

FOR SALE

*25,000 SF RELIGIOUS FACILITY WITH 83 PARKING SPOTS, OR
1.31-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY



701 WEST BROADWAY
ANAHEIM, CA 92805

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

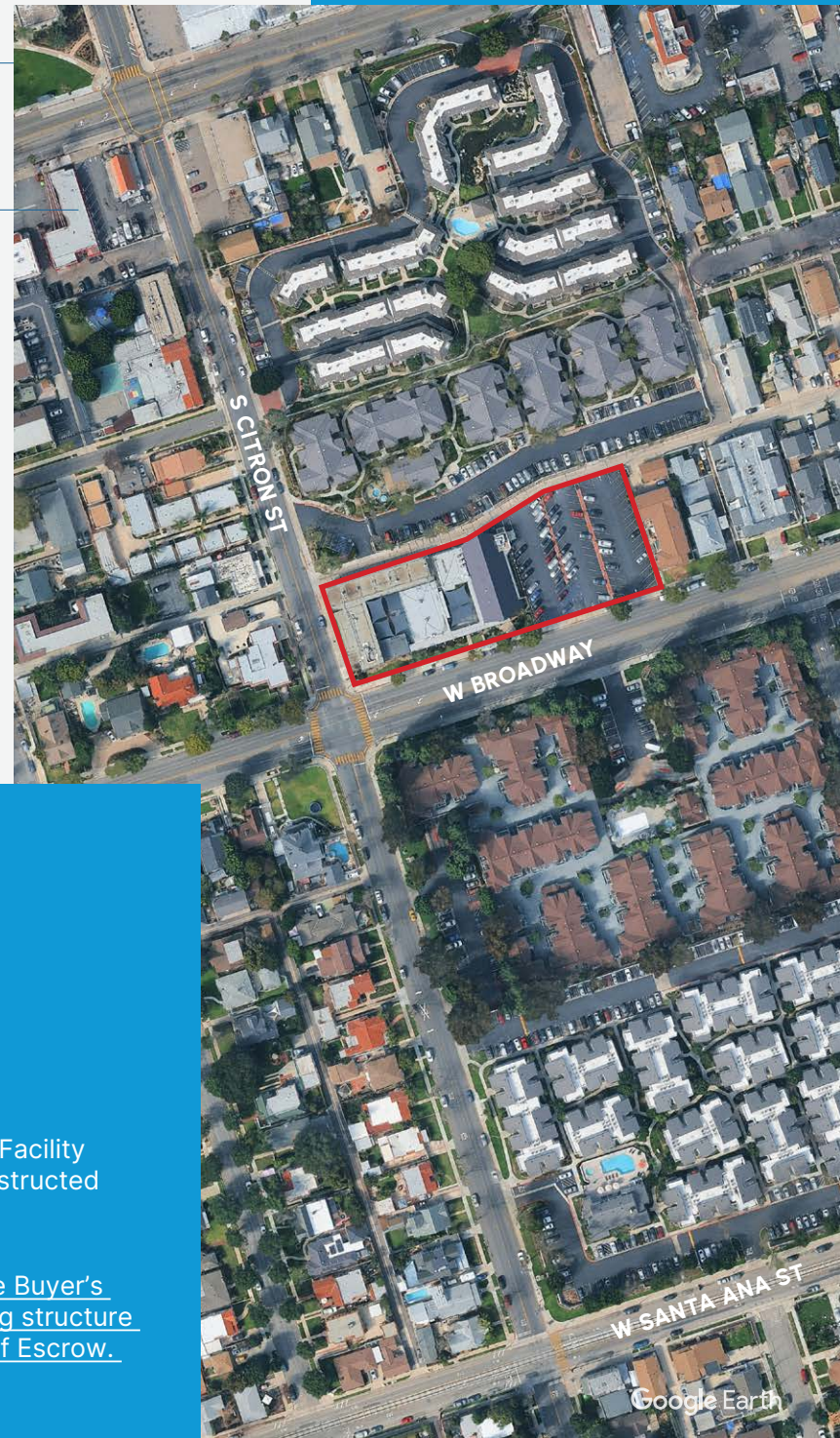
THE OFFERING

OPPORTUNITY OVERVIEW

Built in stages from 1956 to 1962, and comprised of three (3) buildings, this 25,000 SF religious facility is situated on 1.31 acres. The dedicated parking lot has 83 spaces (3.3:1,000 SF) with possible additional off-site parking. The large chapel has a posted occupancy/seating capacity of 299 people. Adjacent to the chapel is an approximately 3,000 SF “Social Hall” for gatherings and recreation. The buildings feature numerous large meeting rooms, classrooms, a serving kitchen and eight (8) restrooms. Two (2) interior courtyards offer security for fellowship and children’s play areas. The roofs on two (2) of the three (3) buildings have recently been replaced. The parking lot has been resurfaced.

Comprised of five (5) legal parcels, the site is zoned “RM-3” Multiple-Family Residential Zone which designates a minimum building site area per dwelling unit of two thousand four hundred (2,400) SF. The Property is surrounded on three (3) sides by two (2) streets & an alley.

*The quoted square footage of the improvements is approximate. It will be Buyer’s responsibility to confirm the actual size of the facilities.



SITE SIZE

1.31 Acres

STREET FRONTAGE

Broadway – 405'
Citron St – 130'

PARKING

83 dedicated parking spaces. Owner has a Joint Use License Agreement with the City of Anaheim for additional Sunday (and special event) parking at the nearby library on Broadway. It will be Buyer’s responsibility to confirm that this Agreement is transferable. The License Agreement is available for review.

APNS

251-111-56, 57, 58, 59, 60

CURRENT USE

Religious Institution

IMPROVEMENTS

Approximately *25,000 SF Religious Facility comprised of three (3) buildings constructed from 1956-1962.

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.

