



FOUNDRY
COMMERCIAL

RELIGIOUS PROPERTY FOR SALE
9618 ALEXANDER AVE | SOUTH GATE, CA 90280

foundrycommercial.com

RELIGIOUS PROPERTY FOR SALE

15,000± TOTAL SF ON 0.49± ACRES



15,000± SF AERIAL
ESTIMATE

SQUARE FEET

0.49± AC

ACREAGE

CV - CIVIC

ZONING

RELIGIOUS

CURRENT USE

13± PAVED SPACES

PARKING

6217-021-036

PARCEL ID

For more information, please contact:

CHARLIE HOWARTH

Vice President
949.542.9484

charlie.howarth@foundrycommercial.com

CHRIS BURY

Partner, Senior Vice President
949.939.6238

chris.bury@foundrycommercial.com

ETHAN REED

Associate
949.525.6397

ethan.reed@foundrycommercial.com

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PROPERTY PHOTOS



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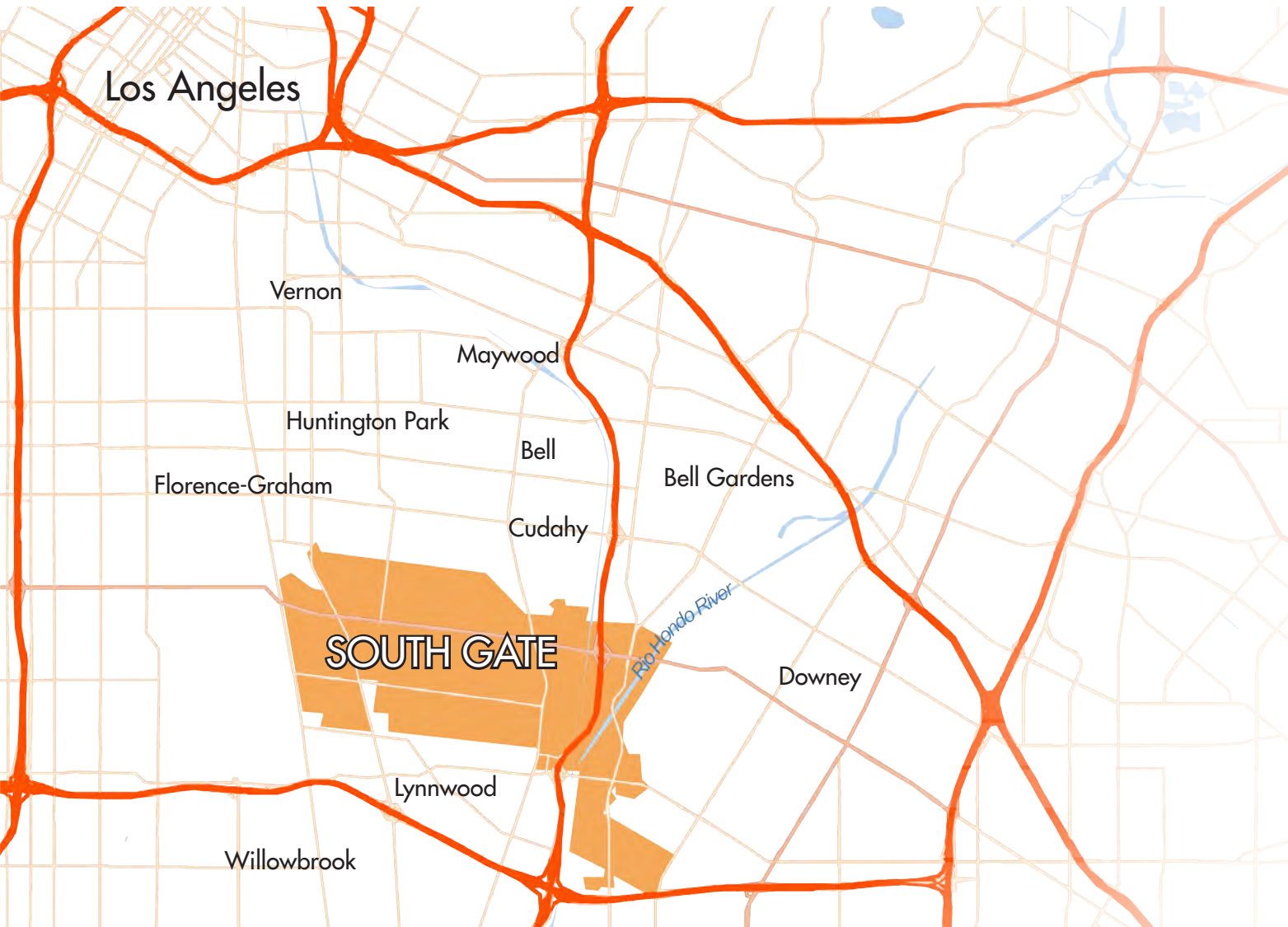
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THE LOCATION



