

# LAND FOR SALE

4321 CERRITOS AVE  
CYPRESS, CA 90630

REMAINING  
CHURCH  
PROPERTY

### TOTAL PARCEL OUTLINE



## PROPERTY OVERVIEW

The property is located on West Cerritos Avenue in the city of Cypress, California. A one mile radius from the property contains over 20,000 residents with an average household income of \$125,716, and a median home value of \$724,901.

The entire parcel is 4.51± acres of land. The property owner is seeking a developer to develop a portion of the property, with some of the structures and parking to remain. The property is currently zoned residential as R-6000. Ownership is seeking a creative deal structure that would allow the adjacent church to share parking and ingress/egress with the future use of the excess. Please call for more details concerning the owner's objective.

/// = THE CHURCH WILL REQUIRE A PORTION OF THE PARKING FOR STAFF AND MEMBERS TO USE.

## PROPERTY FEATURES

- TOTAL PARCEL ACRES** 4.51± AC
- ZONING** RS 6000
- PARCEL IDs** 242 031 03, 242 041 38
- FRONTAGE** W Cerritos Avenue
  - Large urban lot prime for redevelopment
  - Located in close proximity to Los Alamitos High School, McAuliffe Middle School, Los Alamitos Medical Center, Joint Forces Training Base, and the Los Alamitos Race Center
- HIGHLIGHTS**

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.



