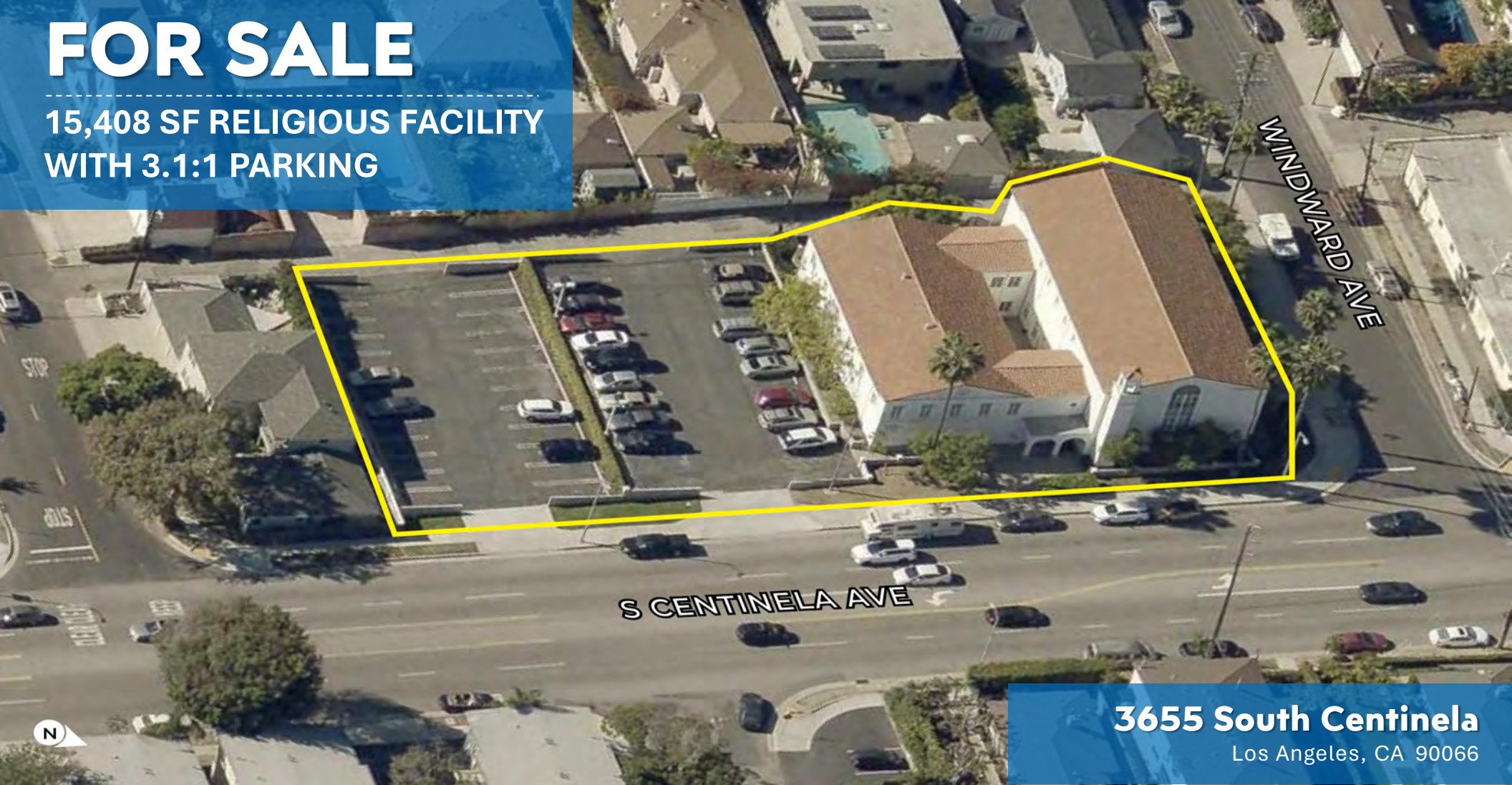


# FOR SALE

15,408 SF RELIGIOUS FACILITY  
WITH 3.1:1 PARKING



**3655 South Centinela**

Los Angeles, CA 90066

## OPPORTUNITY OVERVIEW

Built in 1990, this 15,408 SF Religious Facility sits on 0.58 acre. The building has 48 private parking spaces plus street parking. Improvements include a large chapel, gymnasium with performance stage, kitchen, 24 offices, two large meeting rooms, 10 restrooms and an interior courtyard. The building is elevator-served. The property's zoning designation is "RD" RESTRICTED DENSITY MULTIPLE DWELLING ZONE. This allows one dwelling unit for each 1,500 SF of land.

**Listing Agent:**

**DAVID KNOWLTON, SIOR, CCIM**

Executive Vice President

CA DRE #00893394

949.468.2307 Direct

949.887.7872 Mobile

[dknowlton@naicapital.com](mailto:dknowlton@naicapital.com)

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**NAI Capital**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# PROPERTY HIGHLIGHTS

- Freestanding Religious Facility on 0.58 Acre
- Total Fixed Chapel Seating - 235 (Additional Seating in Mezzanine)
- Gymnasium Features Basketball Court & Performance Stage (Occupancy - 192)
- Numerous Meeting Rooms/Classrooms, 10 Restrooms, Kitchen
- Three-Level Structure; Elevator-Served
- 48 On-Site Parking Spaces (3.1:1,000) Plus Street Parking
- Built in 1990; Corner Location
- Possible Residential In-Fill Opportunity
- **Estimated Average Household Income (2023) - \$174,191 (5-Mile Radius)**
- 1.4 Miles from Sawtelle Blvd/405 Freeway On/Off Ramp
- 2.8 Miles to Venice Beach
- APN 4246-009-022
- Do Not Disturb Occupant - Call to Show
- **Purchase Price: \$6,495,000**