SOUTH GATE

South Gate is located approximately 7 miles southeast of downtown Los Angeles. It is a part of southeastern Los Angeles County known as the Gateway Cities.

Two blocks south of the property is Tweedy Boulevard - which also encompasses an area designated the *Tweedy Boulevard Specific Plan* in 2019 in an effort to introduce urban mixed-use zoning categories as well as Industrial Flex and Neighborhood Medium zones to encourage pedestrian-oriented, mixed-use development along the corridor.

A new light rail line, the Southeast Gateway Line, will service the community by an estimated date of completion of 2035.

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THE AREA



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ZONING

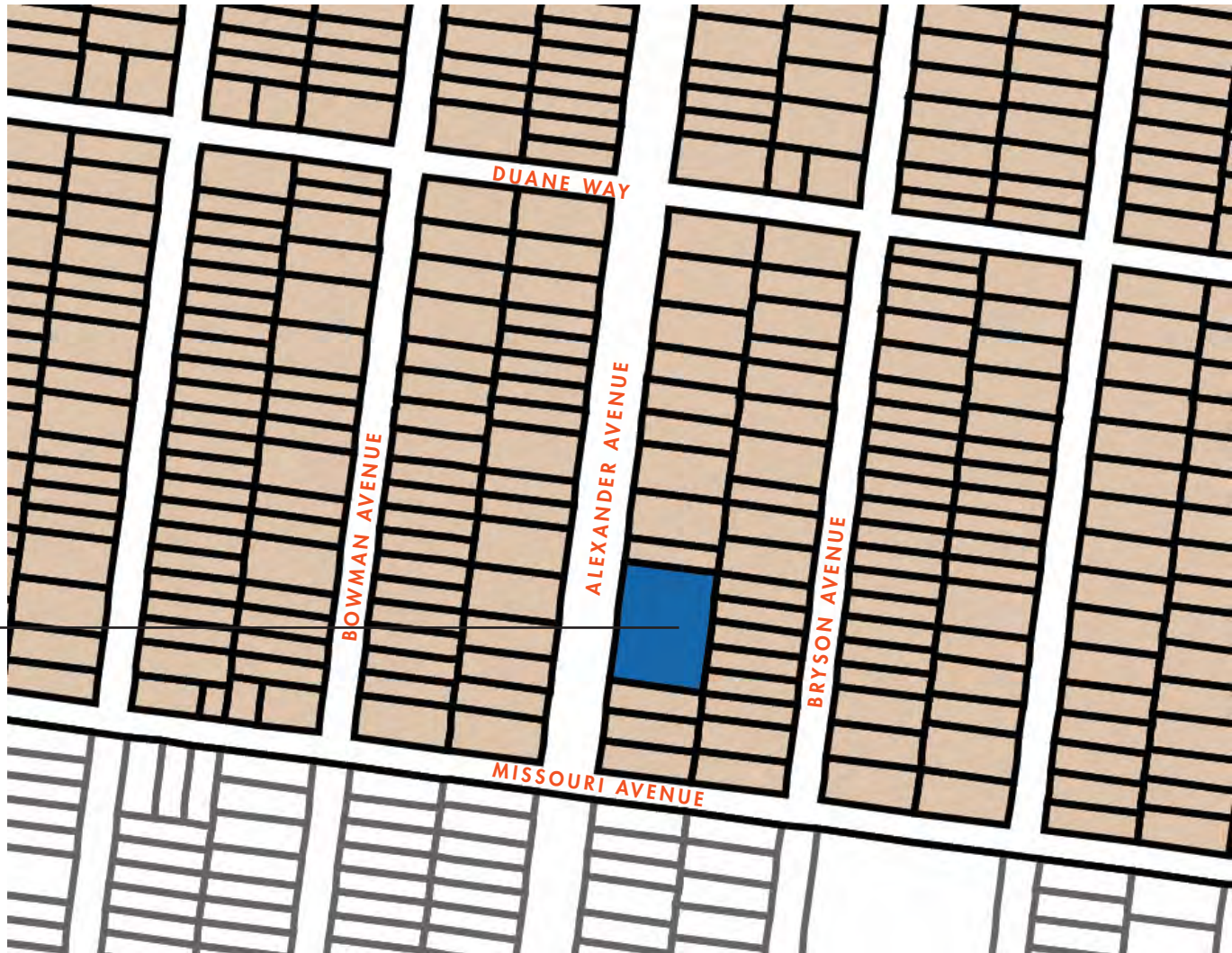


CV - CIVIC

The civic (CV) zone is intended to provide for public civic and recreational uses near residential neighborhoods and existing or planned transit. This zone captures the existing public and quasi-public uses within South Gate, including government buildings, public assembly, public offices, and schools and is intended to foster future civic investment in the community.

THE PROPERTY

The CV zone is intended to implement, and is consistent with, the civic/institutional place type designation of the general plan. This zone may be supported by and used in conjunction with the civic center (CC) zone.



