

JUST LISTED FOR SALE

7707

FLORENCE AVE

DOWNEY, CA 90240

CHRIST LUTHERAN



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Downey, California is a well-established suburban city in southeastern Los Angeles County, located about 12 miles from Downtown Los Angeles. With a population of approximately 113,000 and spanning just over 12 square miles, Downey offers a strong balance of residential neighborhoods, commercial corridors, and civic amenities.

Founded on agricultural roots in the mid-1800s, Downey later became a cornerstone of Southern California's aerospace industry. The city played a major role in the U.S. space program, including work connected to the Apollo missions. Today, that legacy is preserved at the Columbia Memorial Space Center, a hands-on science and space learning center that celebrates the city's historic contributions.

Downey is also known for its vibrant local culture and strong sense of community. The city is home to the Downey Theatre, which hosts concerts, performances, and community events throughout the year. Its revitalized downtown area features a variety of dining destinations, including the nationally recognized Porto's Bakery & Cafe, along with retail, cafés, and entertainment options that give the city a lively yet approachable atmosphere.

Families are drawn to Downey for its well-maintained parks, recreation programs, public library, and accessible healthcare facilities.

The city also benefits from convenient freeway access, including:

- Interstate 5 (I-5)
- Interstate 605 (I-605)
- Interstate 105 (I-105)
- Interstate 710 (I-710)

Overall, Downey combines historical significance, civic pride, cultural amenities, and prime regional access — making it a desirable and established community within the greater Los Angeles area.



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Rare Opportunity - Large Corner Lot in Downey CA – 53,317 SF Lot 12,290 SF Building

Extremely rare offering in the heart of Downey! Situated on a high-visibility major corridor corner, this exceptional property features a 12,290 square foot former church building on an expansive 53,317 square foot lot – a true landmark site with unlimited potential.

Corner properties of this size and prominence seldom become available in this highly desirable city. With outstanding street frontage, strong traffic counts, and excellent accessibility, this site is ideally positioned for an owner-user, investor, or developer seeking a trophy location.

Property Highlights:

- ±12,290 SF existing structure (former church)
- ±53,317 SF lot (over 1.22 acres)
- Prime signalized corner location
- Major corridor exposure
- Ample on-site parking
- Excellent ingress and egress
- Surrounded by well maintained residential neighborhood
- Rare large-parcel opportunity in Downey

The existing improvements provide flexible space suitable for religious use, education, creative conversion, community facility, or potential redevelopment (buyer to verify use and zoning with city).

This is a once-in-a-generation opportunity to acquire one of the largest and most visible corner parcels in Downey. Opportunities like this don't come around twice.

Offering Details:

Improvement Square Feet: +-12,290 (per County Assessor)

Land Square Feet: +- 53,317 (per County Assessor)
Parcel Number: 6360-019-007

Asking Price: \$3,250,000
(Improvements: \$264 per square foot
Land: \$61 per square foot)



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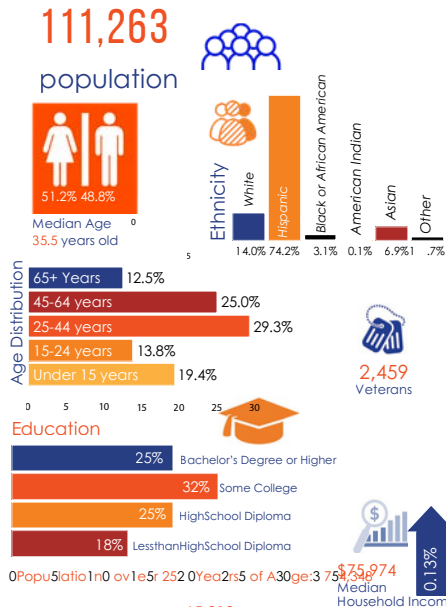
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who we are



what we offer

- #### parks and recreation
- 13 Parks (120 Acres) | Skateboard Park | 11 Playgrounds
 - 2 Bocce Ball Courts | 1 Public Swimming Pool open during the summer
 - 8 Camps | 2 Golf Courses | 1 Cemetery
 - 4 Walking Trails (2 miles) | 11 Tennis Courts | 1 Off-leash dog park
 - 7 Soccer Fields | 4 Futsal Courts | 2 Handball Courts
 - 1 Challenger Obstacle Course | 4 Fitness Stations
 - 20 Picnic Shelters | 5 Outdoor Sand Volleyball Courts
 - 6 Outdoor Basketball Courts | 9 Community & Activity Rooms
 - 2 Public Ponds | 1 Gymnasium | 14 Ball Diamonds
 - 1 Indoor Basketball & Volleyball Court | 5 Access to bike route trail heads
- City Library** | **Civic Theatre** | **Community/Senior Center** | **Space Learning Center** | **Farmer's Market** | **Fixed Route Transit System**

