



EXPREALTY
**ONCE IN
A
LIFETIME
CHURCH**
CHURCH SALE

eXp Realty | Jonathon James Williams

THE CHURCH

An incredible church and school campus situated on over 2.37 acres along Azusa's main corridor. This longstanding place of worship and community has been an integral part of Azusa since 1951.

This is more than a church and school. It is a true campus. The thoughtfully designed church is complemented by an on-site school with four classrooms, offering a combined total of over 8,475 square feet.

The property also features a basketball area, barbecue and outdoor dining space, expansive open fields, and ample room for community gatherings, events, and youth programs.

Adding to its appeal, the property is directly across the street from In-N-Out Burger and McDonald's, and is surrounded by multiple hotels, shopping centers, and additional amenities. This high-visibility setting along a major corridor offers unmatched accessibility and exposure.

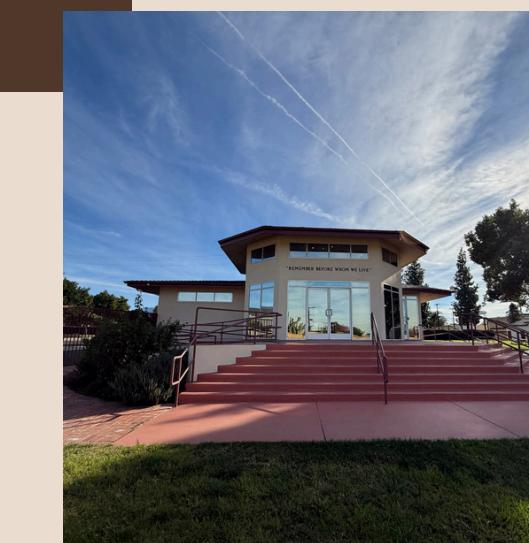
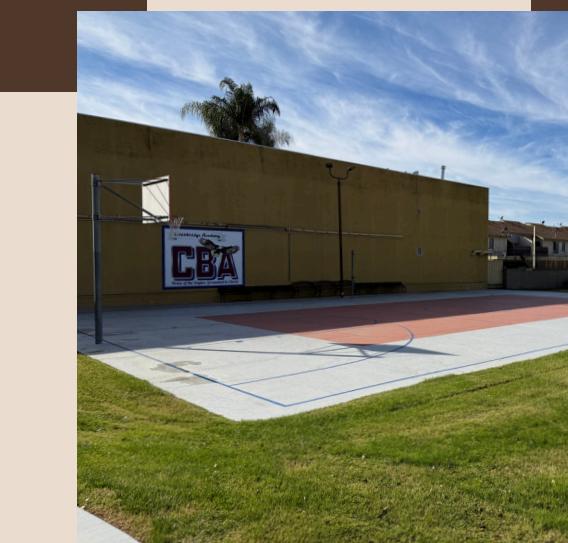
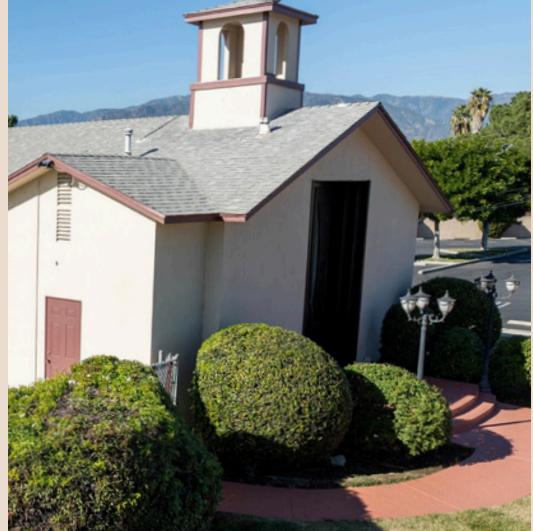
Simply put: location, location, location.



