

FOR SALE

23,778 SF RELIGIOUS FACILITY WITH 111 PARKING SPOTS, OR
1.89-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY



14801 OSAGE AVENUE
LAWNDALE, CA 90260

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THE OFFERING

OPPORTUNITY OVERVIEW

Built in 1962, this 23,778 SF Single-Story Religious Facility has 111 gated parking spaces (4.6:1,000 SF). The chapel has abundant seating and the connected "Cultural Hall" (Gymnasium/Performance Stage) offers significant expansion seating capacity. The building features numerous large meeting rooms, classrooms and a serving kitchen.

Comprised of one (1) legal parcel, the site is zoned R-2 "Two-Family Residence" which allows 17.4 du/ac on a 5,000 SF minimum lot size (2 units/5,000 SF lot).

APN

4077-018-037

TOTAL SITE SIZE

1.89 Acres

STREET FRONTAGE

Osage Ave – 465'
West 149th St – 190'

CURRENT USE

Religious Institution

IMPROVEMENTS

23,778 SF Single-Story Religious Facility built in 1962.

Note:

If the property is developed, it will be Buyer's responsibility to demolish the existing structure at Buyer's expense following Close of Escrow.

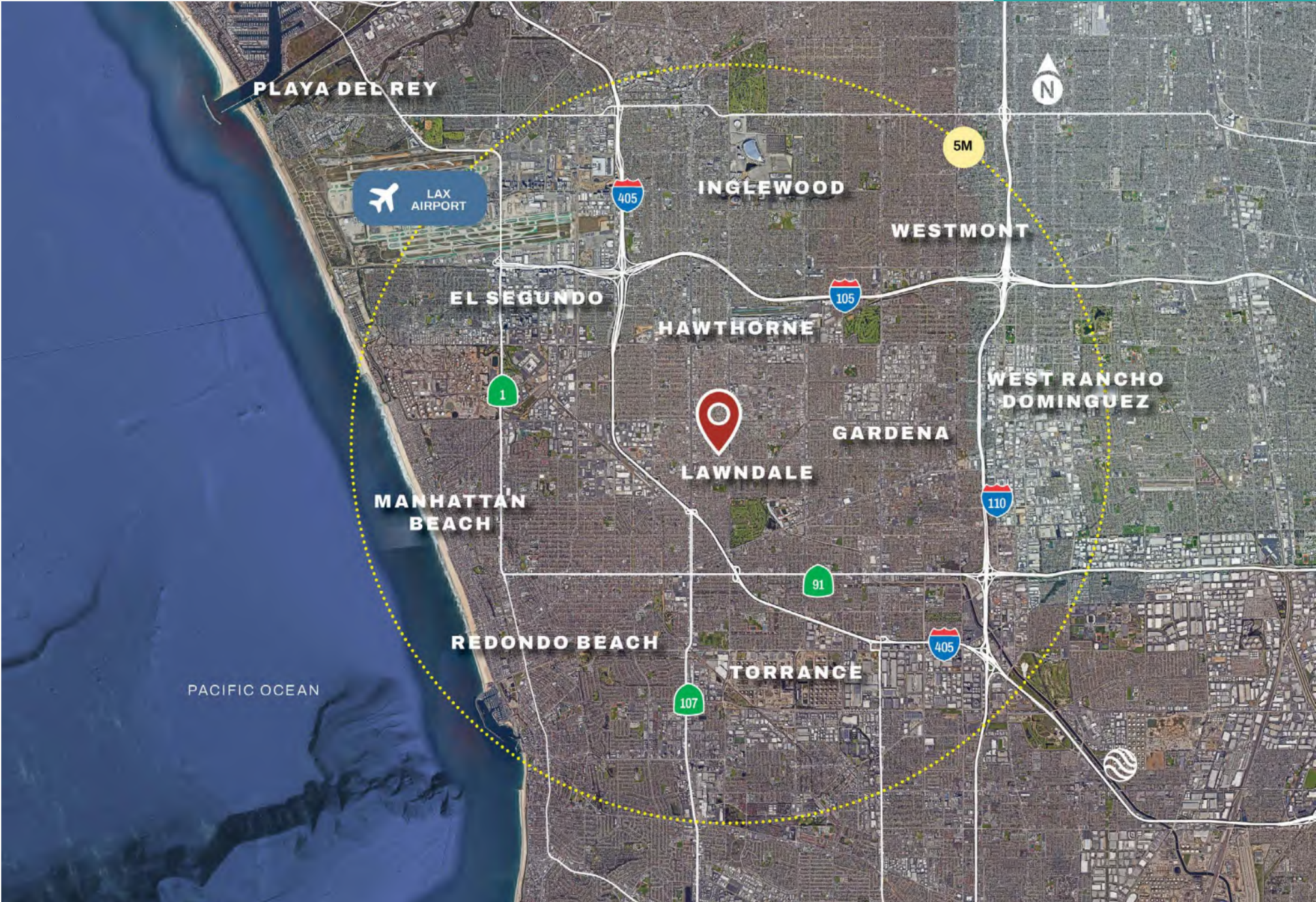


PROPERTY HIGHLIGHTS

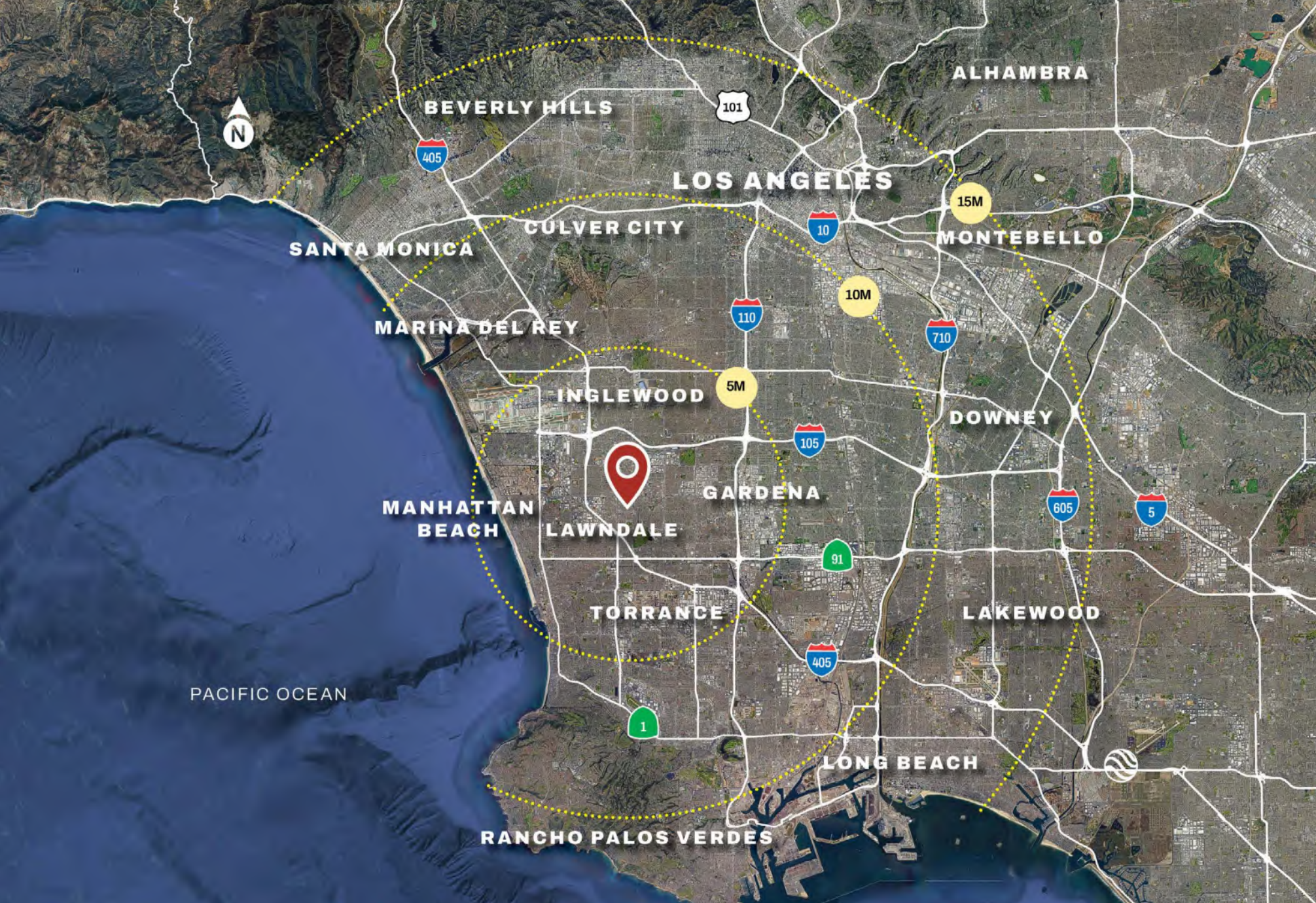
- ✓ Single-Story Religious Facility with Large Chapel
- ✓ Expanded Seating Capacity in Cultural Hall (Gymnasium)
- ✓ Cultural Hall Features a Basketball Court & Performance Stage
- ✓ Numerous Meeting Rooms/Classrooms, Serving Kitchen, 4 Restrooms
- ✓ 111 On-Site Secured Parking Spaces (4.6:1,000 SF)
- ✓ Five (5) Access Points; Two (2) On Osage Ave and Three (3) on W 149th St
- ✓ Built in 1962; In Good Condition
- ✓ Zoned R-2 for Residential In-Fill Development Opportunity
- ✓ 1.1 Miles from 405 Frwy
- ✓ Est. Average HH Income: \$136,978 (2025 3-Mile Radius)
- ✓ Do Not Disturb Occupant — Call to Show