- #### public safety
- 121 Sworn Police Officers | 5 Parking Enforcement Officers
 - 3 Community Service Officers | 32 Patrol Vehicles
 - 1 Armored Rescue Vehicle | 1 Youth Academy | 1 Citizens' Academy
 - 1 Citizens on Patrol/Volunteer Program | 227 Neighborhood Watch Groups
 - 1 Police Explorer Program | 1 Business Watch Program
 - 1 Mental Health Team (2 dedicated Officers and 2 LA County Mental Health Professionals in partnership)
 - 1 Homeless Outreach Team (16 Officers assist with outreach service providers)
 - 1 Tactical Medical Team
 - 1 Internet Crimes Against Children Task Force Team
 - 1 Park Ranger Program (4 Part Time Park Rangers)

- 68 Sworn Fire Personnel | 24 Ambulance Operators
- 13 Fire Communications Center Staff | 4 Fire Stations
- 1 Regional Fire Communications Center | 1 Fire Explorer Program
- 57 Community Emergency Response Team (CERT) Volunteers
- 3 CERT Trainings (English/ Spanish / High School)
- 1 Auxiliary Firefighter Program
- 1 Training Tower | 1 Command Vehicle
- 4 Paramedic Engines | 1 Ladder Truck
- 4 Rescue Ambulances | 1 Urban Search and Rescue Apparatus

- #### infrastructure and utilities
- 214 miles of roadways | 115 traffic signals
 - 6,643 streetlights | 276 miles of water mains
 - 200 miles of sanitary sewer mains | 24,000 sewer and water connections
 - 33 miles of storm drain lines
 - 20,000 trees | 115 acres of parklands
 - 6.3 miles of bike lanes
 - 214 miles of streets and landscaping
 - 170 miles sidewalks
- #### transit
- 94,463 Miles Traveled with 53,121 boardings on the DowneyLINK Fixed Route Transit System
 - 10,241 Dial-A-Ride trips for seniors and persons with disabilities

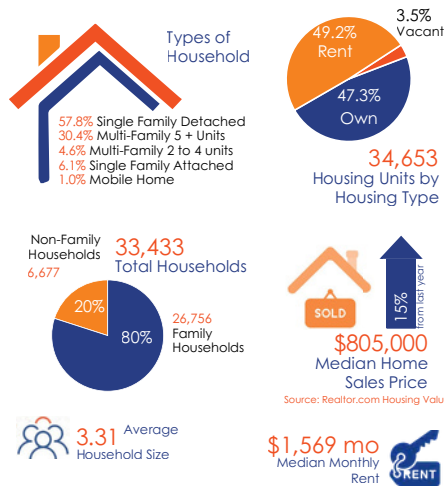
- #### business and industry
- 3,610 Businesses | 377 New Businesses
 - 1 Regional mall | 5 Major shopping centers | 3 Hospitals
 - 1 Chamber of Commerce

Incorporation: December 17, 1956
Government: Charter City in November 1996.
 City Council - City Manager form of government
Area: 12.6 miles (12.4 Land and 0.2 Water)
City Budget FY 2022-2023: \$262.5 million
Number of City Employees (fte): 430
Credit Rating: AA (S&P)

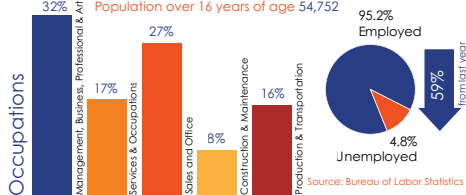
points of interest

- Columbia Memorial Space Center
- Stay Gallery
- Rio Hondo Golf Club
- Rives Mansion
- Oldest McDonalds
- Downey City Library
- Downey Civic Theatre
- Cascade Parlay Johnson
- Wilderness Park
- The District@Downey

how we live



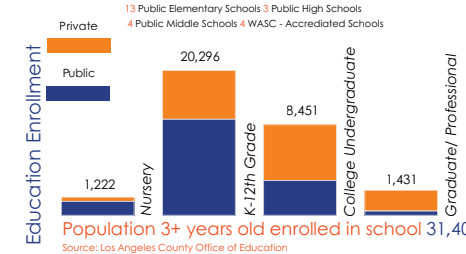
how we work



largest employers

- 5,400 Kaiser Permanente
 - 2,000 Stonewood Shopping Center
 - 1,600 Rancho Los Amigos Medical Center
 - 1,500 PIH Health
 - 1,425 L.A. County Office of Education
 - School District 800 Coca Cola Bottling Company
 - 712 L.A. County Internal Services Department
 - 700 City of Downey
 - 450 Lakewood Health Center
- Source: City of Downey Comprehensive Annual Report for FY Ended 06/30/2021**

how we learn



how we care

- 42.5 tons of Christmas Trees Recycled
 - 16 Citywide public clean-up events
 - 8 Hazardous Waste & Electronic Disposal Roundups
 - 1 Smart Gardening & Composting Workshops
 - 4,801 tons of recyclables diverted away from landfills
 - 10% City employees participating in ride sharing programs
 - 22% City employees using low emission vehicles
 - 130 Trees Planted
 - 15 LED Lights Installed
 - 300 Tree Give-Away
- Source: City of Downey Public Works, Finance and Community Development Departments**

where we are

- 12 miles from downtown Los Angeles
- 18 miles from Fortis
- 17 miles from Disneyland
- direct access to four major freeways 5, 105, 605, 710
- 17 miles from LAX International Airport
- 10 miles from Pacific coastline