The Total Campus

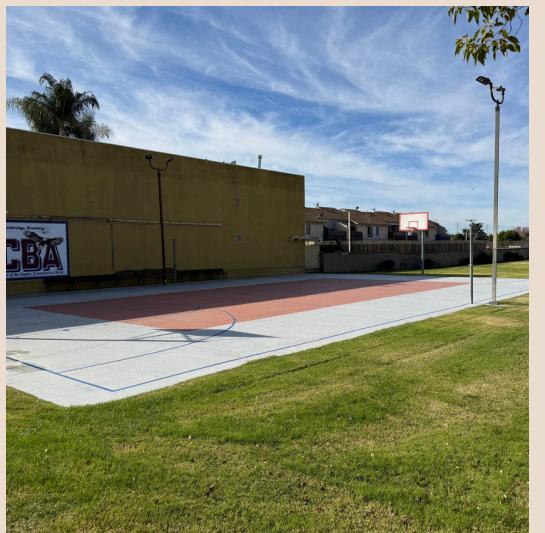
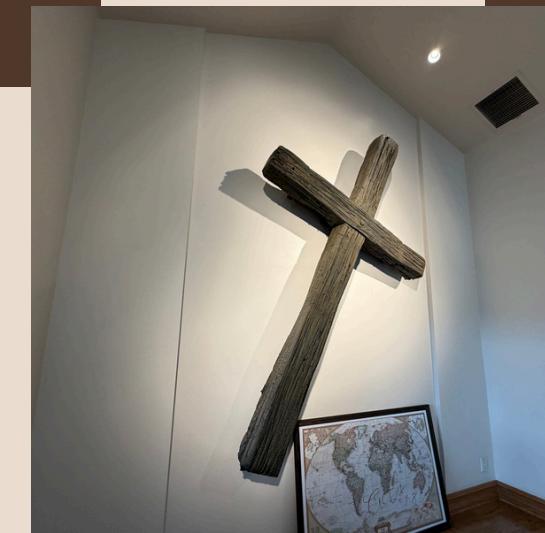
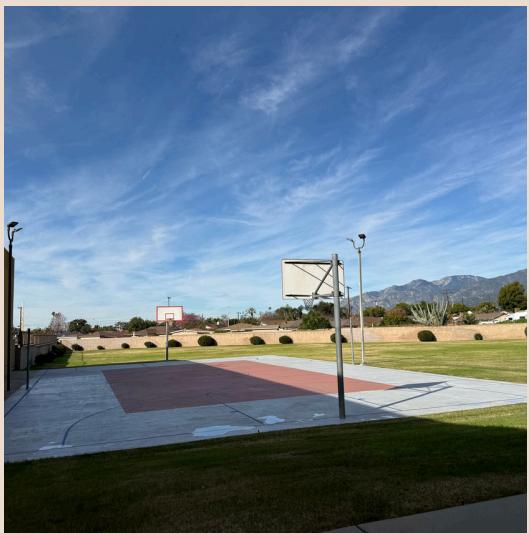
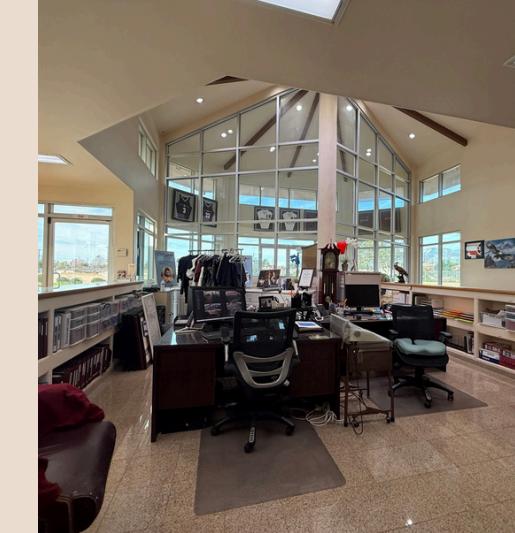
A 2.37-Acre Church Campus or Development Cornerstone in the Heart of Azusa's Premier Corridor

Offered at: \$4,977,777 | APN: 8614-016-049 | Zoning: AZC-3 (Azusa Corridor Commercial)



