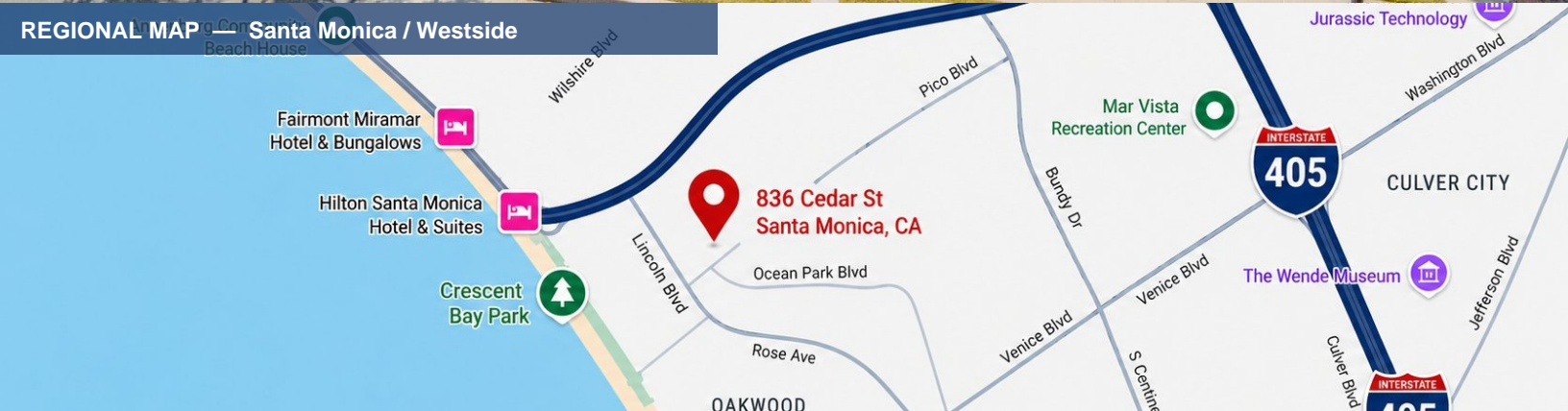


FOR SALE — CHURCH / REDEVELOPMENT

7,539 SF Building | 12,916 SF Lot | R-2 Zoned

836-844 Cedar Street, Santa Monica, CA 90405

Plug-and-Play Church · Prime Redevelopment Opportunity · Detached 3BR SFR Included



7,539 SF

BUILDING SIZE

12,916 SF

LOT SIZE

0.30 Acres

LOT ACRES

1947

YEAR BUILT

R-2

ZONING

4284-006-021

APN



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FOR SALE

836-844 Cedar St, Santa Monica, CA 90405

Church / Place of Worship + Detached 3BR/1BA SFR | Sunset Park, Santa Monica



CHURCH | Sanctuary + Assembly Hall



DETACHED SFR | 3 Bed / 1 Bath

PROPERTY HIGHLIGHTS

- › **Building Size**
7,539 SF Total
- › **Lot Size**
12,916 SF | 0.30 Acres
- › **Year Built**
1947 (1970s Additions)
- › **Zoning**
R-2, Residential Two-Family
- › **APN**
4284-006-021 (Lots 45 & 46 in One Parcel)
- › **Church**
Sanctuary with bell tower, natural light
- › **Assembly Area**
1970s addition — kitchen, dining/event hall
- › **Detached SFR**
3 Bed / 1 Bath, detached garage, yard
- › **Parking**
±12 Spaces (garage + surface + driveway)
- › **Historic Status**
Not designated (per Planning Dept)
- › **Neighborhood**
Sunset Park — Santa Monica
- › **Walk to Beach**
Blocks to Santa Monica Beach

PLAT MAP | Lots 45 & 46, Tract 2261



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Opportunity Summary | Plug-and-Play Church | Redevelopment Upside | R-2 Zoned

PARCEL AERIAL | 12,916 SF Lot | Lots 45 & 46, Tract 2261 | R-2 Zoned



PLUG-AND-PLAY CHURCH

TURNKEY FACILITY

Move-In Ready Congregation Space
Sanctuary + Assembly Hall + Kitchen
Detached SFR for Pastor / Staff / Income