## **PARKING**

**48 On-Site Parking Spaces  
(3.1:1,000)  
Plus Street Parking**



## **WORSHIP AREA SEATING CAPACITY**

**Approx. 235 Persons Seating  
(Additional Seating in Mezzanine)**



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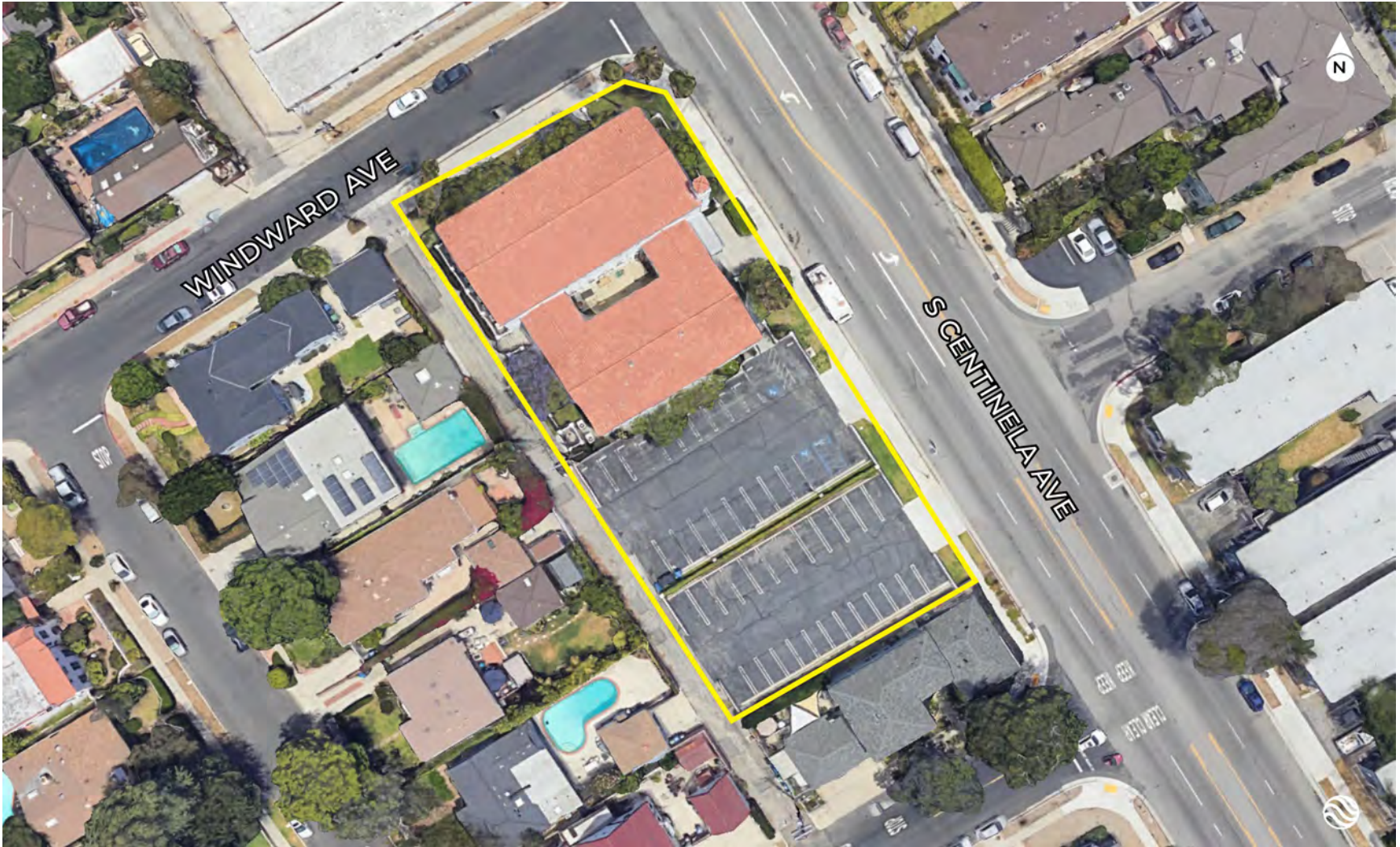
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# THE OFFERING

## BUILDING AERIAL



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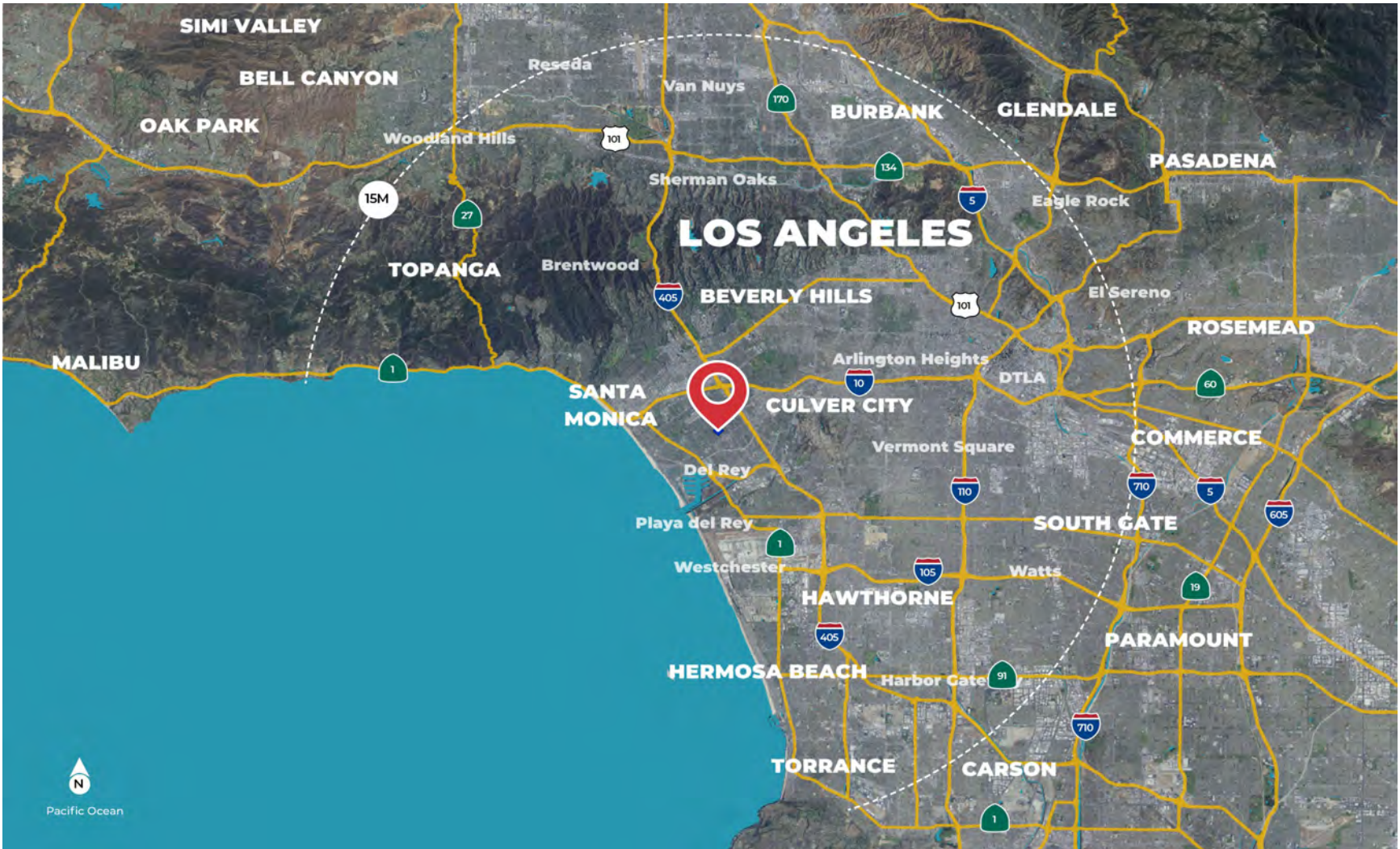
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AERIAL