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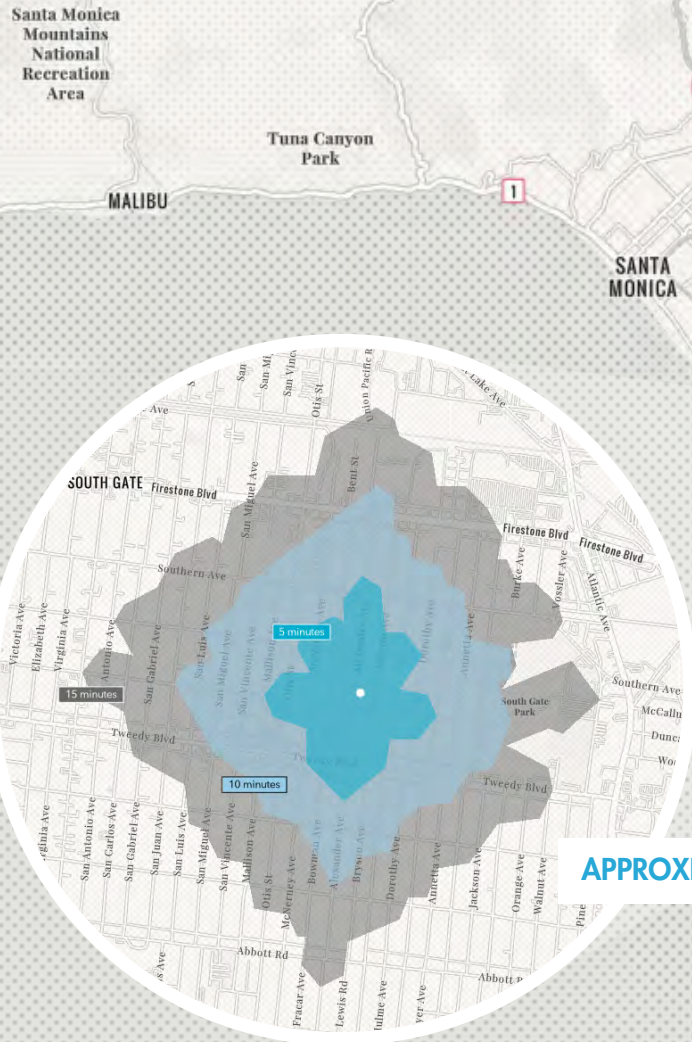
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