



FOUNDRY
COMMERCIAL

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY
9989 LAUREL CANYON BOULEVARD | PACOIMA, CA 91331

foundrycommercial.com

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

14,063± SF ON 2.86± AC

AERIAL



14,063± SF

2.86± AC

R1-1

RELIGIOUS

1950

SQUARE FEET

ACREAGE

ZONING

CURRENT USE

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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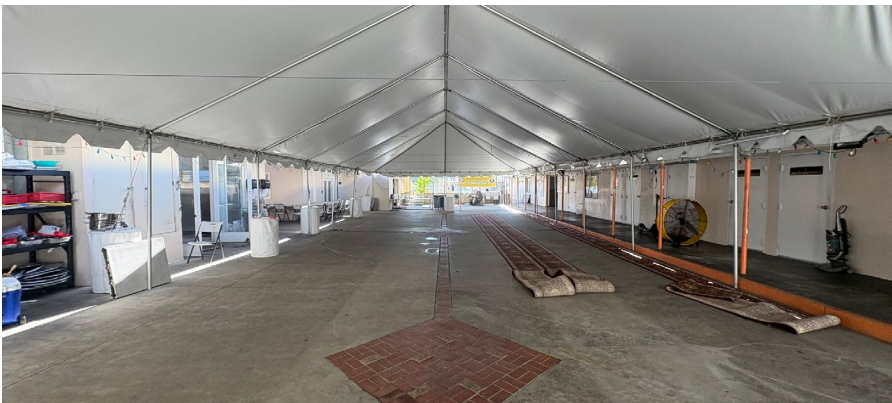
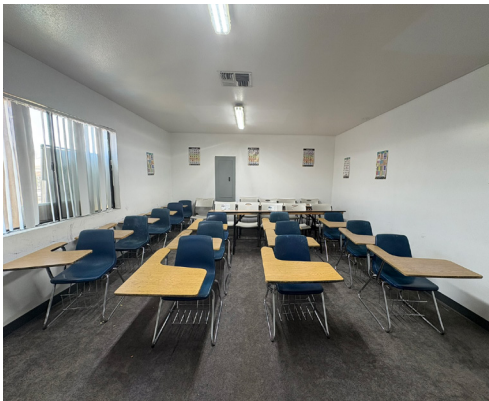
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PROPERTY PHOTOS



