

Owner-User Church Facility | Delivered Vacant



1327 E Mauretania St | Wilmington, CA

Exclusively Listed by

Alexandro Colombo

Managing Director

KW Commercial

310.978.7950

DRE CA 01927702

COLOMBO

KW COMMERCIAL®

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Watch 2-Min Property Tour ►

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310.978.7950

info@colombocre.com

DRE CA 01927702

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PROPERTY OVERVIEW

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1,408
IMPROVEMENTS SQFT

2,501
LOT SIZE

1938
YEAR BUILT

**DELIVERED
VACANT**



★ **NEW PRICE**

\$2,500
Estimated Monthly Payment

\$462,000

\$92,400
Down Payment

★ Estimated ownership scenario based on 20% down payment and 7.15% rate

Own for Less Than Rent

Estimated Principal
& Interest Payment

\$2,500

Based on a \$369,600 loan, 7.15% interest rate,
and 30-year amortization. Taxes, insurance, and
lender fees not included.

Sample Financing Scenario

Listing Price		\$462,000
Downpayment -	20%	\$92,400
Loan Amount -	80%	\$369,600
Loan Type		Proposed New
Interest Rate		7.15%
Amortization Period		30
Annual Debt Service		\$29,956

Delivered Vacant at Closing



PROPERTY OVERVIEW

Many congregations currently paying rent may be able to own this facility for an estimated monthly payment of approximately \$2,500.

1327 E Mauretania Street is a church facility located in Wilmington, California that will be delivered vacant at closing. The property offers an opportunity for a congregation, ministry, nonprofit organization, or community group to acquire a dedicated facility and begin occupancy immediately.

The approximately 1,408-square-foot building includes a sanctuary with seating for more than 60 attendees, office space, restrooms, fellowship area, storage, and supporting church infrastructure. Existing chairs, sound equipment, television screens, instruments, and furnishings are included in the sale.

For organizations currently operating from leased space, shared facilities, schools, storefronts, or temporary locations, the property provides an opportunity to establish a permanent location without the need for major renovation or conversion work.

Situated on a corner location within a residential Wilmington neighborhood, the property benefits from visibility, established religious use, and functional improvements that support continued assembly and community-oriented operations.

The property is offered at \$462,000 and will be delivered vacant at closing.

PROPERTY DETAILS

Year Built	1938
Building SQFT	1,408
Lot Size SQFT	2,501
Zoning	LAR1
APN	7425-022-034
Number of Buildings	1
Number of Stories	1

OWNERSHIP OPPORTUNITY

At the asking price of \$462,000, illustrative financing with 20% down results in an estimated principal and interest payment of approximately \$2,500 per month. *

For congregations currently leasing space, ownership may be closer than expected.

\$2,500

Estimated Monthly Payment

\$92,400

Estimated Downpayment

*Based on a \$369,600 loan, 7.15% interest rate and 30-year amortization. Taxes, insurance, lender fees and other ownership costs not included. Financing subject to lender approval.