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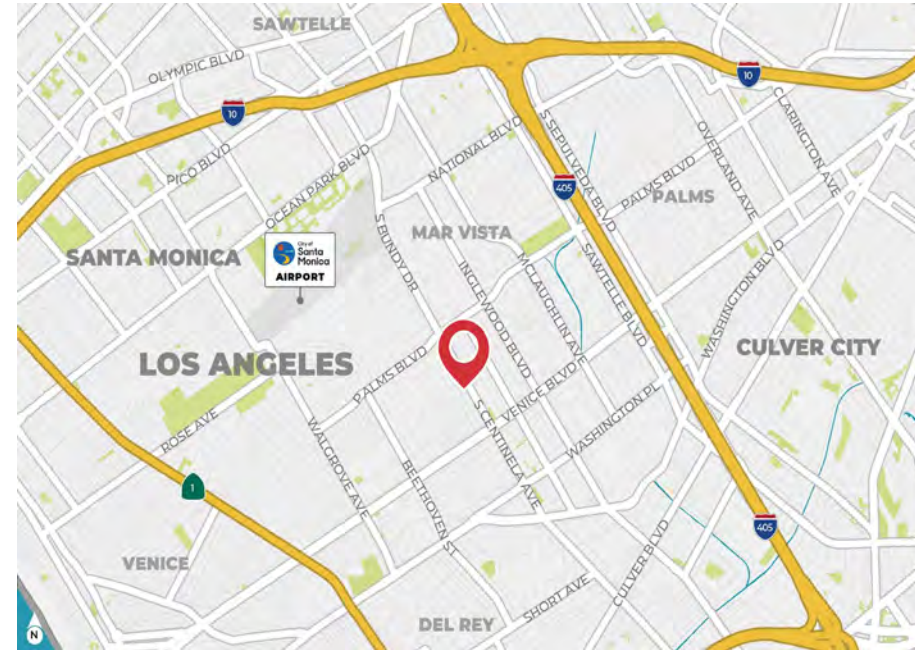
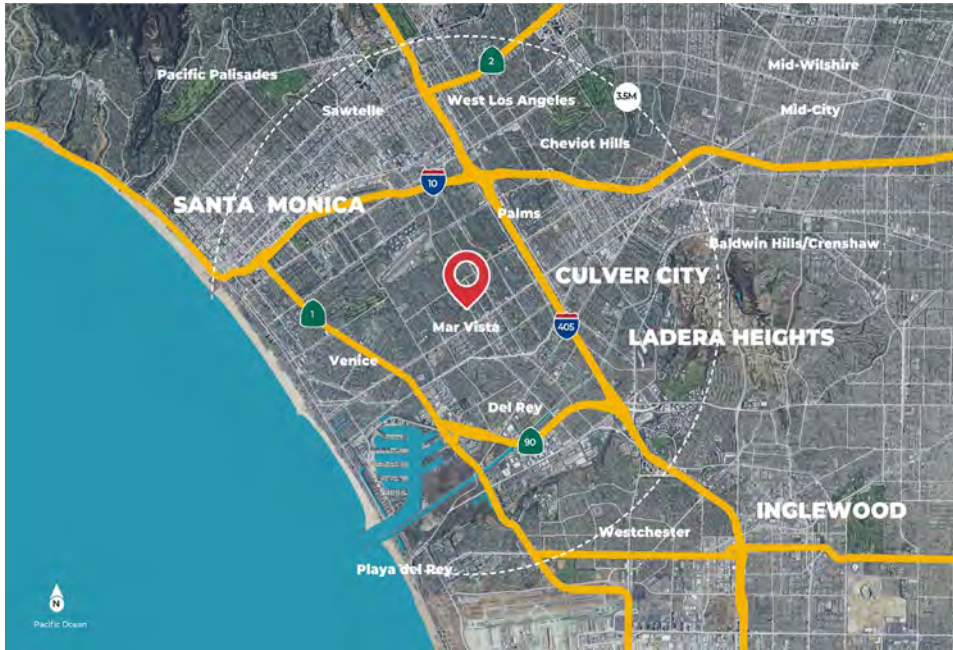
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# THE OFFERING