300+

SEATING CAPACITY

10+

CLASSROOMS

5+

OFFICES

4+

RESTROOMS

175+

PARKING SPACES

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AREA MAP



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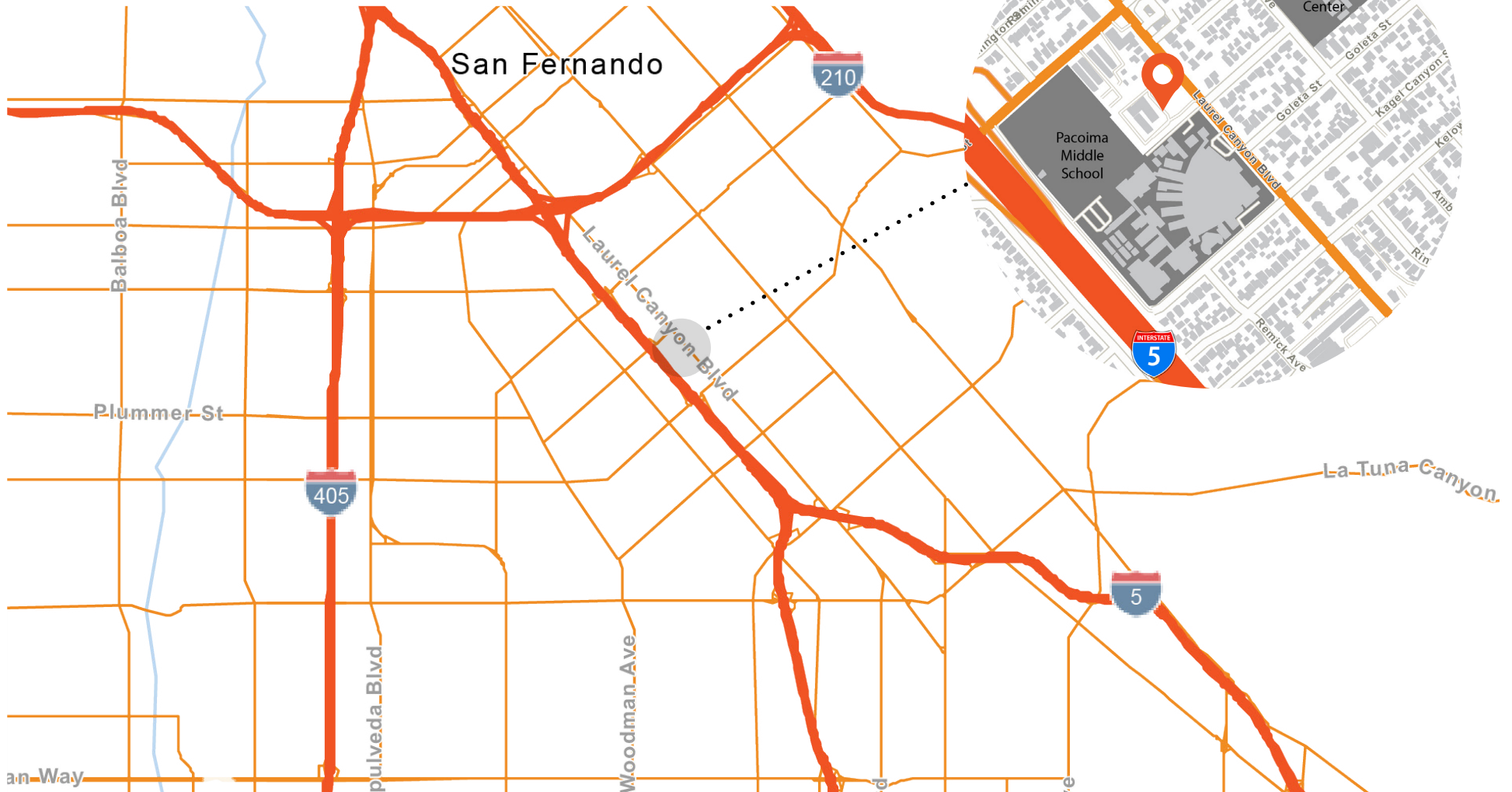
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LOCATION MAP