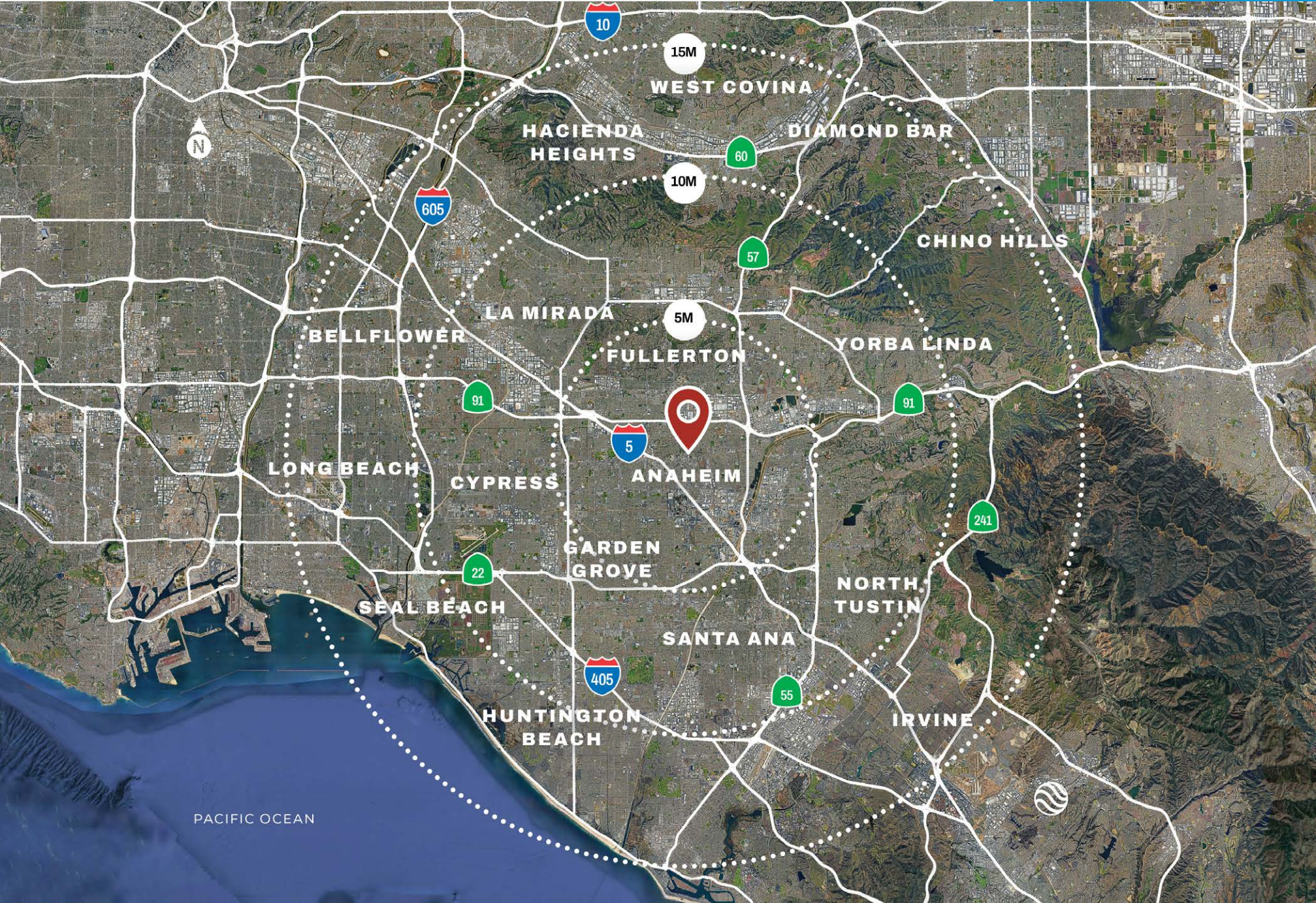
PROPERTY HIGHLIGHTS

- ✓ Regional Church Opportunity — Only 1/2 Mile from Freeway
- ✓ Large Chapel with Choir Balcony
- ✓ Posted Occupancy Limit: 299 Persons
- ✓ 83 Dedicated Parking Spaces (Possibly Expandable)
- ✓ 3,000 SF Social Hall with Performance Stage
- ✓ Numerous Meeting Rooms/Classrooms, Serving Kitchen, 8 Restrooms
- ✓ Two (2) Interior Courtyards
- ✓ New Roofs on Two (2) Buildings; New Parking Lot
- ✓ Access on Three (3) Sides by Two (2) Streets & an Alley
- ✓ Zoned RM-3 for Residential In-Fill Development Opportunity
- ✓ Est. Average HH Income: \$125,546 (5-Mile Radius)
- ✓ Do Not Disturb Occupant — Call to Show
- ✓ Price: \$5,500,000