- Sanctuary with architectural bell tower, abundant natural light
- 1970s addition: large assembly/dining hall + commercial kitchen
- Detached 3BR/1BA SFR — pastor residence, office, or rental income
- Rental income potential: SFR + church facility lease to school, daycare, event/community space, or arts/non-profit user
- Not designated historic landmark — flexibility for improvements
- ±12 parking spaces (garage + surface + driveway) — buyer verify

REDEVELOPMENT UPSIDE

R-2 ZONED

1.0 FAR | 30 ft / 2 Stories Max
12,916 SF Lot — Sunset Park Location
Multi-Unit Permitted (Single-Unit NOT)

- R-2 zoning permits multi-unit residential at 1.0 FAR — max ±12,916 SF buildable (per City Planning, buyer verify)
- Max height 30 ft / 2 stories — single-unit dwellings NOT permitted in R-2
- Subdivision potential: 5,000 SF min lot size — 12,916 SF parcel may support 2 lots (verify)
- Townhome / apartment / condo development allowable — City encourages housing infill
- Not a designated historic landmark — reduces entitlement risk
- R-2 standards: ecode360.com/42746684 · Compass case CS0190286 (8/26/25)



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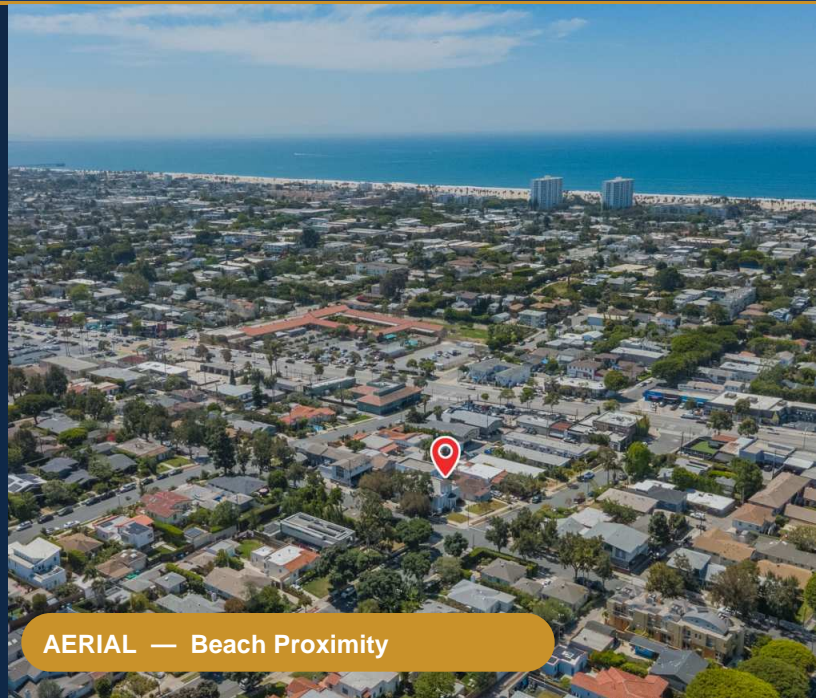
FOR SALE

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Executive Summary | Sunset Park, Santa Monica | R-2 Residential



SITE AERIAL — Parcel Overlay



AERIAL — Beach Proximity

WHY THIS PROPERTY

● Prime Santa Monica Location

Sunset Park neighborhood — blocks from the beach, Lincoln Blvd, top-rated schools, and major employers.

● Compelling Redevelopment Upside

R-2 zoning on 12,916 SF lot. City of Santa Monica encourages housing infill — ADUs, multifamily, condos (buyer verify).

● Detached SFR Income / Use

3BR/1BA home with private yard and garage — owner-occupy, pastor residence, staff office, or rental income stream.

● Plug-and-Play Church Facility

Turnkey place of worship with sanctuary, bell tower, assembly hall, commercial kitchen, and 3BR SFR.

● Not Historically Designated

Per Planning Dept, the church is not a designated landmark — reducing entitlement risk for adaptive reuse or demolition.

● Flexible Acquisition Scenarios

Continue as church, redevelop entire site, or hybrid: occupy SFR and lease church for events, arts, community use.

SANTA MONICA BEACH

Blocks Away

Walk or Bike



I-10 FREEWAY

< 1 Mile

to On-Ramp



405 FREEWAY

~3 Miles



LAX AIRPORT

~15 Min

Drive



LINCOLN BLVD

Retail Corridor

Shopping & Dining



TOP SCHOOLS

Santa Monica

Unified District



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