## LOCATION MAPS



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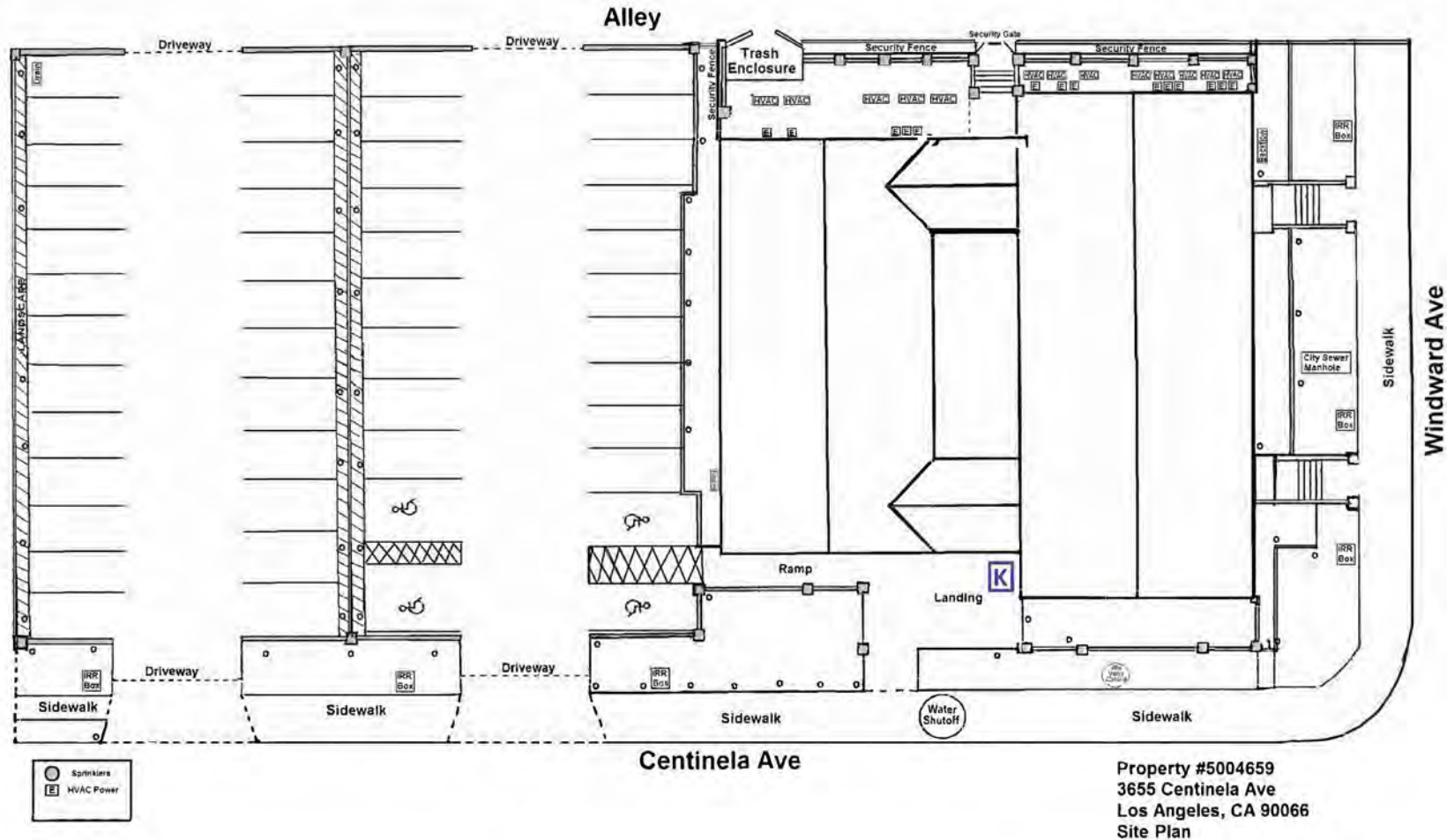
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# THE OFFERING

## SITE PLAN



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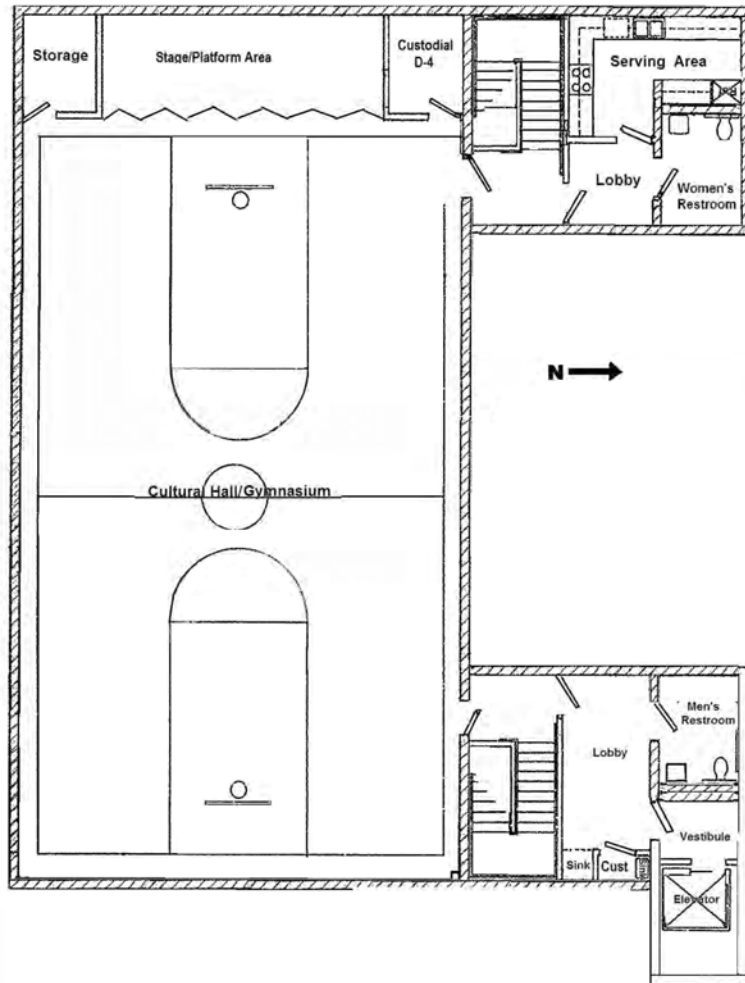
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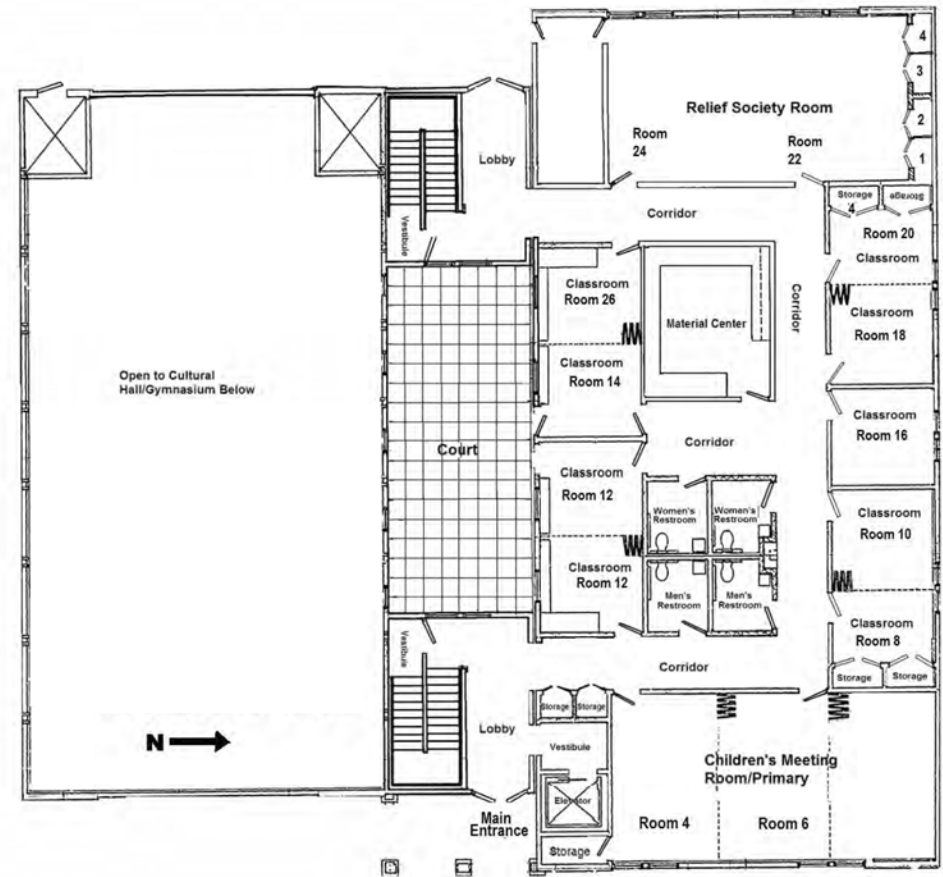
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# THE OFFERING