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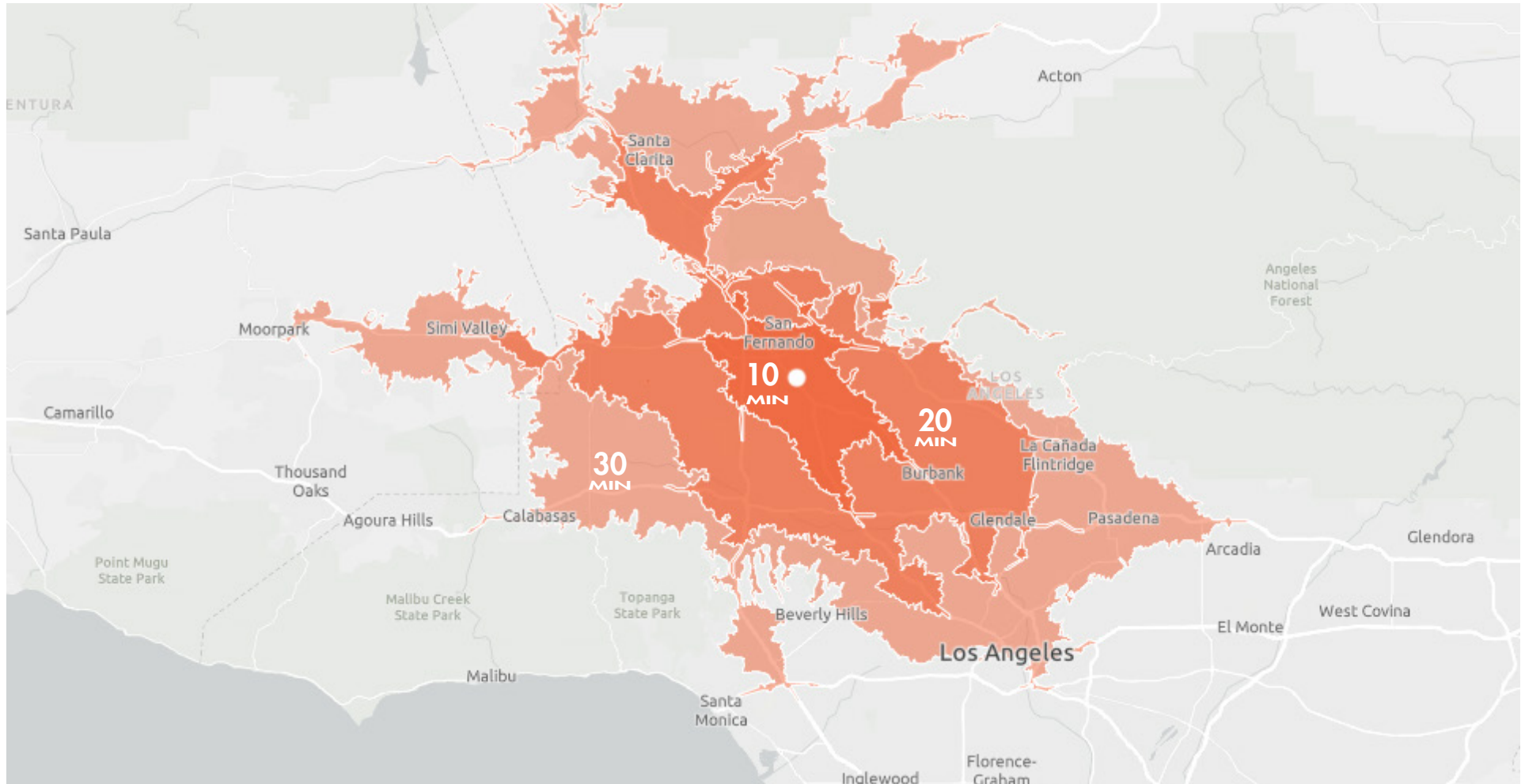
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DRIVE TIMES



17,000 VEHICLES

TRAVEL LAUREL CANYON BOULEVARD PER DAY



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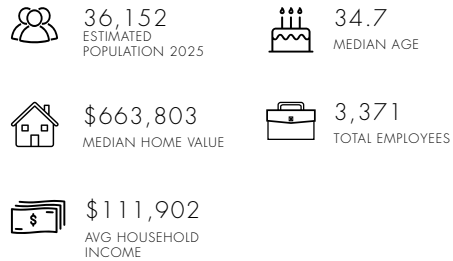
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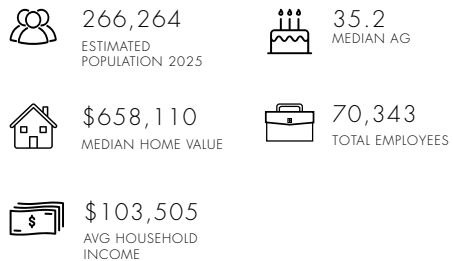
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AREA DEMOGRAPHICS