PROPERTY HIGHLIGHTS

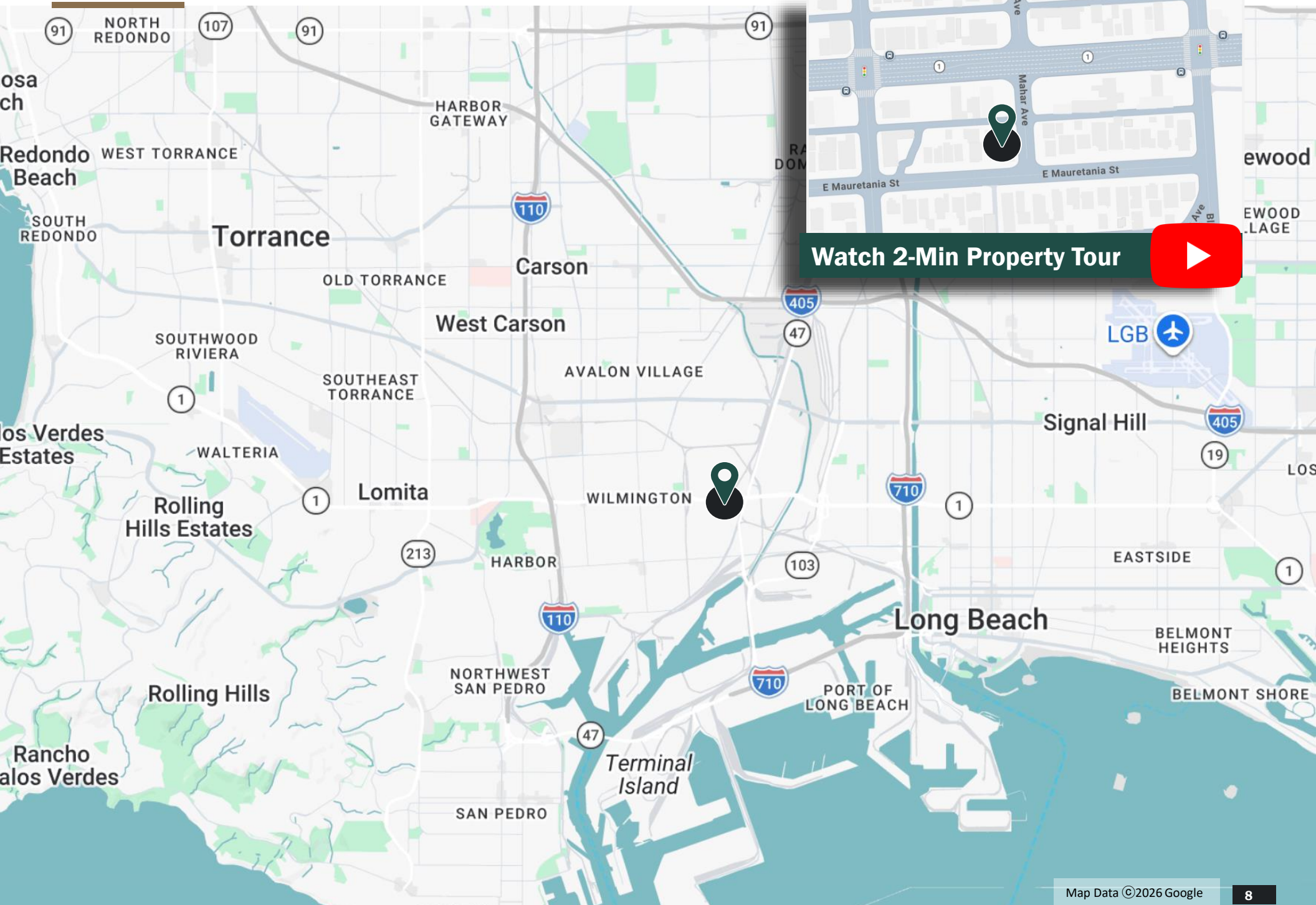
- Functional church facility with longstanding operational history
- **Delivered Vacant at Closing**
- Ownership cost below comparable leasing alternatives
- Existing improvements support multiple community-oriented uses

PHYSICAL

- ❑ 1,408 SF building
- ❑ 2,501 SF lot
- ❑ Built 1938
- ❑ Corner location (Mauretania & Mahar)
- ❑ Sanctuary seating for 60+
- ❑ 2 restrooms
- ❑ Pastor's office
- ❑ Enclosed patio/fellowship hall
- ❑ Kitchen area with sink/stove/refrigerator
- ❑ Laundry/storage area
- ❑ Two AC units installed in 2016
- ❑ Double-pane windows