LOCATION MAP



AREA MAP



RETAIL TRADE AERIAL



PHOTOS | EXTERIOR



PHOTOS | EXTERIOR



PHOTOS | INTERIOR



PHOTOS | INTERIOR



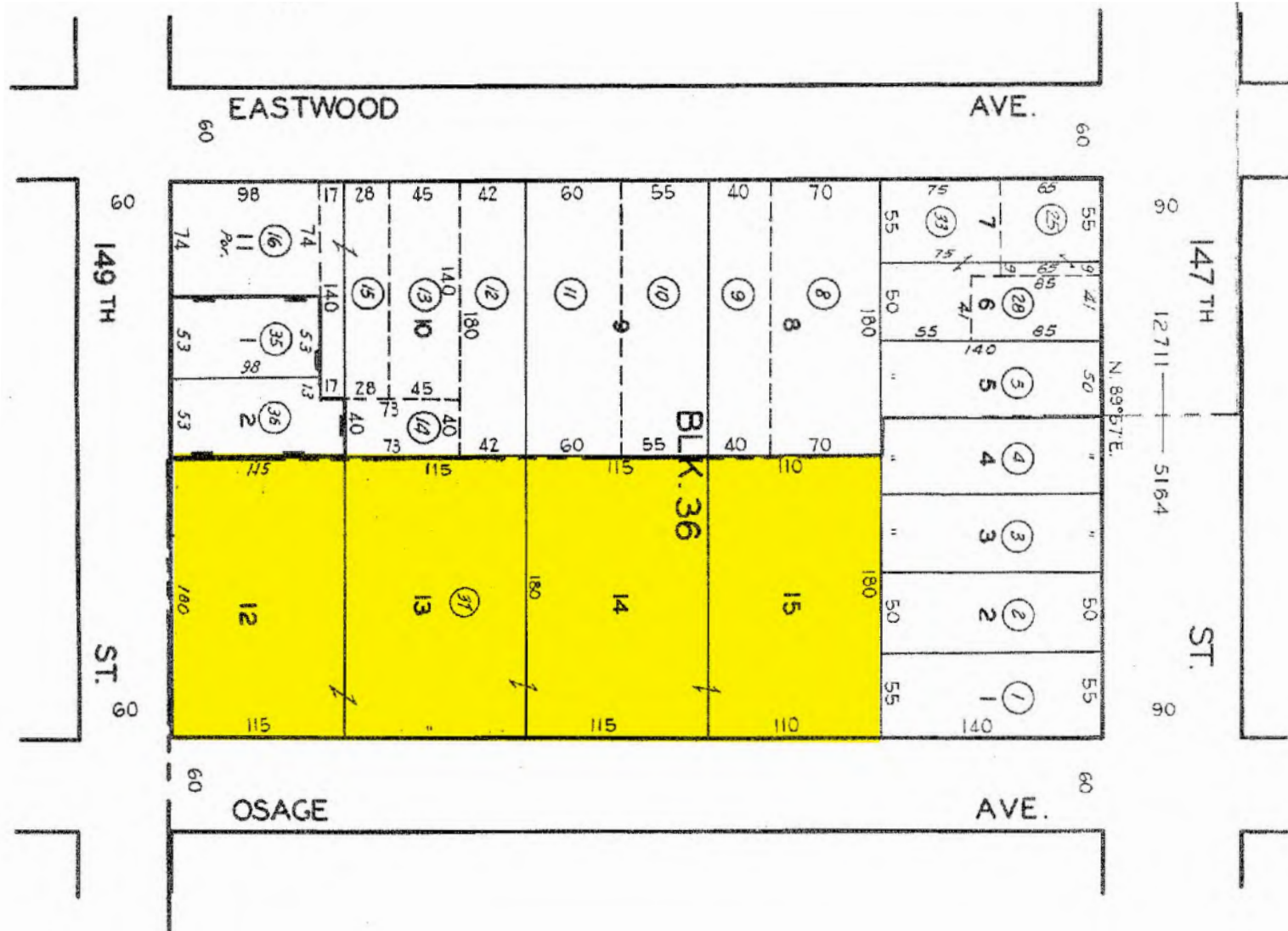
PHOTOS | INTERIOR



PHOTOS | INTERIOR



AP MAP



COMPRISED OF ONE (1) LEGAL PARCEL, the site is zoned R-2 “Two-Family Residence” which allows 17.4 du/ac on a 5,000 SF minimum lot size (2 units/5,000 SF lot): [Residential Development Standards.pdf](#) ↗

