



FOUNDRY
COMMERCIAL

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY
14631 LEFFINGWELL RD | WHITTIER, CA 90604

 foundrycommercial.com

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

11,199± SF ON 1.81± ACRES

AERIAL

PARCEL ID#s 8227-010-023 & 8227-010-024



11,199± SF

SQUARE FEET

1.81± AC

ACREAGE

RA-6000

ZONING

RELIGIOUS

CURRENT USE

1959

YEAR BUILT

For more information, please contact:

CHRIS BURY
Partner, Senior Vice President
949.939.6238
chris.bury@foundrycommercial.com

CHARLIE HOWARTH
Vice President
949.542.9484
charlie.howarth@foundrycommercial.com

ETHAN REED
Associate
949.525.6397
ethan.reed@foundrycommercial.com

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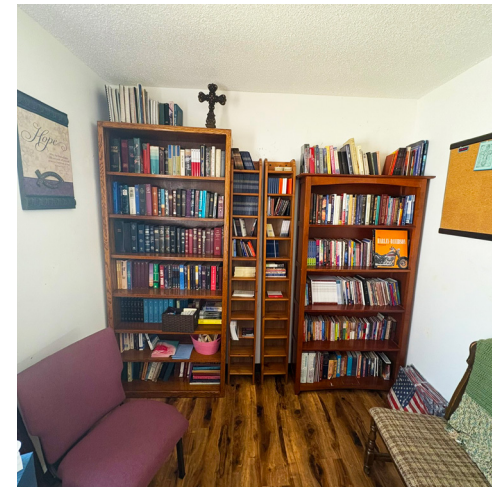
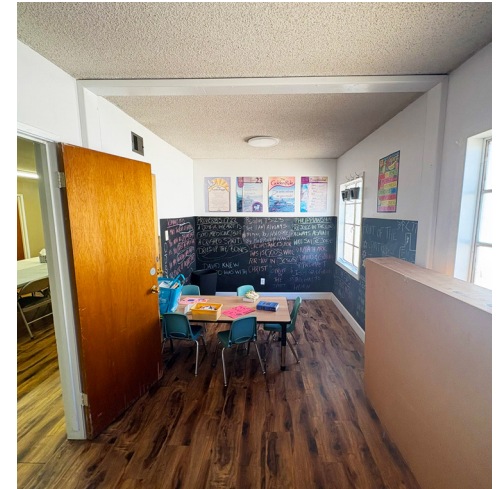
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PROPERTY PHOTOS