## 1<sup>ST</sup> FLOOR PLAN



## 2<sup>ND</sup> FLOOR PLAN



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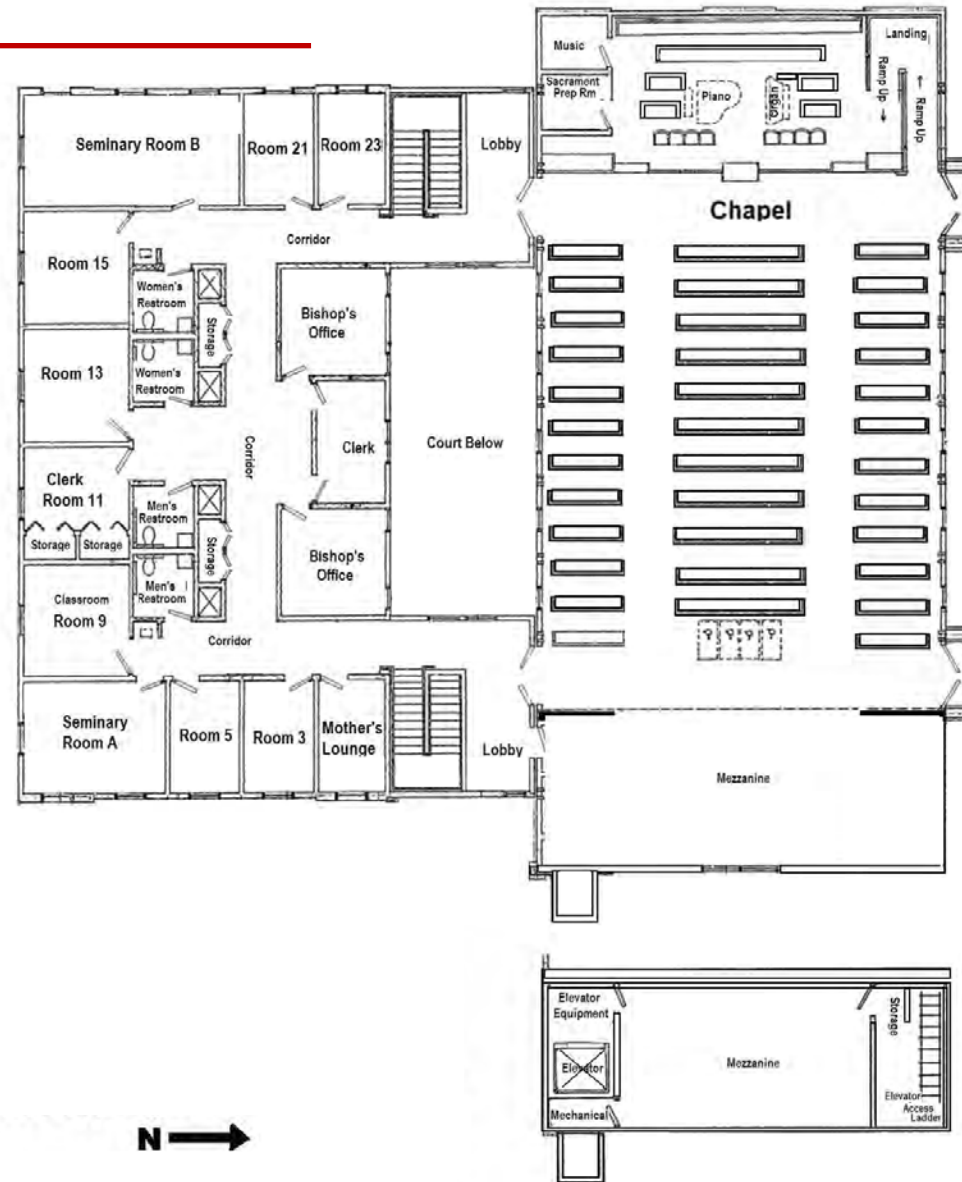
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# THE OFFERING