Development Standards: [City of Lawndale](#) ↗

- Min Lot Dimensions: 50'x100'
- Lot Coverage: 60%
- Building Height: 30'
- Front Yard Setback: 20'
- Side Yard Setback: 5'
- Rear Yard Setback: Minimum 5' clearance with an average 10' setback
- Building Separation: 6'
- Required Parking: 2 garage spaces per DU plus 1 open space for 3+ bedroom units
- Required Guest Parking: ½ space per DU (may be open)

Fee Schedule: [Planning Application Fees \(2025\).pdf](#) ↗

Other Allowed Uses in R-2:

- Schools which offer instruction in several branches of learning and study required to be taught in the public schools by the Education Code of California, whether public or private and whether operated for profit or not
- A small family day care home which provides family day care for up to eight children
- Supportive and transitional housing
- An accessory dwelling unit and/or junior accessory dwelling unit



DEMOGRAPHICS

| POPULATION | 1 MILE | 2 MILES | 5 MILES |
|---|---------------|----------------|----------------|
| Estimated Population (2025) | 53,064 | 289,010 | 639,235 |
| Projected Population (2030) | 49,957 | 274,100 | 608,235 |
| Census Population (2020) | 55,252 | 299,939 | 658,709 |
| Projected Annual Growth (2025-2030) | -3,107 | -14,910 | -31,000 |
| Estimated Population Density/SM (2025) | 16,899 | 10,227 | 8,143 |
| Trade Area Size (Sq Mi) | 3.1 | 28.3 | 78.5 |
| HOUSEHOLDS | | | |
| Estimated Households (2025) | 18,148 | 101,710 | 228,185 |
| Projected Households (2030) | 17,474 | 98,847 | 222,173 |
| Census Households (2020) | 18,596 | 103,061 | 230,624 |
| Census Households (2010) | 17,795 | 98,709 | 222,953 |
| Projected Annual Growth (2025-2030) | -673 | -2,863 | -6,011 |
| Historical Annual Change (2010-2025) | 352 | 3,001 | 5,232 |
| AVERAGE HOUSEHOLD INCOME | | | |
| Estimated Average Household Income (2025) | \$104,672 | \$136,978 | \$144,787 |
| Projected Average Household Income (2030) | \$105,231 | \$137,382 | \$145,038 |
| Projected Annual Change (2025-2030) | \$558 | \$404 | \$251 |
| Historical Annual Change (2000-2025) | \$59,688 | \$80,056 | \$82,993 |



LOCATION OVERVIEW

LOCATED IN THE HEART of the South Bay region of Los Angeles County, Lawndale offers strategic proximity to major economic hubs including LAX, the I-405 corridor, and adjacent business centers in Hawthorne, Redondo Beach and Torrance. Its central location has long made it an appealing base for neighborhood-serving retail, service businesses, and mixed-use commercial corridors along Hawthorne Boulevard, the city's primary commercial spine.

Lawndale has strong demographic diversity, high retail spending per capita, and a reliable workforce engaged in key regional industries. Its improving commercial corridors, Opportunity Zone tax incentives, and stable residential density make it an attractive environment for retail, service, medical office, and mixed use commercial real estate investment.

Lawndale's primary commercial activity is concentrated along:

- **Hawthorne Boulevard** (State Route 107) is anchored by neighborhood retail centers, small service businesses, fast casual dining, automotive services, and professional offices.
- **Rosecrans Avenue & Marine Avenue** has supporting additional retail, convenience, and small format commercial tenants.
- **The city has invested** in ongoing corridor improvement efforts, including the Beautify Lawndale

This blend of luxury and convenience positions Tarzana as a durable, high performance submarket within the San Fernando Valley.

Community Attractors:

- **Strategic Location** - With high commuter connectivity and adjacency to denser nearby job markets, Lawndale benefits from consistent regional traffic flow and consumer spending.
- **Diverse, Stable Consumer Base** - A predominantly working class and multicultural population with a high percentage of families (22.7% under age 18) supports a robust market for daily needs retail and services.
- **Growing Investment Zones** - Opportunity Zone designations and ongoing commercial enhancement along Hawthorne Boulevard provide fertile ground for redevelopment, mixed use projects, and value add retail repositioning.

CITY OF LAWDALE CONTACT INFORMATION

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