PROPERTY LOCATION





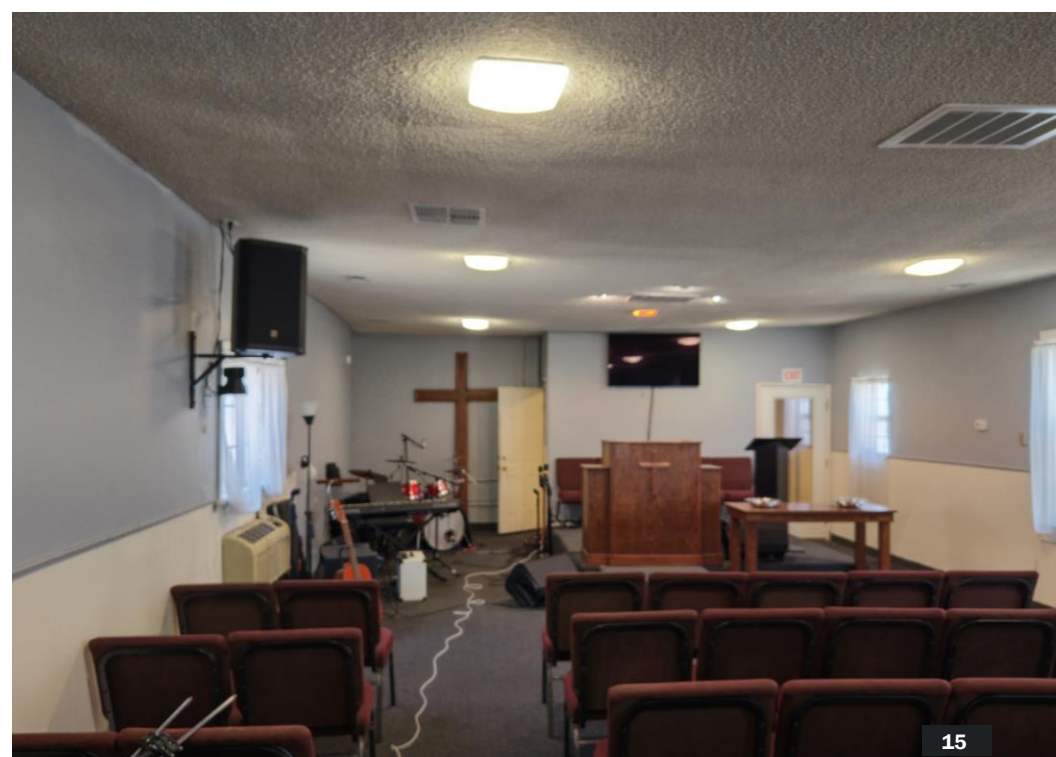


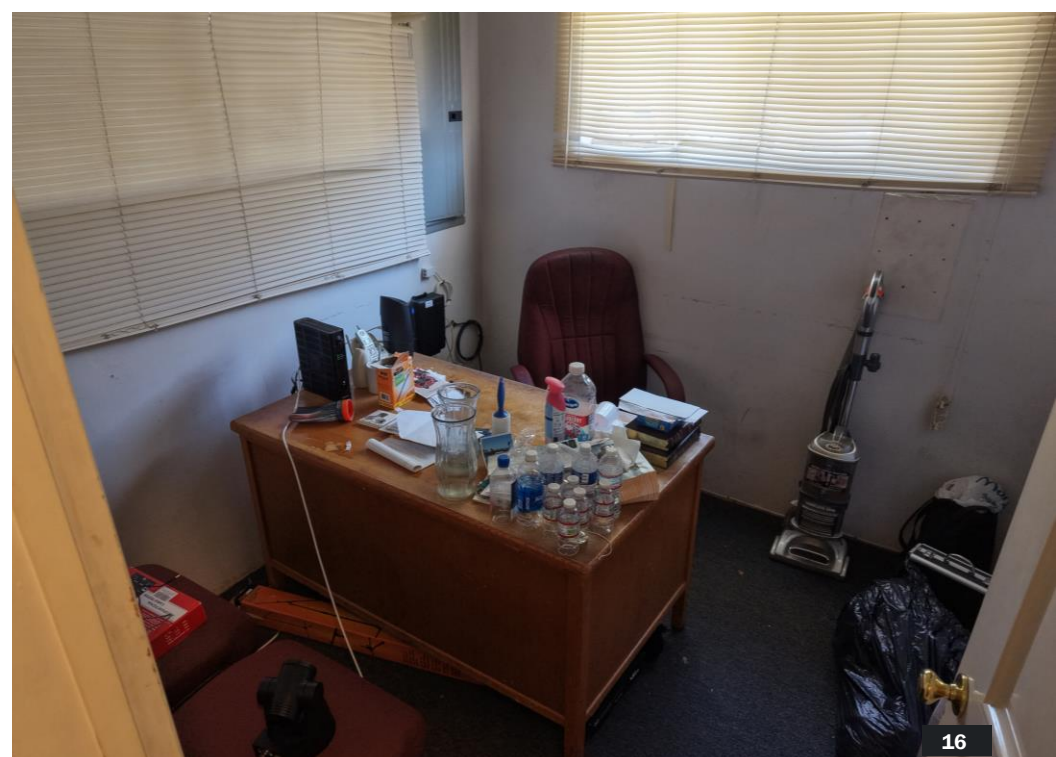














SALES COMPARABLES

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The map displays the Los Angeles metropolitan area and surrounding regions. The flight route is highlighted with a green line and numbered 