## 3<sup>RD</sup> FLOOR PLAN



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# THE OFFERING

## EXTERIOR PICTURES



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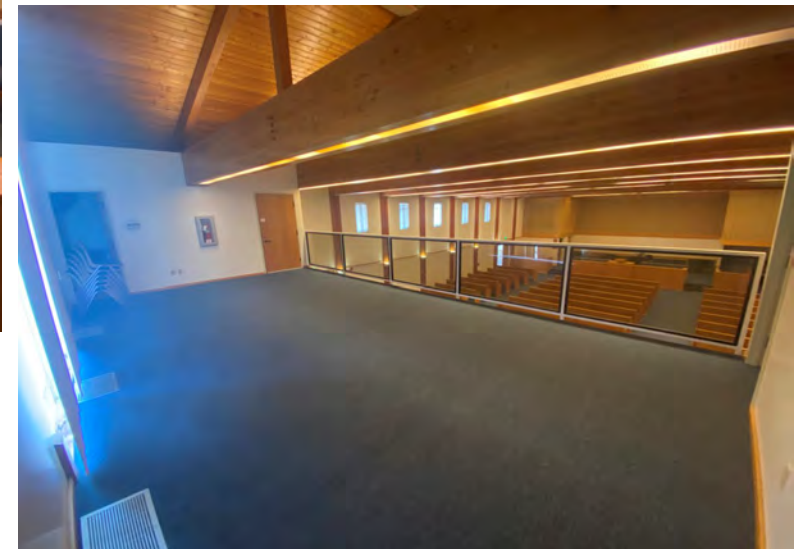
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# THE OFFERING

## INTERIOR PICTURES



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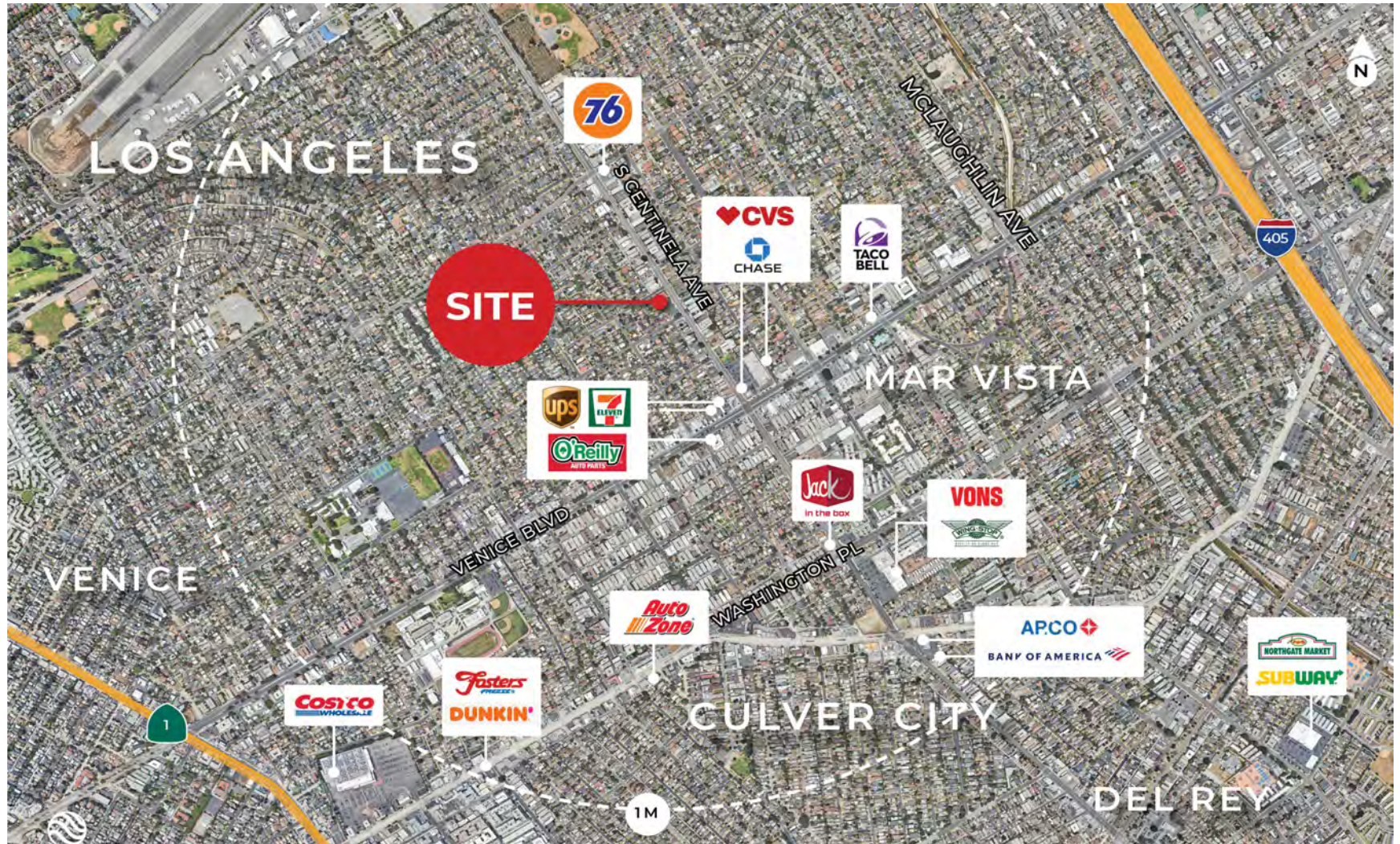
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# THE OFFERING