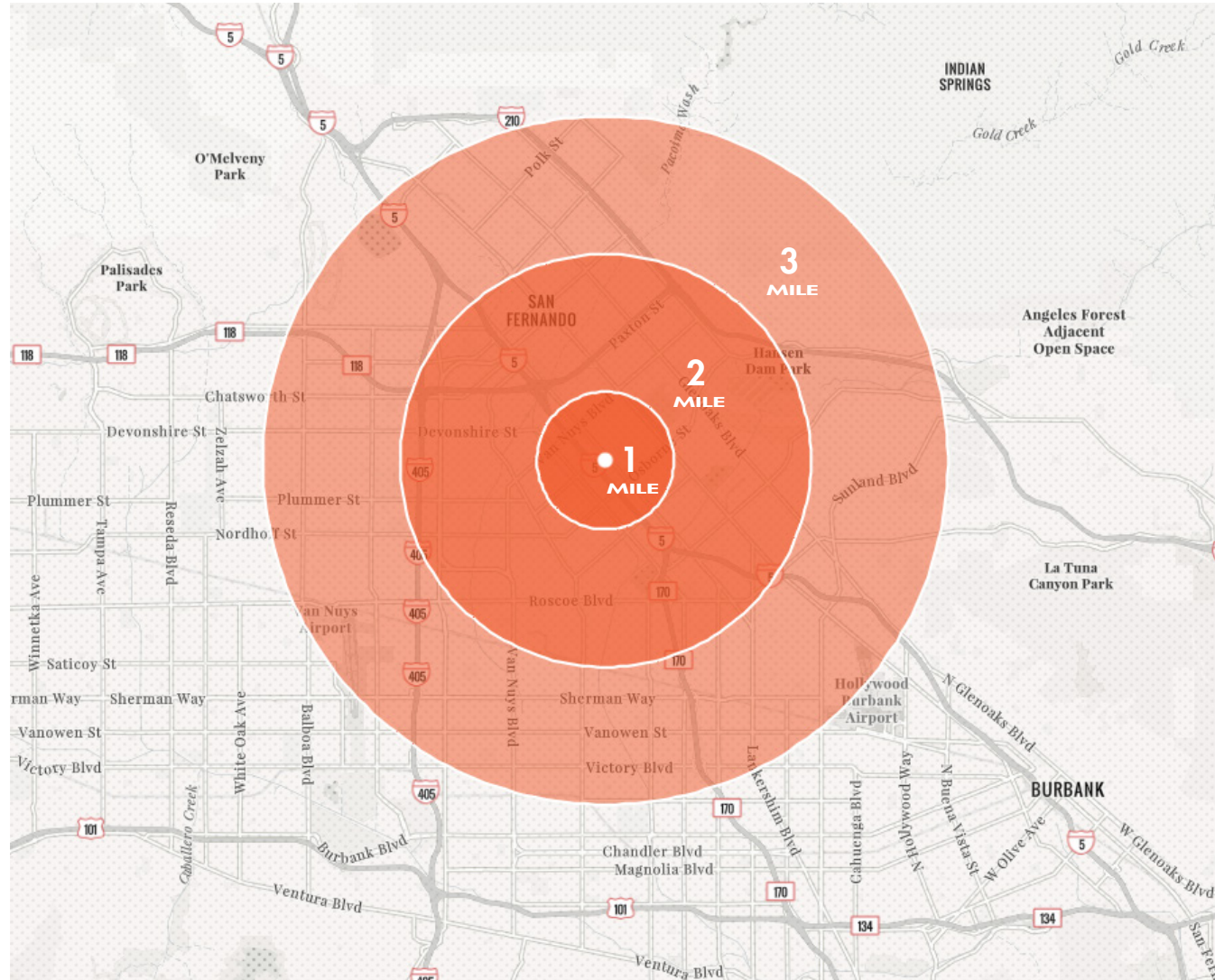
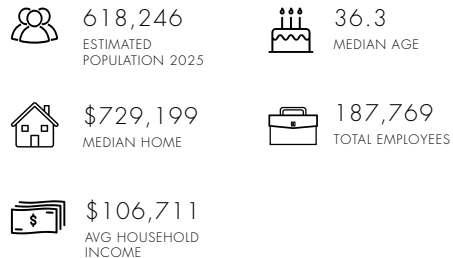
1 MILE RADIUS