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AREA MAP



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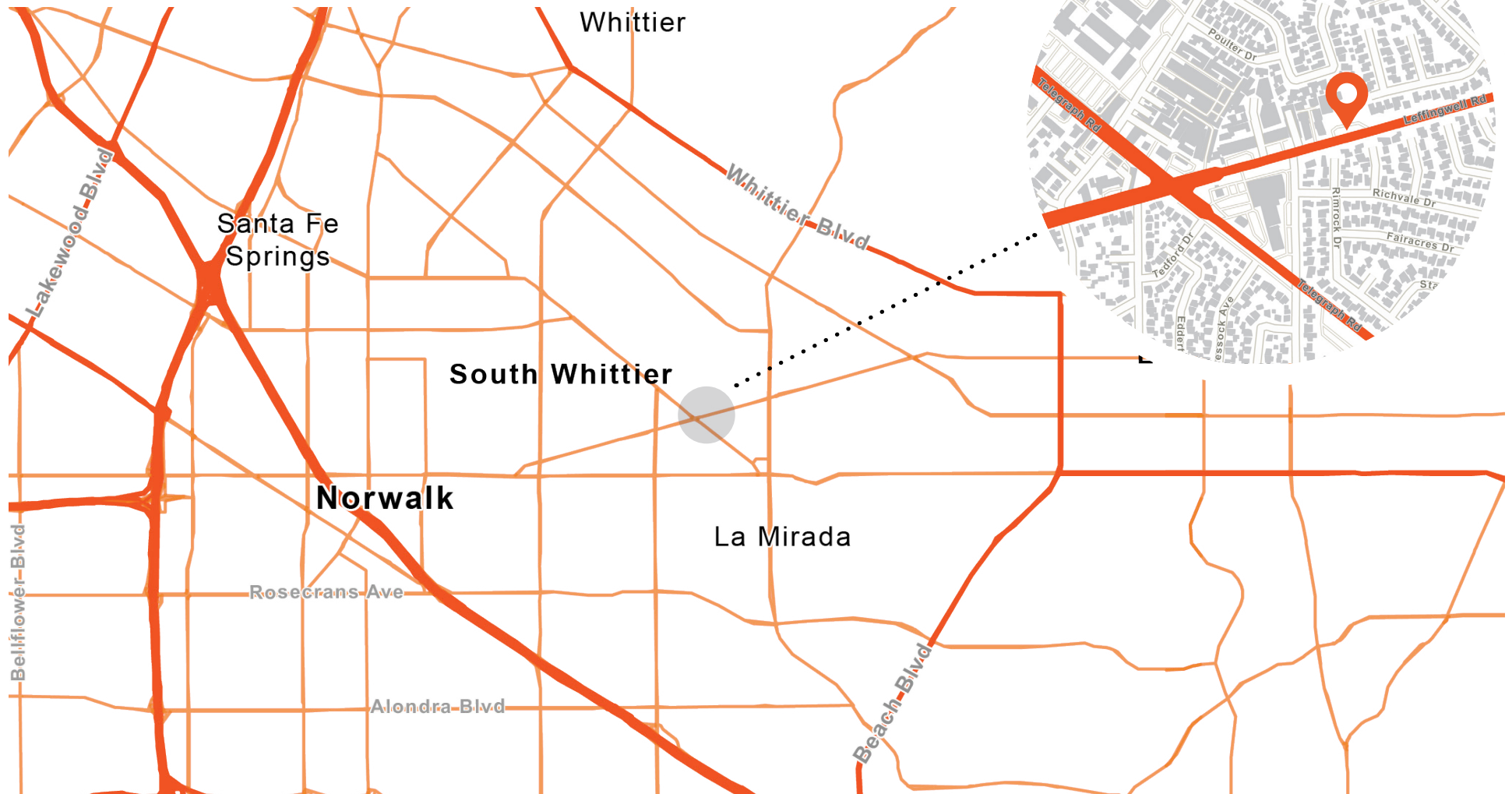
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LOCATION MAP