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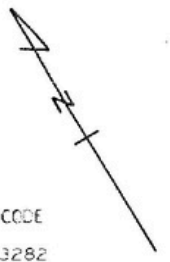
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6360 | 19

SCALE 1" = 60'

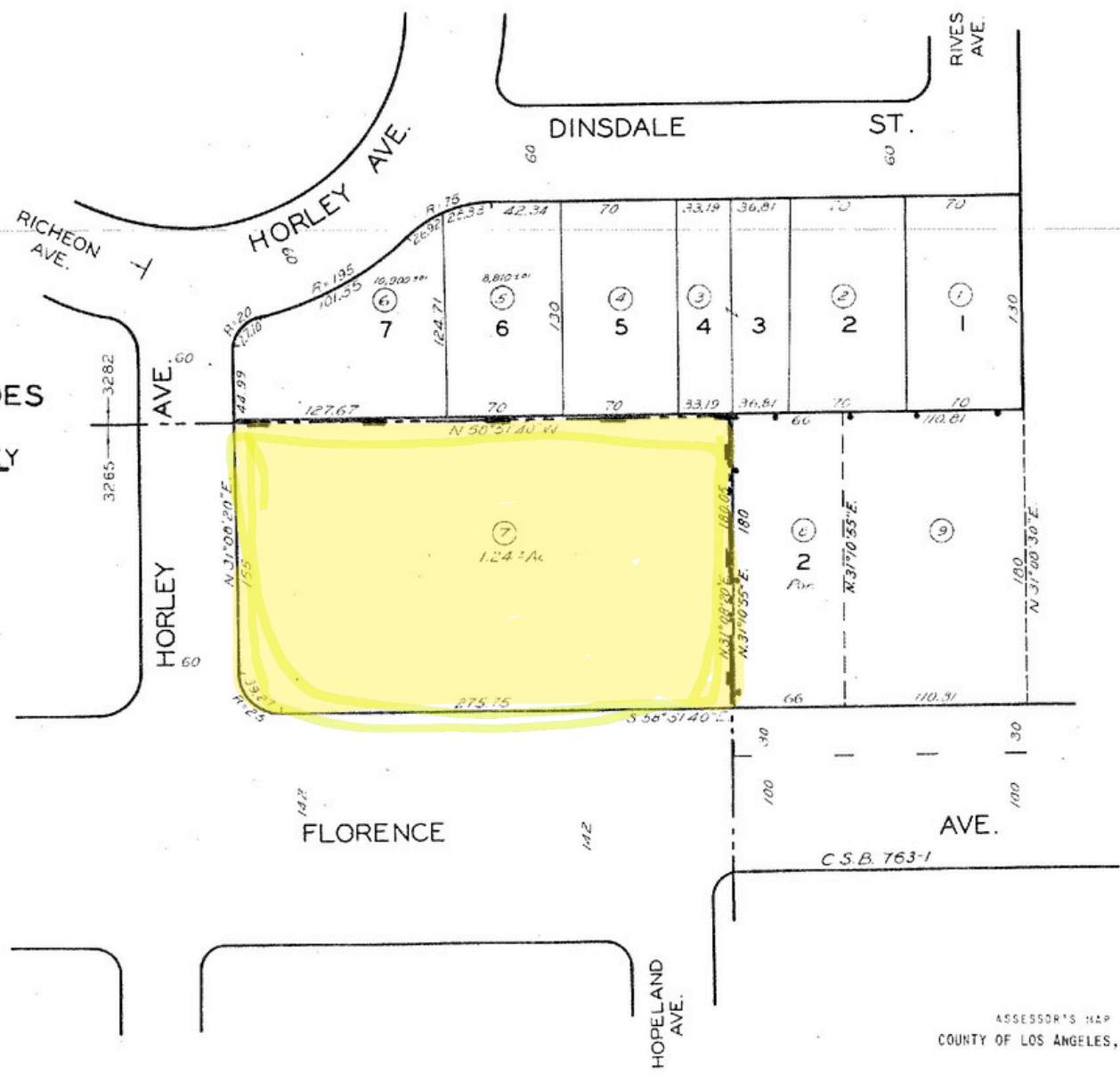
9-2-52
10-4-60
7-5-61
7/10/09
7/20/11
7/20/23

RANCHO SANTA GERTRUDES
FINALLY CONFIRMED TO
J.P. McFARLAND & J.G. DOWNEY
P. 1-156-158
TRACT NO. 16416
M.B. 374-13-14
TRACT NO. 10672
M.B. 163-40



CODE
3282
3265

FOR PREV. ASSMT. SEE: 6360 - 19



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Plan

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