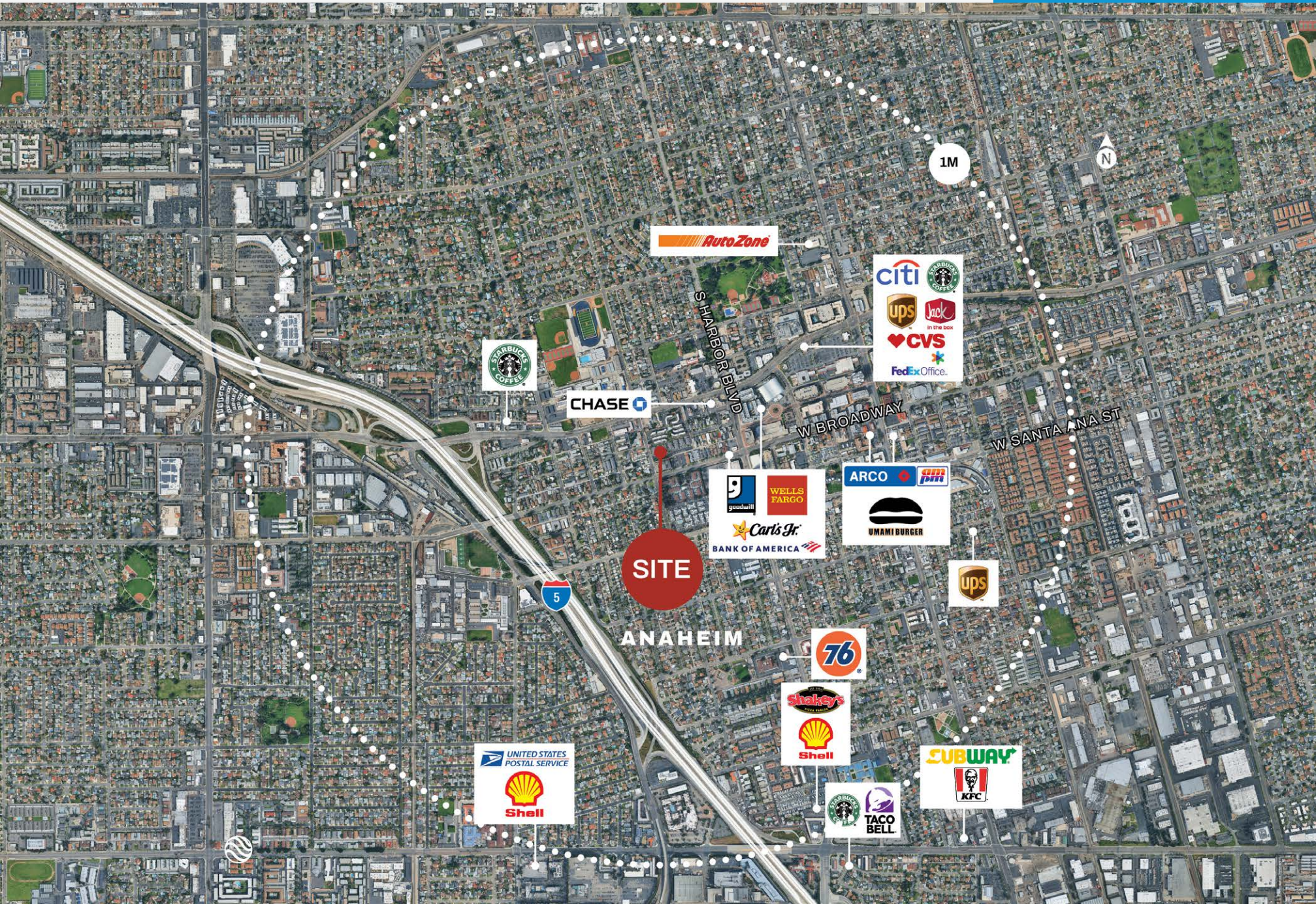




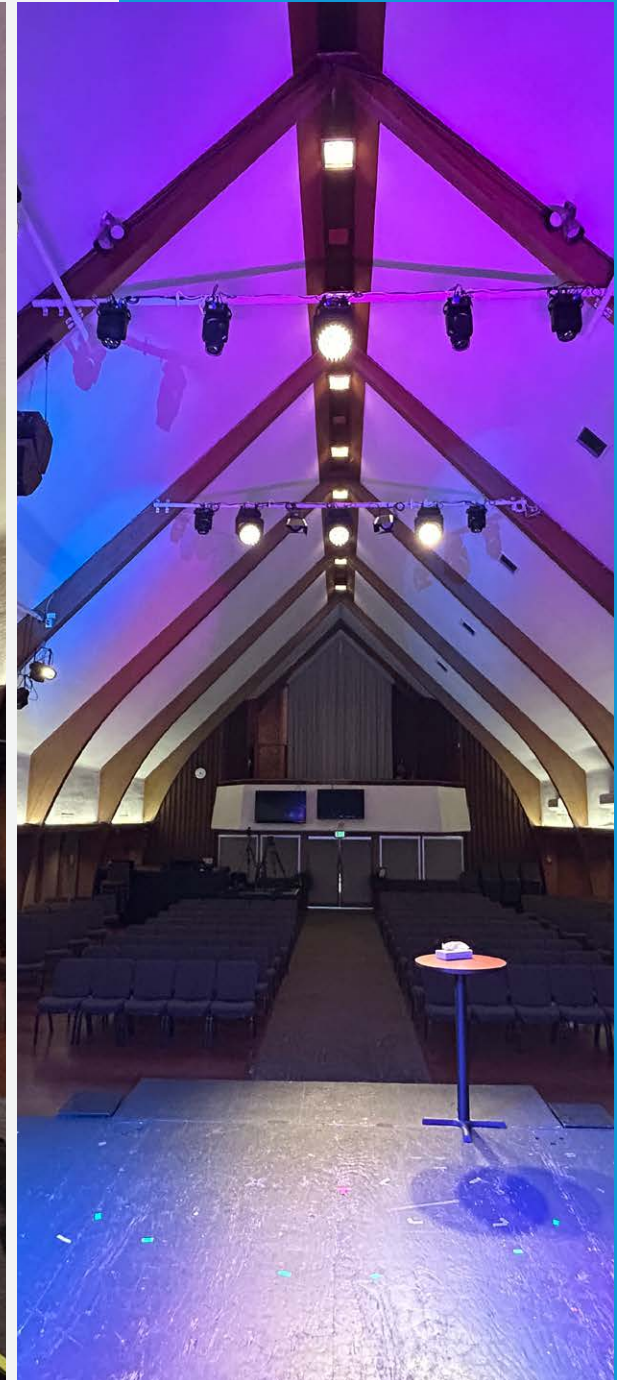
AREA MAP



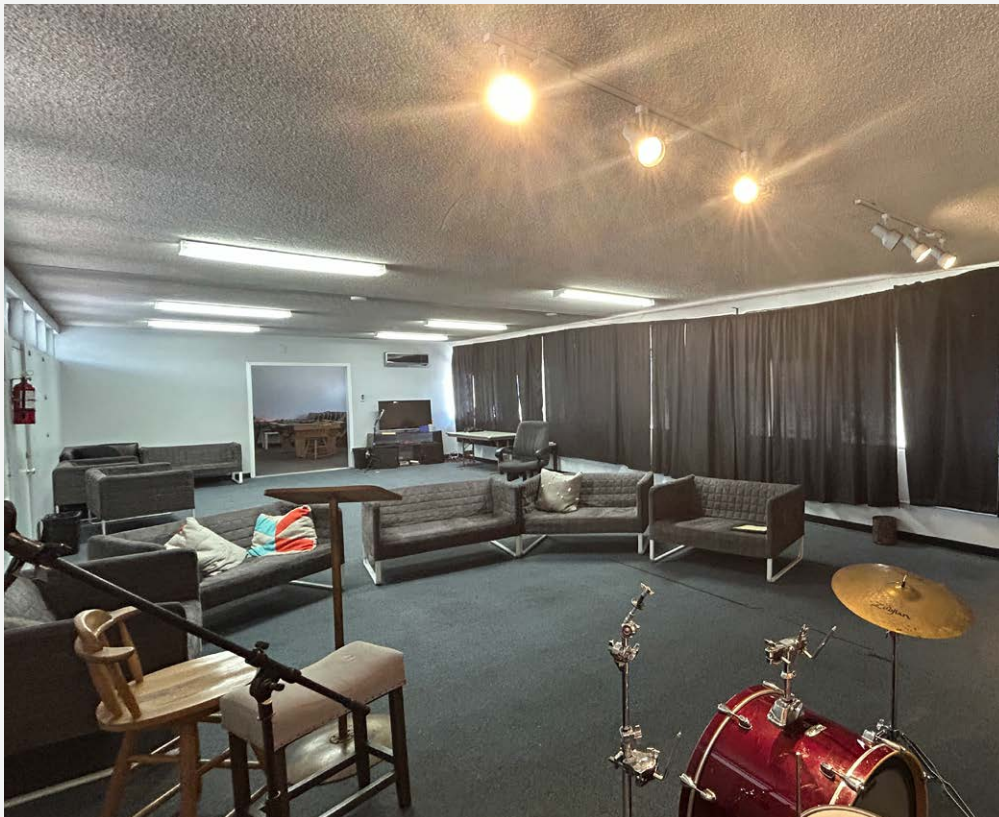