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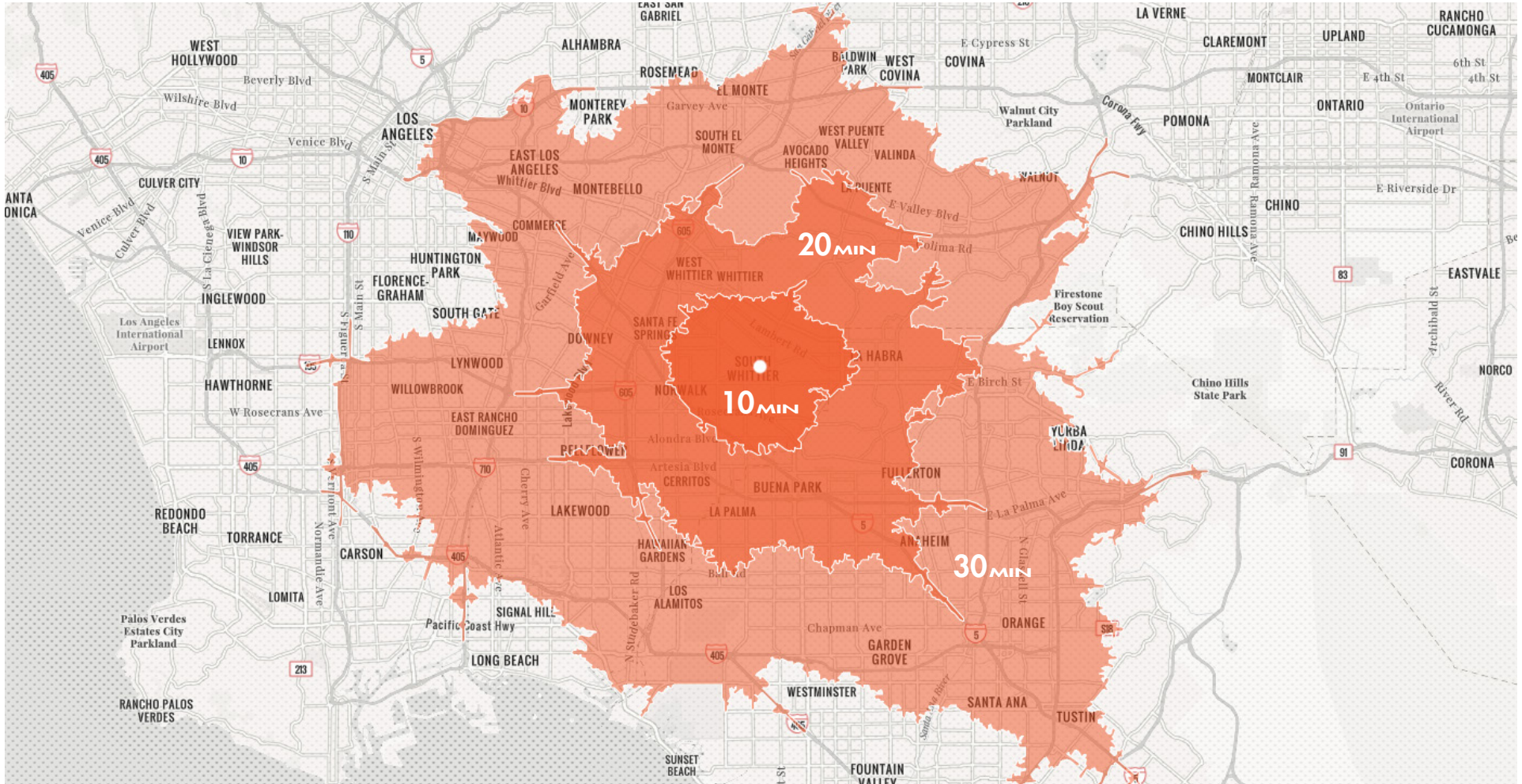
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DRIVE TIMES