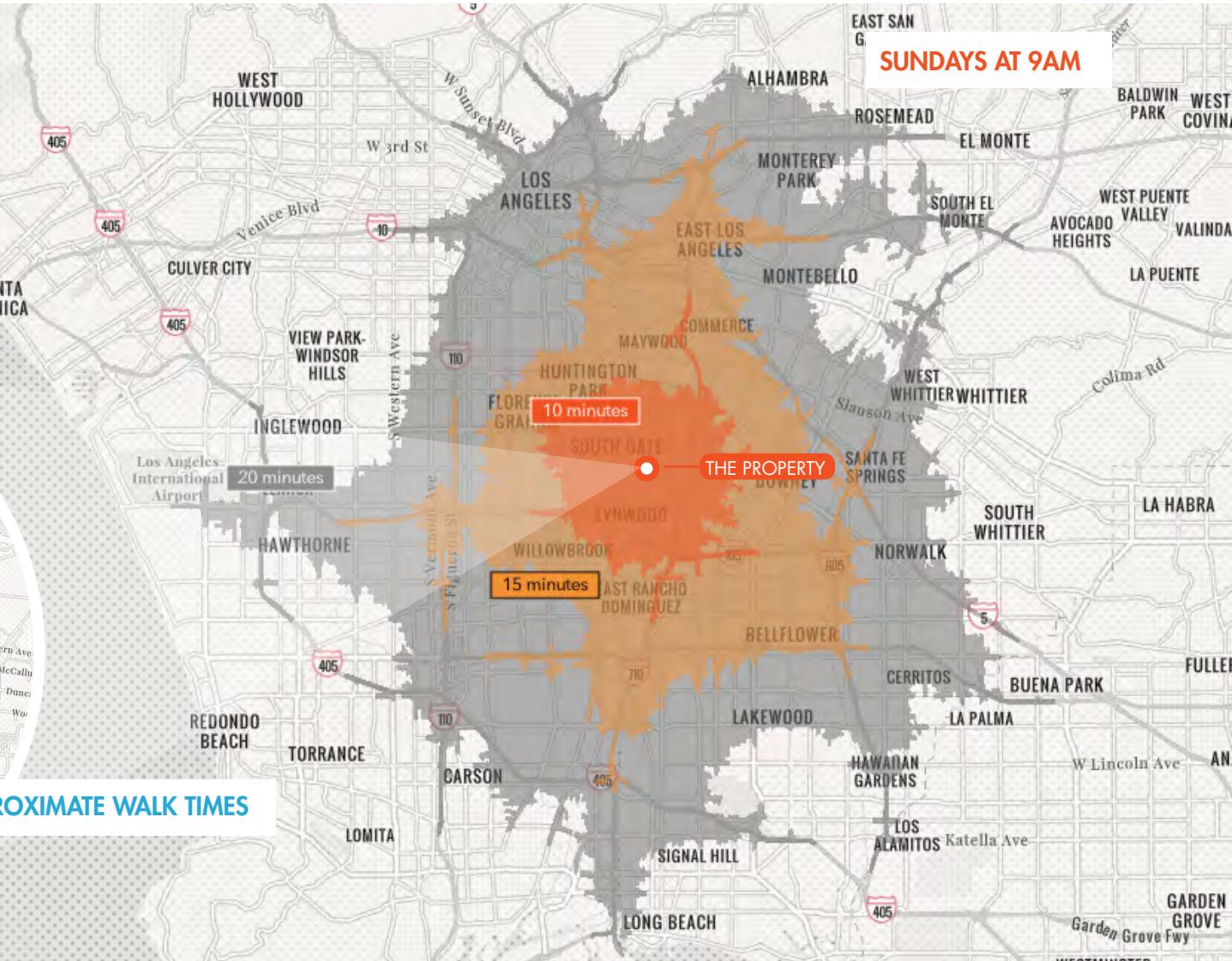
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APPROXIMATE DRIVE TIMES