RETAIL TRADE AERIAL

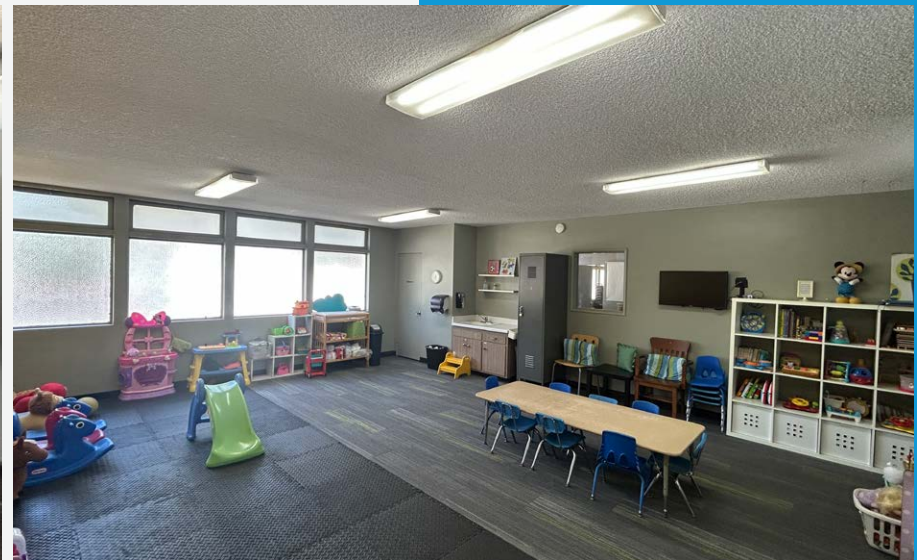


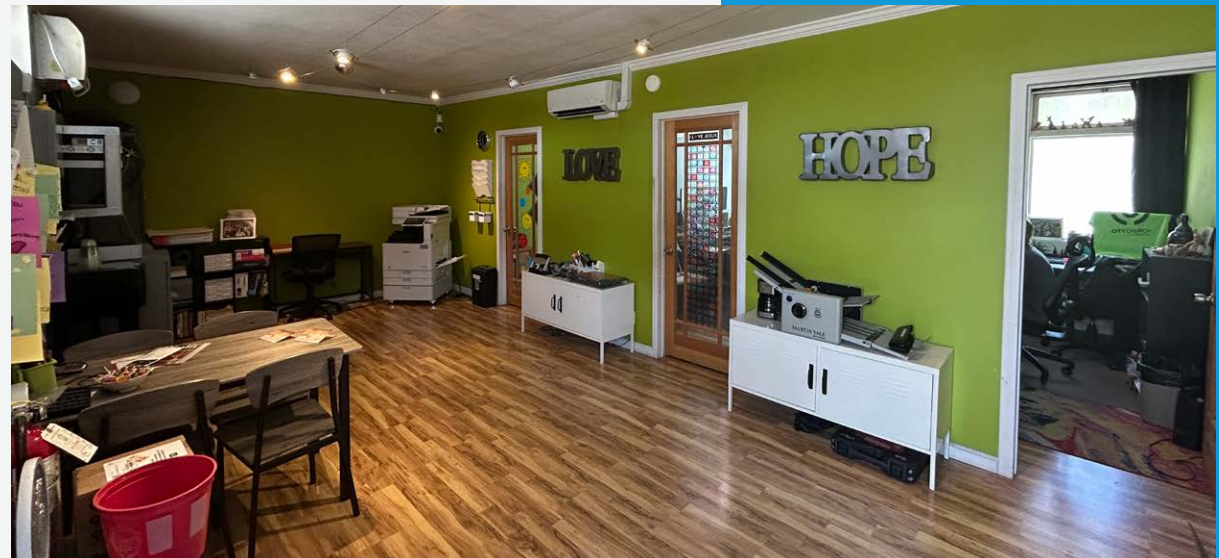
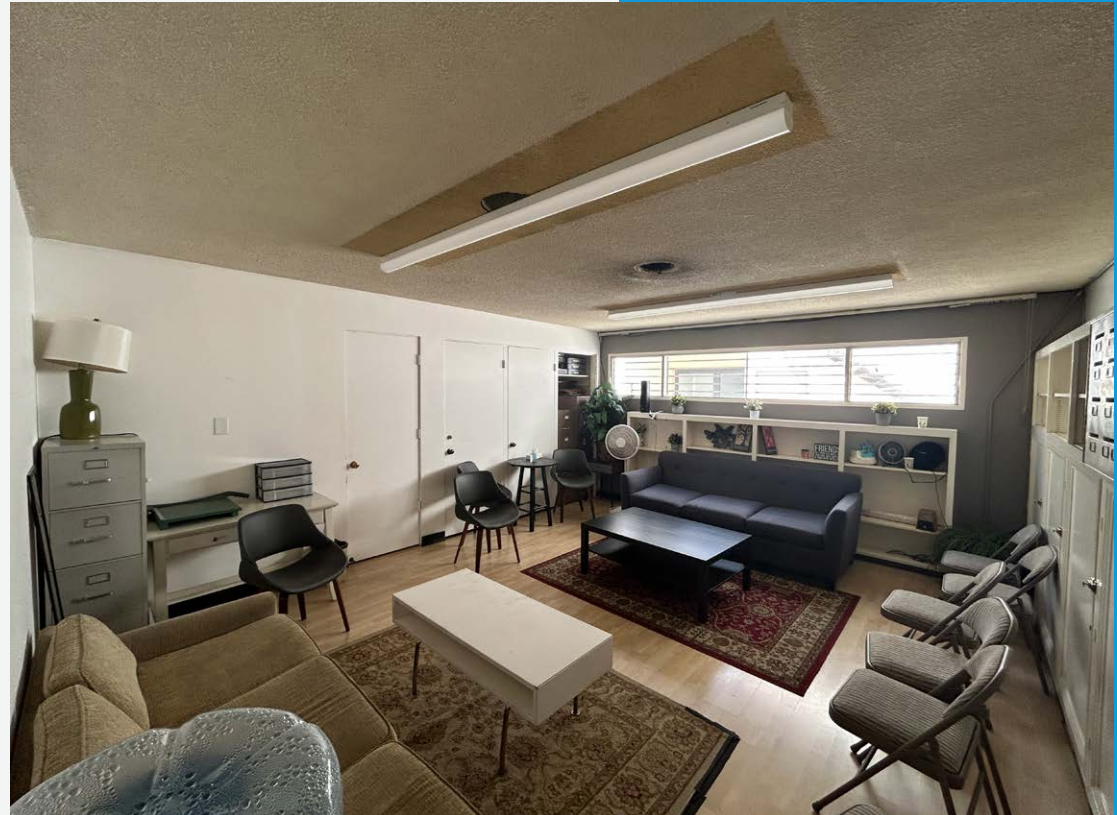