## RETAIL AERIAL



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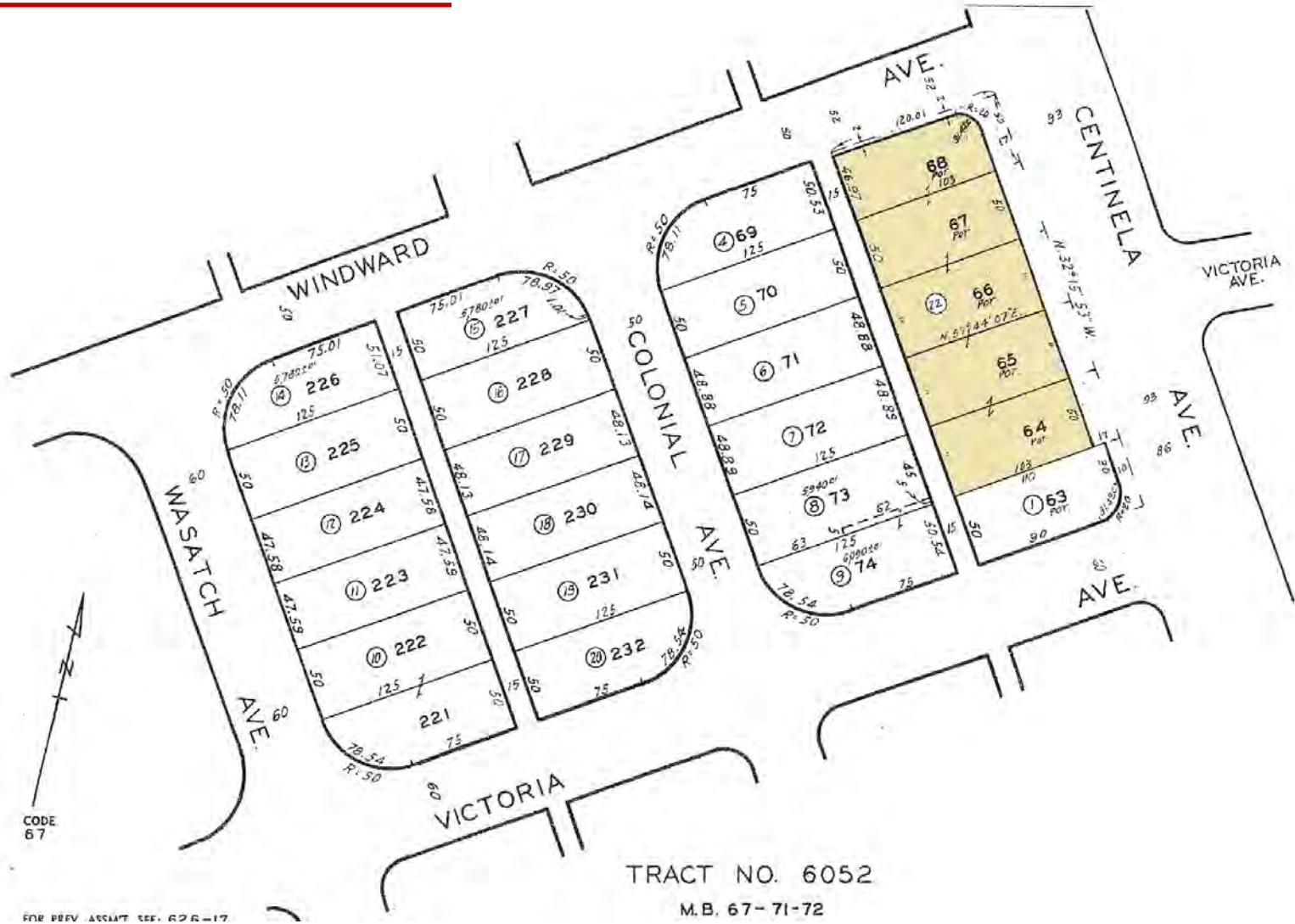
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# THE OFFERING

## ASSESSOR'S PARCEL MAP



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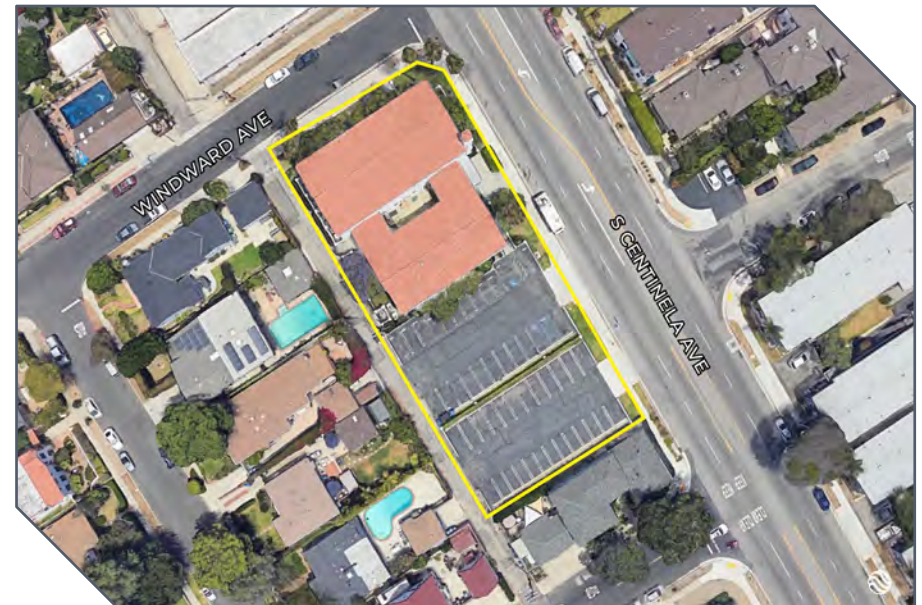


# THE OFFERING

## ZONING

The property's zoning designation is "RD" RESTRICTED DENSITY MULTIPLE DWELLING ZONE. The minimum lot area per dwelling unit is 1,500 square feet. Allowed uses include:

1. One-family dwellings.
  2. Two-family dwellings.
  3. Multiple dwellings or group dwellings.
  4. Apartment houses.
  5. Park, playgrounds or community center owned and operated by a governmental agency.
- General Plan Land Use: Medium Residential
  - Specific Plan Area: Los Angeles Coastal Transportation Corridor
  - City's Use Code: Institutional-Religious, Church, Worship
  - Community Plan Area: Palms - Mar Vista - Del Rey
  - Area Planning Commission: West Los Angeles
  - Neighborhood Council: Mar Vista
  - Council District: CD 11 - Traci Park
  - The Property is not in the Coastal Zone