APPROXIMATE WALK TIMES

SUNDAYS AT 9AM



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AREA DEMOGRAPHICS

0.5 MILE RADIUS



12,636
ESTIMATED
POPULATION 2026



34.8
MEDIAN AGE



\$709,865
MEDIAN HOME VALUE



1,660
TOTAL EMPLOYEES



\$97,096
AVG HOUSEHOLD
INCOME

1 MILE RADIUS



41,654
ESTIMATED
POPULATION 2026



34.2
MEDIAN AG



\$698,005
MEDIAN HOME VALUE



6,947
TOTAL EMPLOYEES



\$101,074
AVG HOUSEHOLD
INCOME

3 MILE RADIUS



389,628
ESTIMATED
POPULATION 2026



32.8
MEDIAN AGE



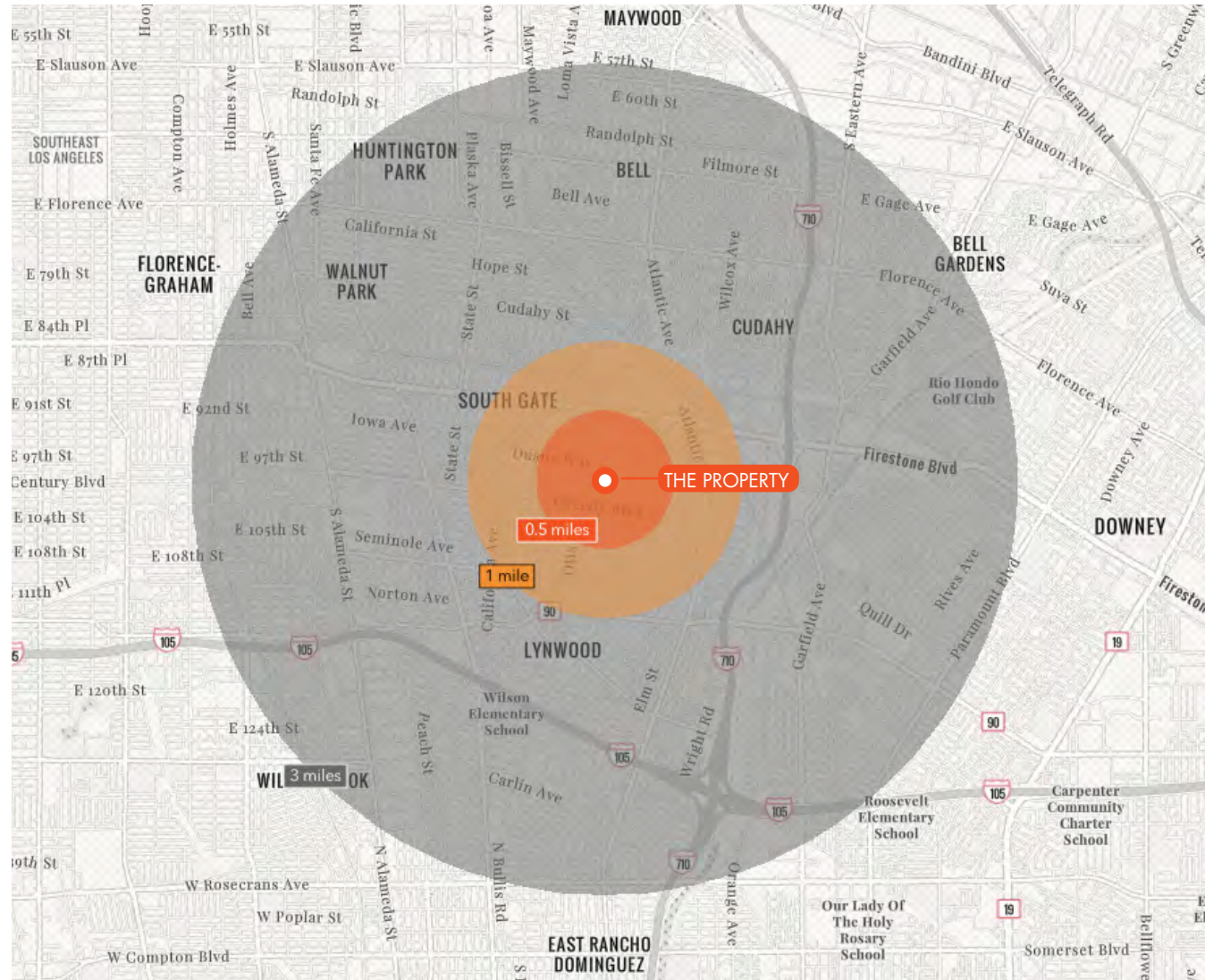
\$665,586
MEDIAN HOME VALUE



66,106
TOTAL EMPLOYEES



\$92,475
AVG HOUSEHOLD
INCOME



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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

Developer, 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 Charlie, Chris or Ethan

Do not disturb owner

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