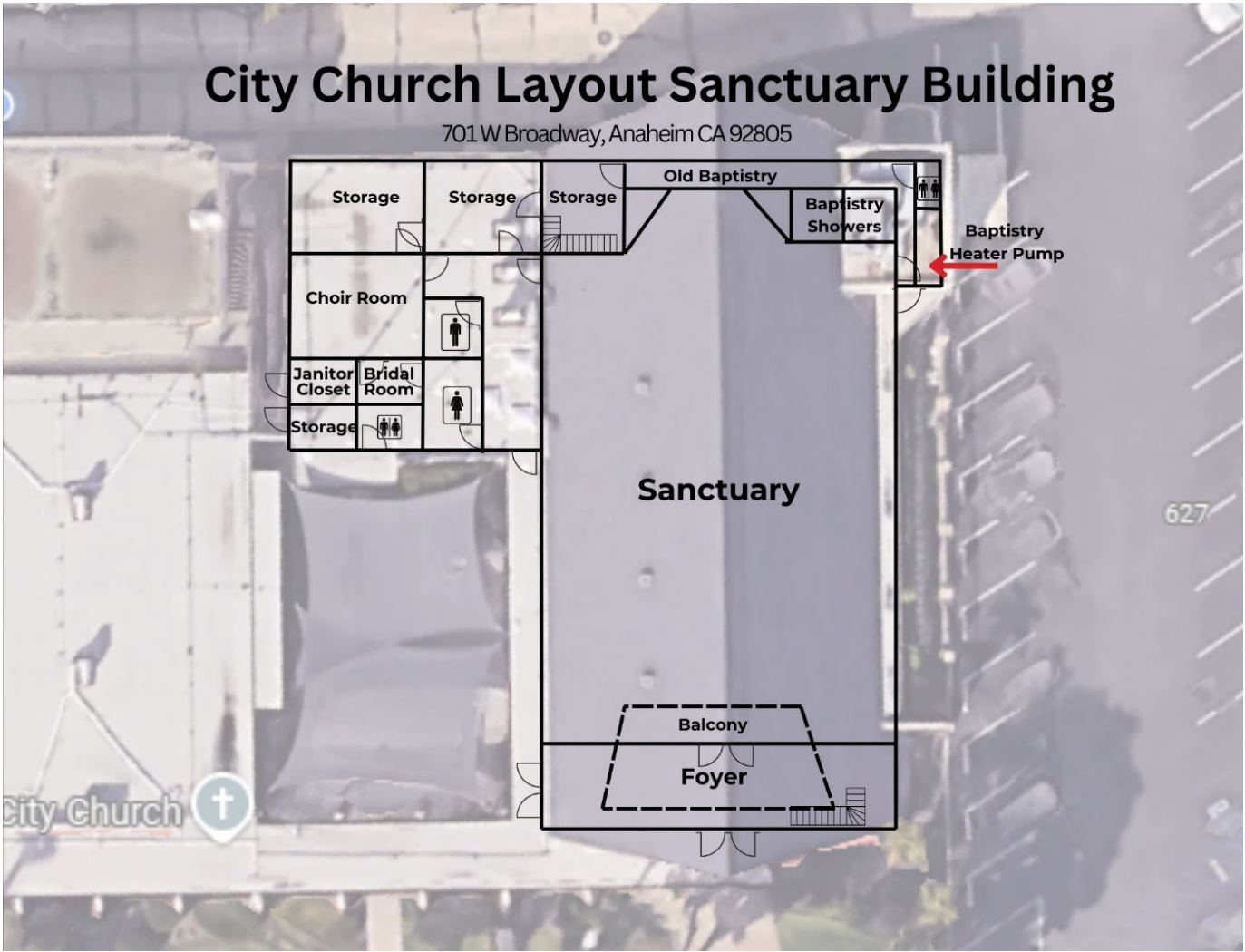


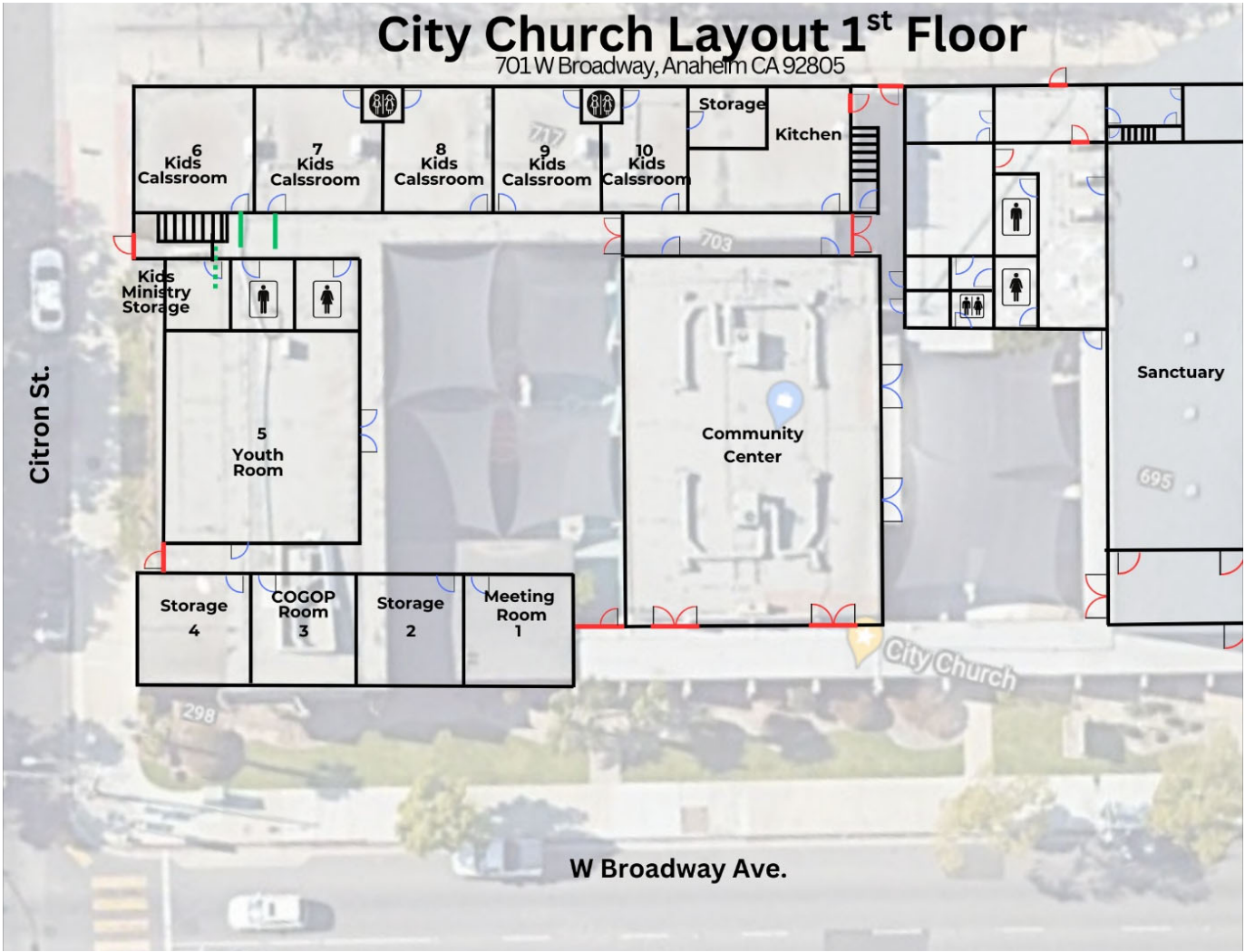


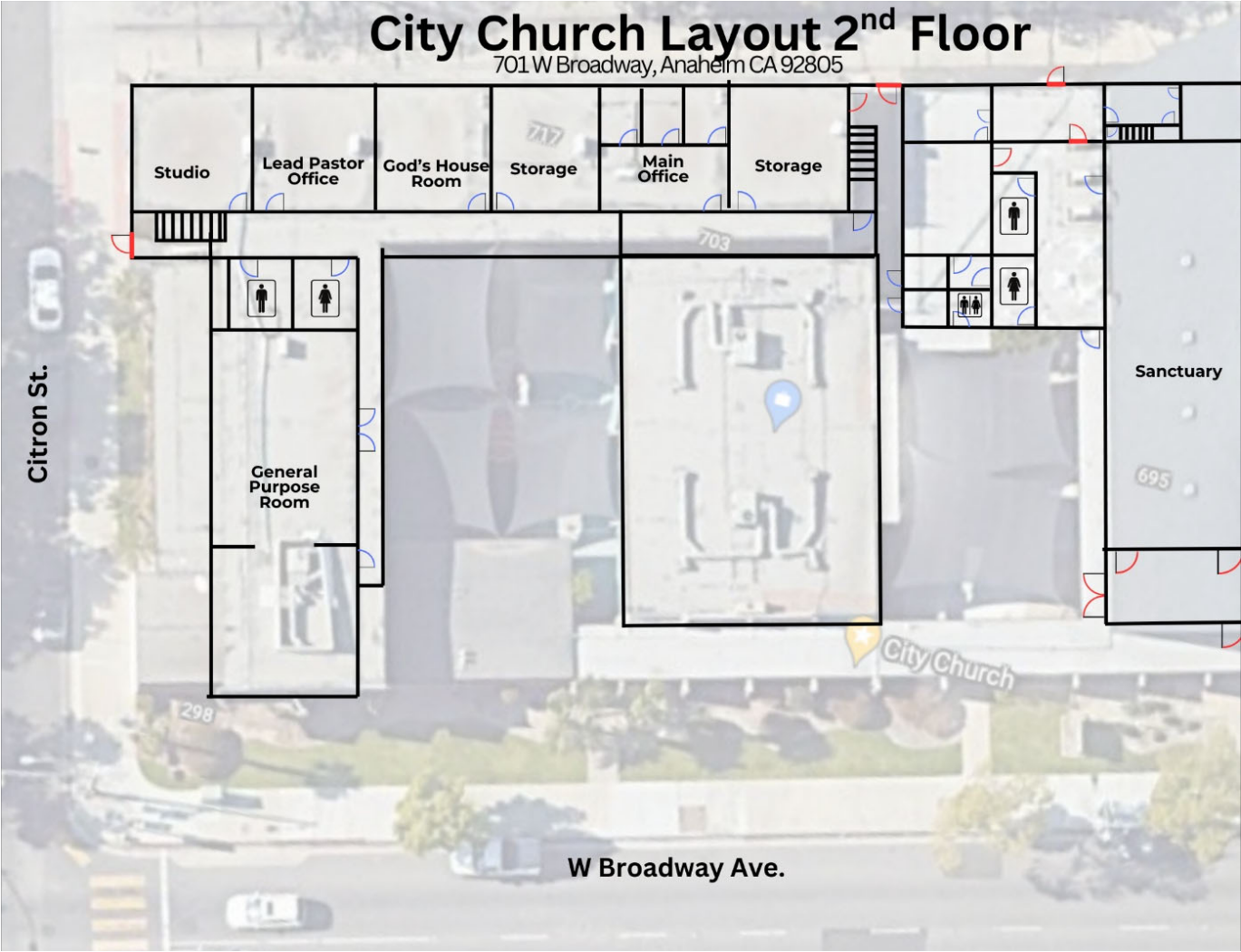