20,000+ VEHICLES

TRAVEL LEFFINGWELL ROAD PER DAY



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AREA DEMOGRAPHICS

1 MILE RADIUS



28,917
ESTIMATED
POPULATION 2025



37.8
MEDIAN AGE



\$727,011
MEDIAN HOME VALUE



5,149
TOTAL EMPLOYEES



\$129,241
AVG HOUSEHOLD
INCOME

3 MILE RADIUS



174,375
ESTIMATED
POPULATION 2025



38.9
MEDIAN AG



\$763,478
MEDIAN HOME VALUE



75,021
TOTAL EMPLOYEES



\$134,098
AVG HOUSEHOLD
INCOME

5 MILE RADIUS



481,994
ESTIMATED
POPULATION 2025



38.6
MEDIAN AGE



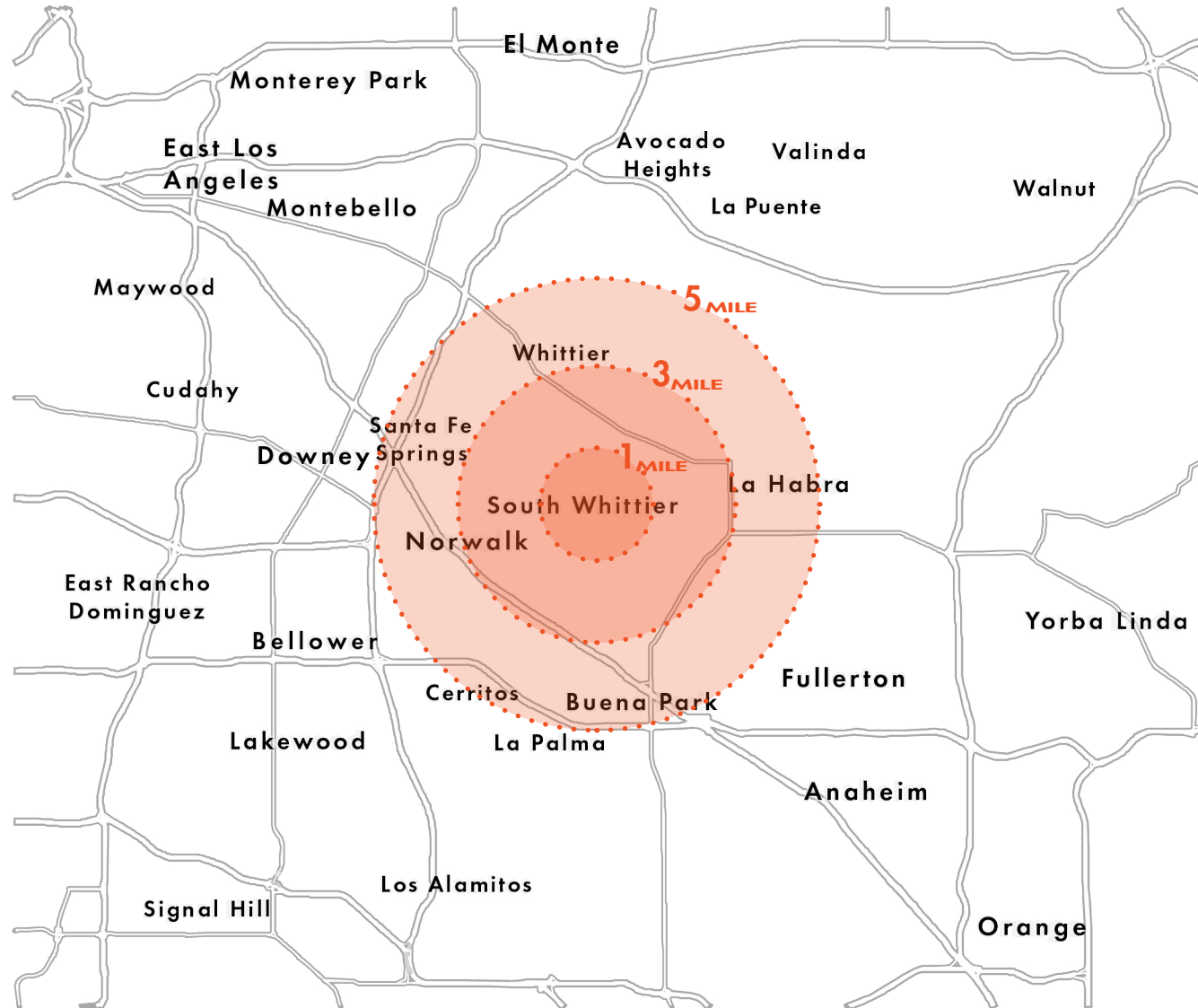
\$778,175
MEDIAN HOME



20,138
TOTAL EMPLOYEES



\$137,235
AVG HOUSEHOLD
INCOME



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ZONING

R-A RESIDENTIAL AGRICULTURE



R-3-P RESIDENTIAL AGRICULTURE



MXD MIXED USE DEVELOPMENT



R-A RESIDENTIAL AGRICULTURE

Minimum Lot Size:

6,000 SF

Density:

±7.26 units/AC

Setbacks:

Front:

20'

Corner side:

5'

Interior Side:

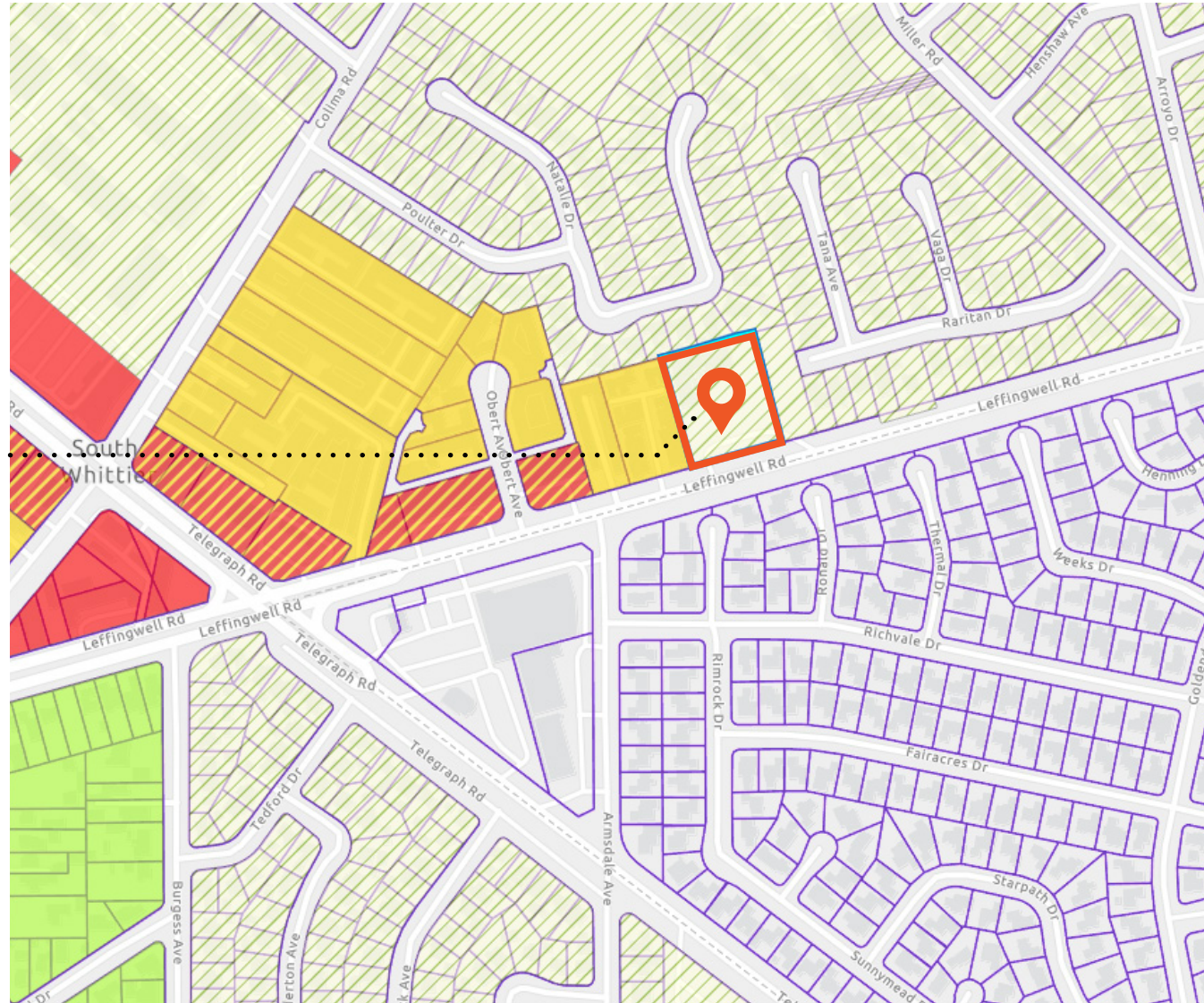
5'

Rear:

15'

Height:

35'



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SUGGESTIONS

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

Stipulate total price
Evidence of funds



DEPOSITS

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



ESCROW CLOSING DATE

Specify for all scenarios



OFFER STRUCTURE

Investor or User



PROPOSED USE OF SITE

List proposed use



CONTINGENCIES/ CONDITIONS TO CLOSING

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



CONTACT

Contact Chris, Charlie, or Ethan
Do not disturb owner

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