LONG BEACH TOWNE CENTER

EL DORADO PARK

LOS ALAMITOS HIGH SCHOOL

LEXINGTON JUNIOR HIGH SCHOOL

CYPRESS HIGH SCHOOL

CYPRESS COLLEGE



CERRITOS AVENUE

LOS ALAMITOS RACE COURSE

LOS ALAMITOS MIDDLE SCHOOL

JOINT FORCES TRAINING BASE



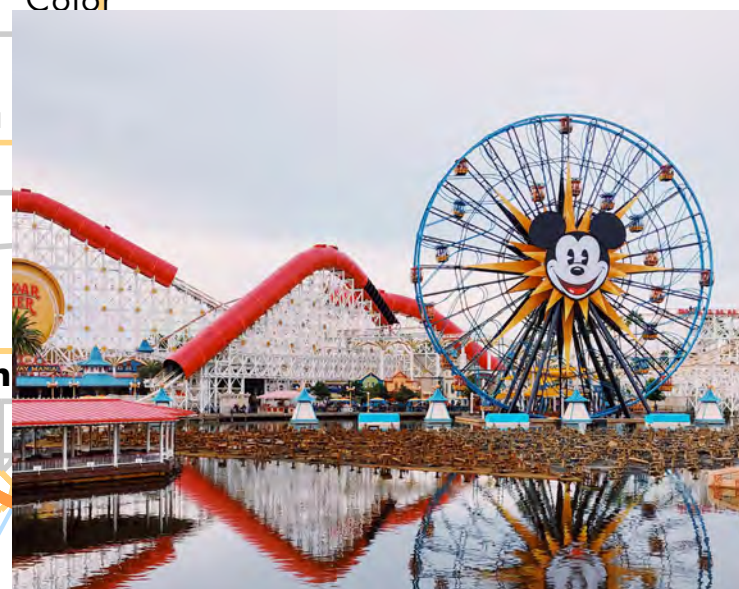
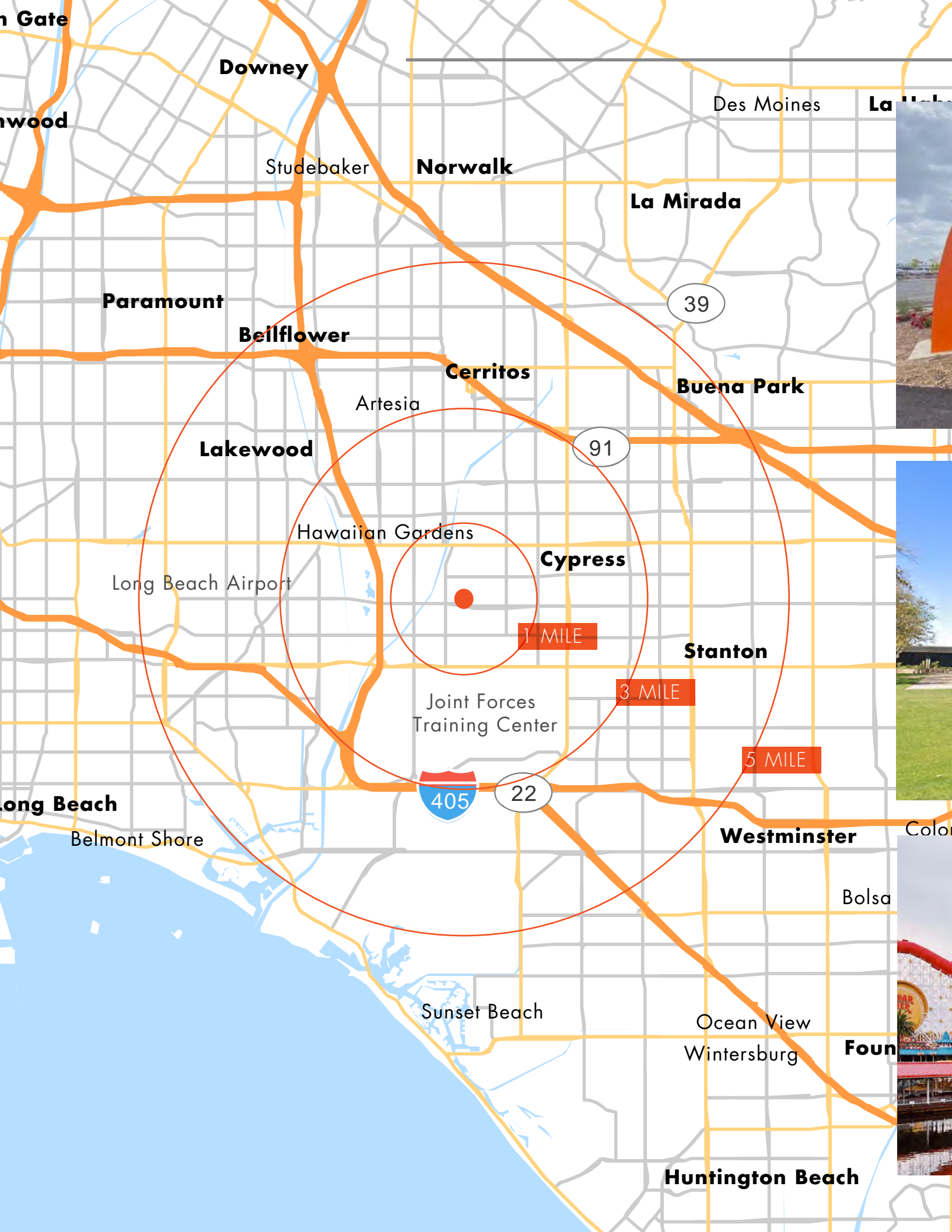
THE 605

COYOTE CREEK

# LOCATION MAP

# PROPERTY PHOTOS





## LOCATION OVERVIEW

Located east of Long Beach, California, the City of Cypress is located in Orange County, California with a population of just over 50,000. Cypress' location allows the city to be just 20 minutes west of Disneyland Resort in Anaheim, California. The centrality of the city to some of Southern California's most frequented locations provides convenience and connection across the Los Angeles/Orange County area.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2021	20,478	191,569	526,694
Median Age	41.2	41.0	40.6
Median Home Value	\$724,901	\$675,930	\$639,661
Avg. HH Income	\$125,716	\$124,903	\$115,110
Total Employees	19,726	73,208	224,730

# FOUNDRY

COMMERCIAL

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