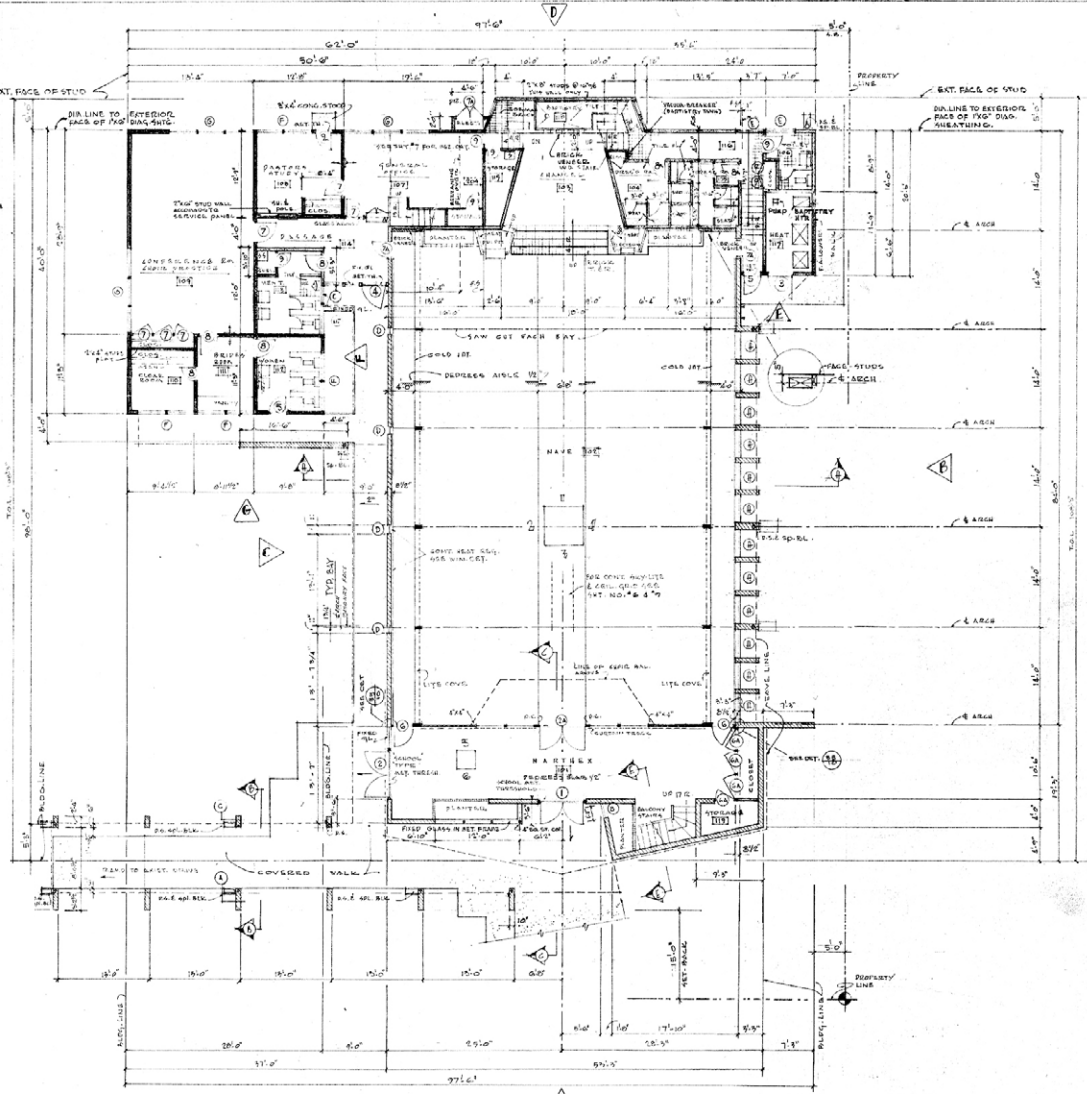
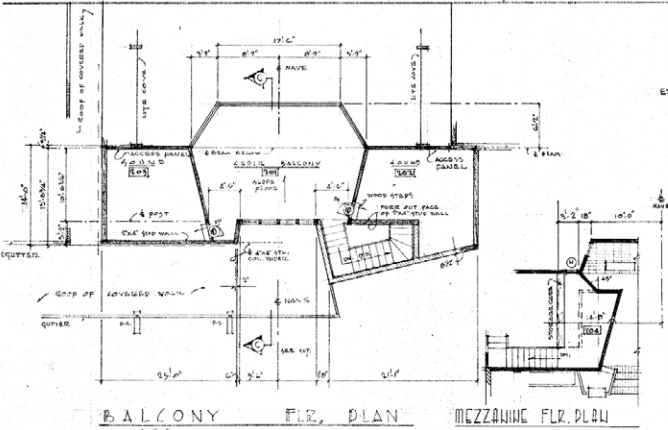








