

Religious Facility For Sale

7510 VALAHO DRIVE, TUJUNGA, CA

±3,500 SF Religious Facility Situated On ±7,907 SF Of Land



Exclusively listed by

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Mathews**



The Seller is interested in entertaining proposals to maximize the value of the site.

BUILDING SF	±3,500
SANCTUARY SEATS	±125
TOTAL LAND AC	0.18
FEATURES	Sanctuary, multipurpose room, kitchen, classrooms, & office
AMENITIES	Large outdoor patio/function space
LOCATION	Quick & easy access from Foothill Blvd
ZONING	R1, Single-Family Residential
PARCEL NUMBER	2563-007-020
SALE PRICE	\$1,850,000

±3,500
TOTAL BUILDING SF

±125
SANCTUARY SEATS

7510 VALAHO DRIVE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	22,395	54,546	165,276
2029 PROJECTION	21,502	52,011	158,992
2020 CENSUS	22,731	55,563	168,738
PROJECTED GROWTH 2024 - 2029	-893	-2,535	-6,283
AVERAGE AGE	000	000	000

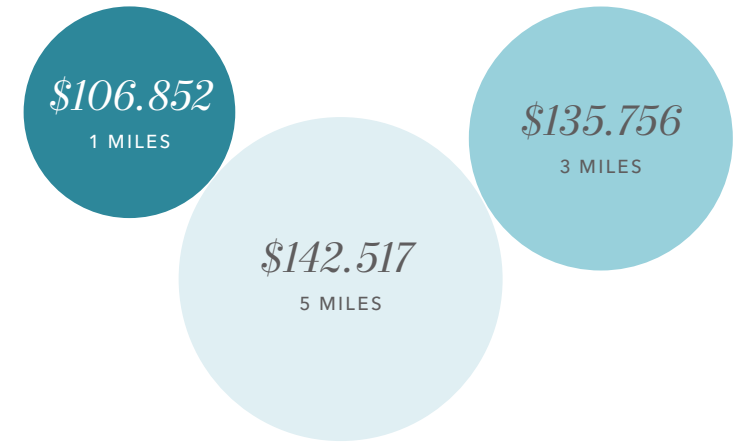
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN HH INCOME	\$82,140	\$104,105	\$105,742
2024 PER CAPITA INCOME	\$40,162	\$50,302	\$52,499
TOTAL BUSINESSES	000	000	000
TOTAL EMPLOYEES	000	000	000

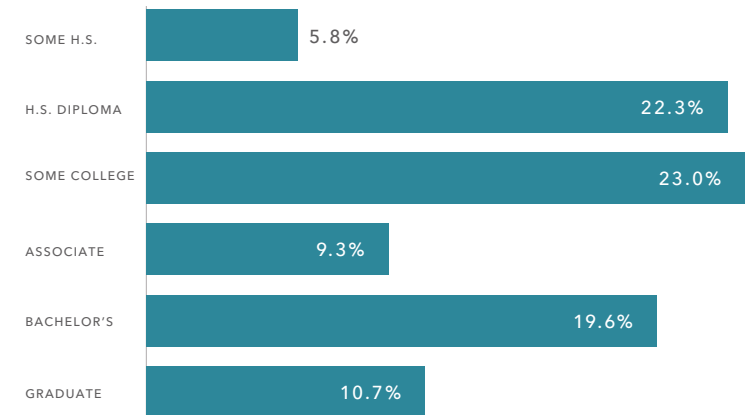
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	8,400	20,166	60,727
2029 PROJECTED	8,191	19,517	59,284
2020 CENSUS	8,480	20,766	61,704
GROWTH 2024 - 2029	-209	-649	-1,442
OWNER-OCCUPIED	%	%	%
RENTER-OCCUPIED	%	%	%

AVERAGE HOUSEHOLD INCOME



EDUCATION



BID PROCESS / SUGGESTED TERMS

All offers submitted for the proposed sale should be in writing and accompanied by background information on the buyer.

The property is being offered on the basis of an all-cash closing.



THE BUYER SHOULD DISTINGUISH ITSELF BY ADDRESSING THE FOLLOWING:

PRICE

- a. Stipulate total price
 - b. Evidence of funds
-

OFFER STRUCTURE

- a. Investor, Developer, or User
-

PROPOSED USE OF SITE

- a. List proposed use
-

DEPOSITS

- a. A significant initial deposit will be required upon execution of the Purchase and Sale Agreement
 - b. Indicate timing and amounts of additional deposits
-

CONTINGENCIES/CONDITIONS TO CLOSING

- a. Indicate all buyer contingencies and length of contingency period
 - b. Specify all conditions necessary to trigger closing
 - c. If offering on an entitled basis, provide a projected entitlement timeline with major requirements
-

ESCROW CLOSING DATE

- a. Specify for all scenarios
-

TITLE AND ESCROW

- a. First American Title Insurance Company
-

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