The Total Campus

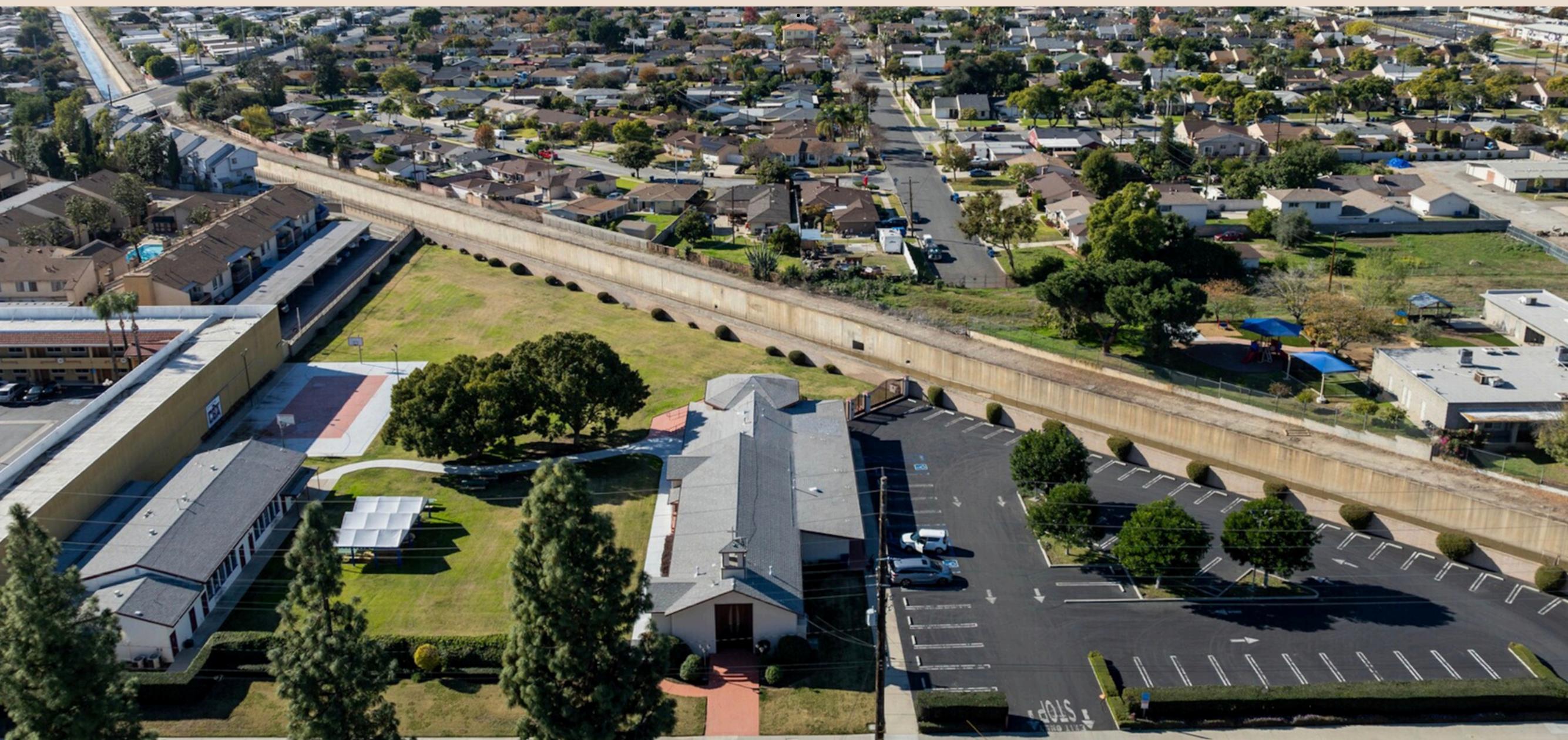
A vast campus spanning over 2.4 acres in the heart of Azusa. The site offers an existing Church, school, basketball court and open fields.



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A Rare Opportunity to Acquire a Pivotal Development Parcel on one of Azusa's most important commercial corridors. This property is poised to become a leading mixed-use destination.

Strategically zoned AZC-3 (Azusa Corridor Commercial), the 2.37-acre site at 405 S Azusa Ave presents a premier opportunity for a high-density, mixed-use development. The zoning permits a project of up to 154,456 square feet, allowing for a realistic program of 100-120 residential apartment units situated above 15,000-30,000 square feet of neighborhood-serving retail space, capitalizing on the exceptional traffic and visibility from its location directly opposite In-N-Out Burger. A significant value driver is the property's existing 65-surface parking spaces, providing immediate infrastructure that reduces upfront construction costs and de-risks the project timeline.



EXPREALTY

**FOR FURTHER INFORMATION PLEASE
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