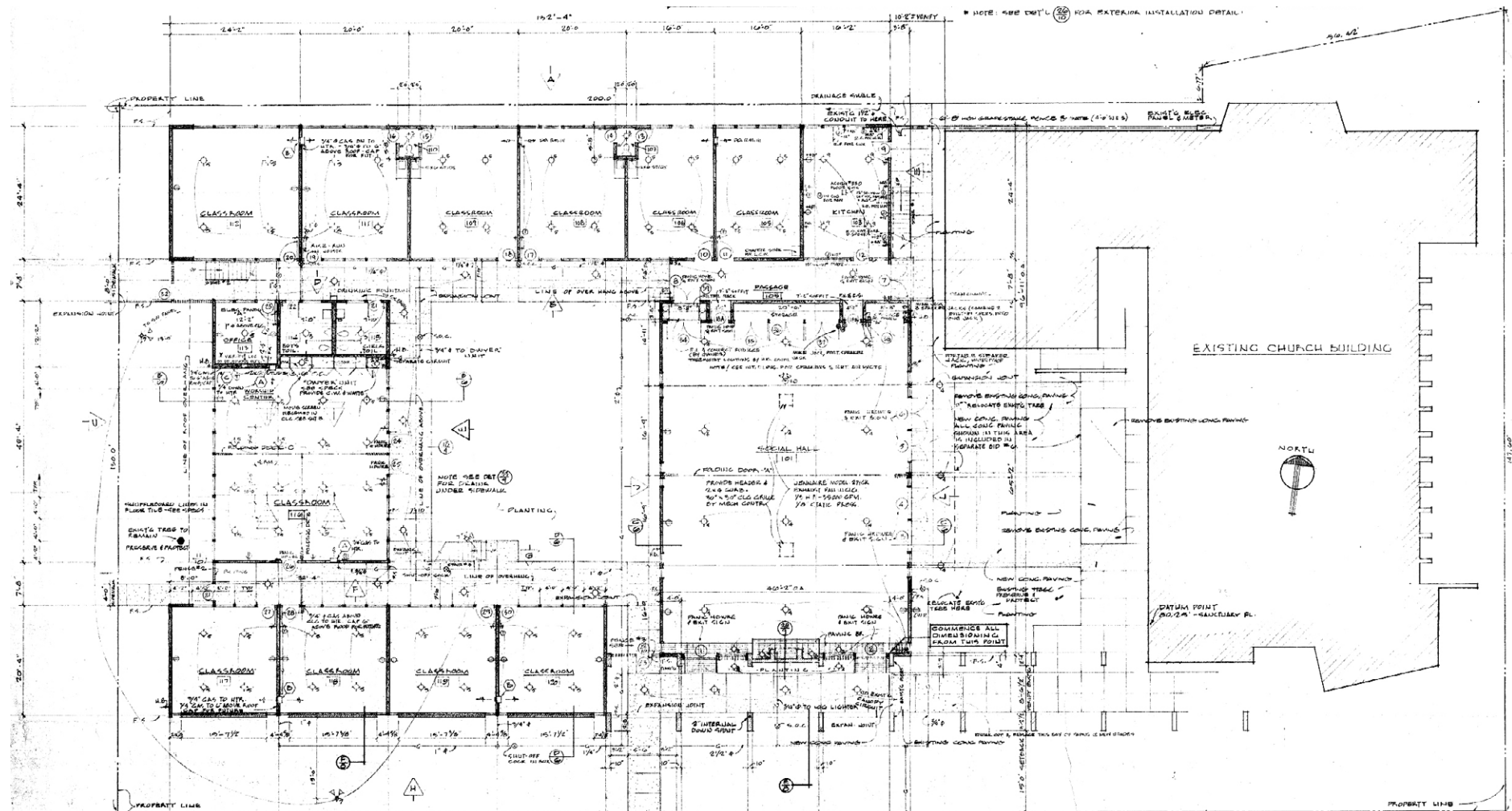
FLOOR PLAN | CHAPEL



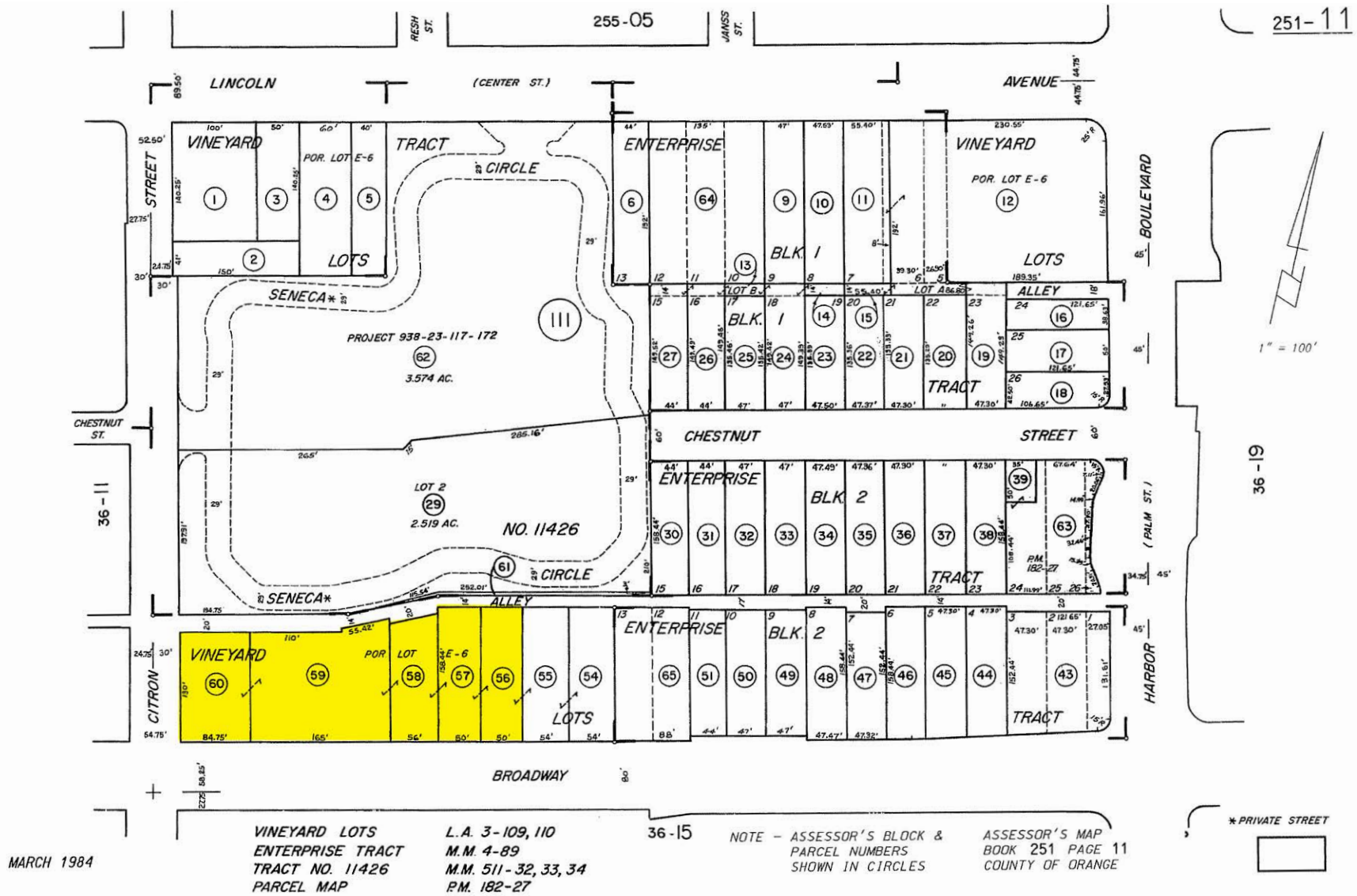
FLOOR PLAN & SCALE 1/8" = 1'-0"

- GENERAL NOTES:
- 1. ALL STOPS SHALL BE 1/4" @ 16" O.C. UNLESS OTHERWISE SPECIFIED.
 - 2. ALL WALLS INDICATED AS JOINTS SHALL BE CONCRETE JOINTS.
 - 3. DOWNSTAIRS BATHS ON GROUND SHALL HAVE CONCRETE BATHS.
 - 4. SEE FLOOR PLAN FOR WALLS & DOORS.

FLOOR PLAN | 1ST FLOOR



[illegible]



COMPRISED OF FIVE (5) LEGAL PARCELS, the site is zoned “RM-3” Multiple-Family Residential. This zoning designation requires a minimum building site area per dwelling unit of 2,400 square feet. The following uses are allowed by right:

The required setbacks in this zone are:

- Community Care Facilities (Small)
- Dwellings–Multiple Family
- Dwellings–Single-Family Attached
- Dwellings–Single-Family Detached
- Senior Living Facilities (Small)
- Sober Living Homes (Small)
- Supportive Housing
- Transitional Housing

Other uses are allowed with a Conditional Use Permit. RM zoning regulations:

https://codelibrary.amlegal.com/codes/anaheim/latest/anaheim_ca/0-0-0-65724

Development Standards for the RM-3 Zone:

- Lot Coverage: 45%
- Min Lot Width: 70'
- Building Height: 40'; buildings exceeding 40' or 3 stories may be permitted by CUP

Minimum Floor Area:

- Studio units: 550 SF; number of studio units shall not exceed 20% of total units
- One-bedroom units: 700 SF
- Two-bedroom units: 825 SF
- Three-bedroom units: 1,000 SF
- More than a 3-bedroom unit: 1,000 SF, plus 200 SF for each bedroom over 3

Anaheim Fee Schedule:

<https://www.anaheim.net/DocumentCenter/View/22436/Planning-and-Zoning-Fees>



701 WEST BROADWAY

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2026)	34,648	280,271	686,706
Projected Population (2031)	34,250	277,789	680,810
Census Population (2020)	36,184	283,882	683,074
Estimated Population Density PSM (2025)	11,034	9,918	8,747
Trade Area Size (Sq Mi)	3.1	28.3	78.5
HOUSEHOLDS			
Estimated Households (2026)	10,667	84,483	210,400
Projected Households (2031)	10,633	84,839	211,281
Census Households (2020)	10,406	81,038	201,524
Census Households (2010)	9,616	73,791	188,947
Historical Annual Change (2010-2026)	0.7%	0.9%	0.7%
AVERAGE HOUSEHOLD INCOME			
Estimated Average Household Income (2026)	\$126,471	\$118,596	\$125,546