1 through 5. The route starts at Los Angeles International Airport (LAX) and ends at Long Beach (LGB). The map includes major highways, city names, and airport icons. The route is as follows:

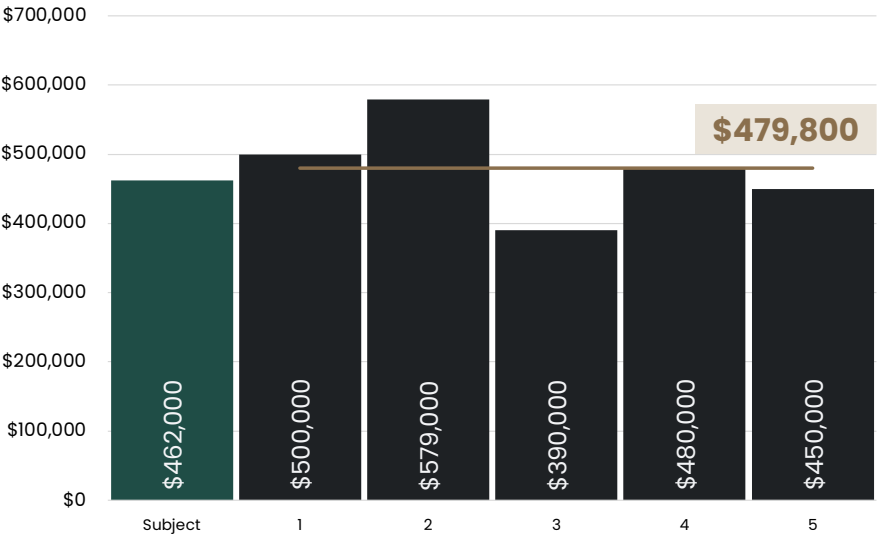
- Los Angeles International Airport (LAX)
- South Gate
- Compton
- Long Beach
- Long Beach (LGB)

