVG HOUSEHOLD INCOME

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