Projected Average Household Income (2031)	\$126,227	\$119,133	\$125,906
Projected Annual Change (2026-2031)	-\$244	\$537	\$360
Historical Annual Change (2000-2026)	5.2%	4.8%	4.7%



LOCATED IN THE HEART OF ORANGE COUNTY, Anaheim offers a unique combination of strong family values and exceptional opportunities for residential growth. As one of Southern California’s most established and dynamic cities, Anaheim continues to attract families, churches, community organizations, and residential developers seeking a place where people can live, worship and thrive together.

Anaheim’s neighborhoods are characterized by a welcoming spirit, cultural diversity and a deep commitment to community. Residents benefit from a broad network of churches, faith-based schools, community service organizations, and family-centered programs that foster meaningful relationships and a strong sense of belonging. These qualities make Anaheim particularly appealing to households seeking a supportive environment in which to raise future generations.

For residential developers, Anaheim presents a compelling opportunity within a mature and growing market. Its strategic location, established infrastructure and ongoing investment in community create strong demand from families, working professionals and multi-generational households. Demand for quality housing continues to be driven by the city’s strong employment base, regional accessibility and enduring appeal as a place to build roots.

Families are drawn to Anaheim’s extensive park system, recreational facilities, educational resources and year-round community events. Beautiful neighborhoods provide a range of housing options that accommodate every stage of life, from young families purchasing a first home to multigenerational households seeking long-term stability and connection.

Beyond its world-renowned entertainment attractions, Anaheim offers convenient access to major employment centers, transportation corridors, healthcare facilities and regional amenities.

CITY OF ANAHEIM CONTACT INFORMATION

City Hall:	200 S. Anaheim Boulevard, 1 st Floor, Anaheim, CA 92805
Phone:	714.765.5158
Planning Services:	714.765.5139
Building Division:	714.765.5153



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