# THE OFFERING

## DEMOGRAPHICS

### Population

	1 Mile	3 Mile	5 Mile
2023 Estimated Population	33,724	307,739	632,294
2028 Projected Population	33,005	304,951	623,766
2023 Male Population	16,946	153,093	309,295
2023 Female Population	16,778	154,646	322,999
2023 Total Population	33,724	307,739	632,294
2023 Total Businesses	1,739	25,166	63,569

### Income

	1 Mile	3 Mile	5 Mile
2023 Estimated Household Income: Average	\$175,244	\$170,721	\$174,191
2023 Estimated Household Income: Median	\$108,113	\$122,741	\$120,047
2023 Estimated Per Capita Income	\$78,211	\$83,438	\$82,097
2028 Projected Household Income: Average	\$125,332	\$137,274	\$142,541
2028 Projected Household Income: Median	\$193,166	\$185,217	\$190,141
2028 Projected Per Capita Income	\$87,521	\$92,122	\$91,126

### Households

	1 Mile	3 Mile	5 Mile
2023 Estimated Households	15,020	149,870	296,477
2023 Average Household Size	2.2	2.0	2.0
2028 Projected Households	14,926	151,183	297,547

### Age

	1 Mile	3 Mile	5 Mile
Median Age	39.7	37.9	38.2
Age 19 Years or Less	3,059	26,406	58,116
Age 20 to 64 Years	10,526	101,363	206,080
Age 65 Years or Over	3,192	26,877	58,802
2023 Total population: under 5 years	841	7,253	14,222
2023 Total population: 5 to 9 years	785	6,415	13,259
2023 Total population: 10 to 14 years	778	5,921	12,322
2023 Total population: 15 to 19 years	656	6,817	18,314
2023 Total population: 20 to 24 years	871	9,973	23,866
2023 Total population: 25 to 29 years	1,251	14,338	27,885
2023 Total population: 30 to 34 years	1,566	16,436	31,236
2023 Total population: 35 to 39 years	1,398	13,161	25,347
2023 Total population: 40 to 44 years	1,151	10,390	20,824
2023 Total population: 45 to 49 years	1,037	8,991	18,278
2023 Total population: 50 to 54 years	1,068	9,141	18,971
2023 Total population: 55 to 59 years	1,112	9,445	19,622
2023 Total population: 60 to 64 years	1,072	9,487	20,051
2023 Total population: 65 to 69 years	959	8,356	17,744
2023 Total population: 70 to 74 years	748	6,388	14,024
2023 Total population: 75 to 79 years	549	4,581	10,140
2023 Total population: 80 to 84 years	398	3,188	7,160
2023 Total population: 85 years and over	538	4,364	9,734



# THE OFFERING

Exhibit J



## TERMS OF LISTING AND SALE ADDENDUM

The following terms of listing and sale must be attached to each listing agreement for the property subject to a Disposition (as defined in the Agreement) and must be disclosed to any potential purchaser of the property:

---

### ATTACHMENT 1

1. Any agreement for the sale of the property must be on the standard real estate purchase agreement of Client or its designated Affiliated Entity. If a purchaser desires to use any other form, the purchaser must obtain the consent of Client or its designated Affiliated Entity ("Owner"), and any offer to purchase made by purchaser will be subject to an addendum from Owner.
2. Owner will retain, as available, all subsurface rights, including, without limitation, all water, energy, and mineral rights pertaining to the property.
3. Owner will convey the property without warranty, except that as of the date of closing the transaction, the title of the property is free from encumbrances made or suffered to be made by Owner or by anyone claiming by, through, or under Owner, and none other, subject to: (a) the permitted exceptions, (b) any state of facts that an accurate and complete ALTA/ASCM survey, or equivalent, or physical inspection of the property might disclose, (c) all zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (d) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.
4. Any purchaser of the property will be required to purchase the property subject to the terms and conditions of any and all leases or rental agreements existing on the property.
5. Sales of property contiguous to other property held or retained by Owner, and sales of existing church buildings, may include a contract and/or deed restriction regarding the use of the property, at Owner's discretion.
6. ALL PROPERTY SOLD BY OWNER WILL BE SOLD "AS-IS" "WHERE IS" AND "WITH ALL FAULTS" AND WILL BE SOLD WITHOUT REPRESENTATION OR WARRANTY AS TO FREEDOM FROM ENCUMBRANCES OR LIENS EXCEPT FOR THE WARRANTIES MADE IN PARAGRAPH 3 ABOVE. CONSULTANT AND/OR AFFILIATED BROKER WILL PROVIDE PURCHASER WITH A REASONABLE OPPORTUNITY TO INSPECT THE PROPERTY, AND PURCHASER WILL BE REQUIRED TO RELY SOLELY UPON ITS OWN INSPECTION OR REVIEW. AS A CONDITION OF SALE, THE PURCHASER WILL BE REQUIRED TO RELEASE AND INDEMNIFY OWNER FROM CLAIMS ARISING FROM THE CONDITION OF THE PROPERTY, EXCLUDING CLAIMS FOR PERSONAL INJURY ARISING BEFORE THE CLOSING DATE CAUSED BY THE GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT OF OWNER, CLAIMS ARISING OUT OF CONTRACTUAL OBLIGATIONS TO THIRD PARTIES UNDERTAKEN BY OWNER PRIOR TO CLOSING THE TRANSACTION, AND FRAUD, GROSS NEGLIGENCE, OR INTENTIONAL MISCONDUCT OF OWNER.

# THE OFFERING



**LOS ANGELES  
CITY PLANNING**  
Community Planning



## Palms - Mar Vista - Del Rey Community Plan

**Staff Contact: Project Review**

Ariel Jones (213) 978-1332  
ariel.jones@lacity.org

**Staff Contact: Plan Policies**

Diego Janacua Cortez (213) 978-1657  
Diego.Janacua@LACity.org

**General Information:**

West Los Angeles Public Counter: (310) 231-2598

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