3 MILE RADIUS



5 MILE RADIUS



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ZONING

R-1-1 ONE FAMILY ZONE



GENERAL PLAN LAND USE

LOW RESIDENTIAL



PUBLIC



LOW MEDIUM RESIDENTIAL

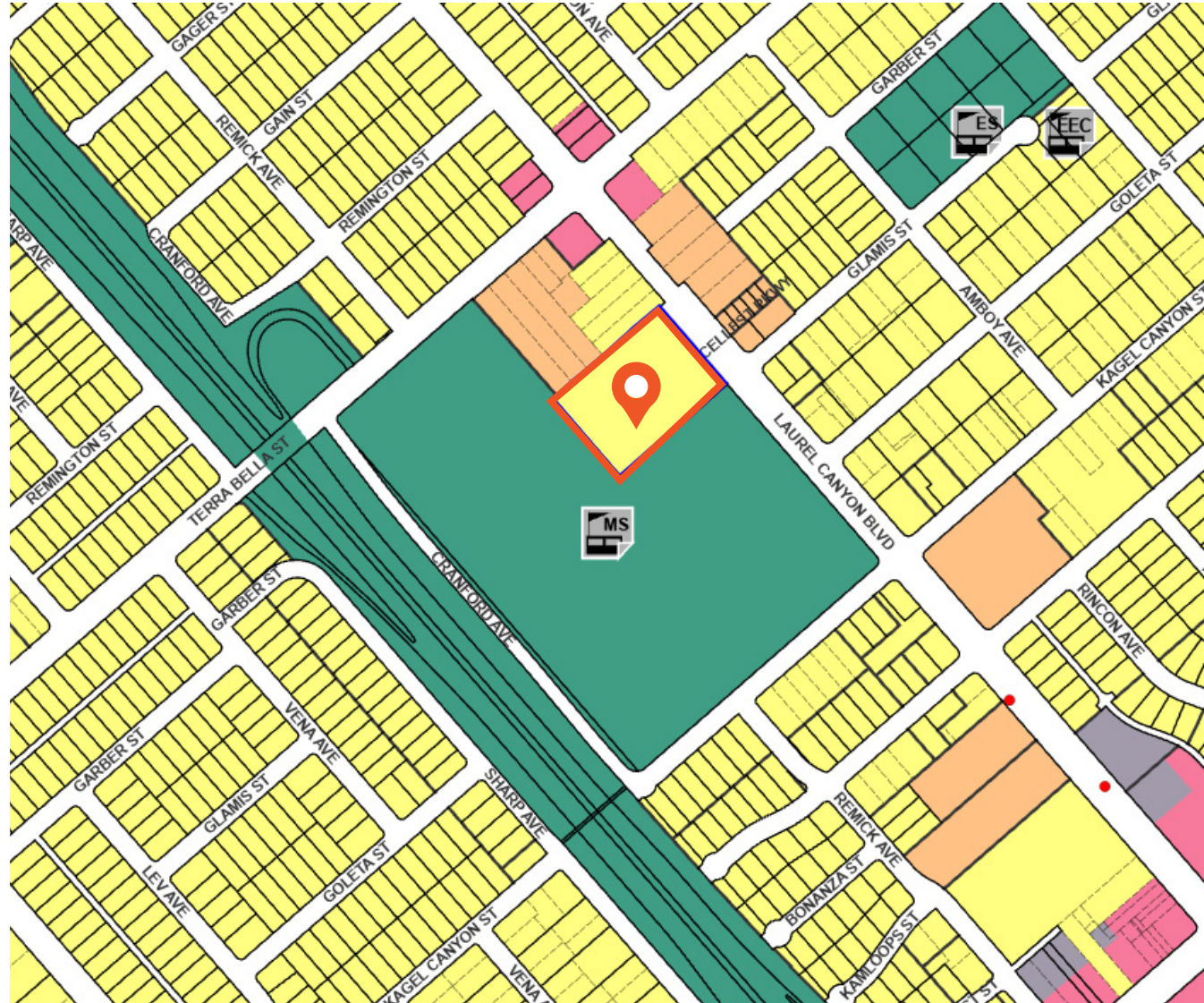


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STATE ENTERPRISE ZONE

The Federal, State and City governments provide economic incentives to stimulate local investment and employment through tax and regulation relief and improvement of public services.



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SUGGESTIONS

All offers submitted for the proposed sale of the property 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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