Map Data ©2026 Google

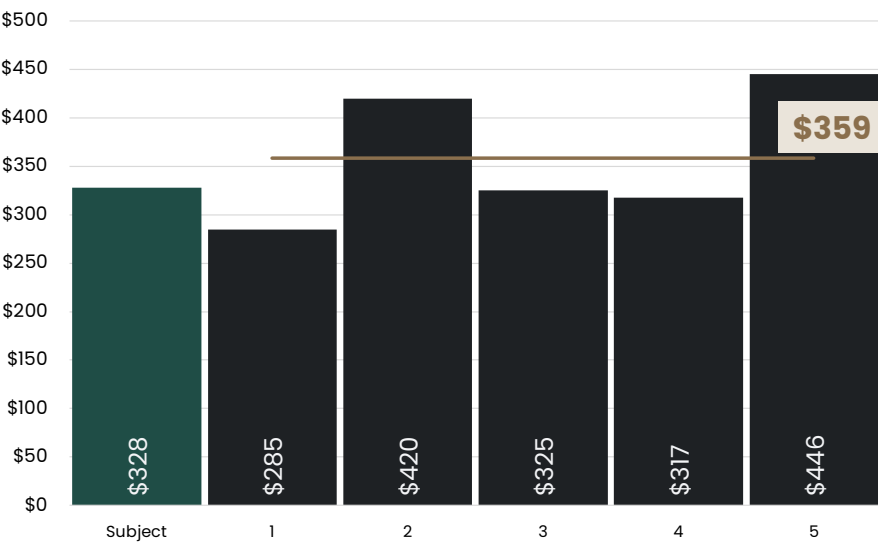
18

SALES COMPARABLES

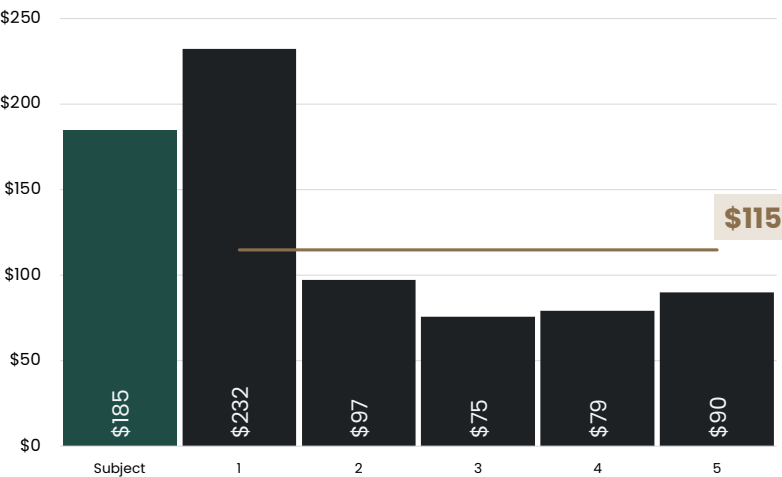
SALE PRICE



BUILDING \$/SF



LAND \$/SF



SALES COMPARABLES

Subject

1327 E Mauretania St
Wilmington, CA 90744



SUBJECT PROPERTY

Sale Price	\$462,000
Bldg SF	1,408
Bldg \$/SF	\$328
Lot Size	2,501
Lot \$/SF	\$185
Zoning	LAR1
Year Built	1938

NOTES

1

8471 S Van Ness
Inglewood, CA 90305



Close of Escrow	7/7/2026
Sale Price	\$500,000
Bldg SF	1,755
Bldg \$/SF	\$285
Lot Size	2,152
Lot \$/SF	\$232
Zoning	INC2YY
Year Built	1956

Original Listed	\$525,000
Days on Market	31

NOTES

Small owner-user church facility currently pending sale. Similar assembly-use configuration with limited onsite parking and immediate occupancy utility.

Demonstrates current buyer demand for functional church properties serving congregations and community organizations.

2

1108 E 84Th Pl
Los Angeles, CA 90001



Close of Escrow	4/14/2025
Sale Price	\$579,000
Bldg SF	1,379
Bldg \$/SF	\$420
Lot Size	5,951
Lot \$/SF	\$97
Zoning	LCC3*
Year Built	1947

Original List Price	\$579,000
Days on Market	18

Bldg Class C

NOTES

Church property featuring multiple structures and a larger site footprint than the subject.

Illustrates pricing achieved for owner-user religious facilities within the Los Angeles market.

SALES COMPARABLES

3

8411 S San Pedro St
Los Angeles, CA 90003



Close of Escrow	3/13/2026
Sale Price	\$390,000
Bldg SF	1,200
Bldg \$/SF	\$325
Lot Size	5,168
Lot \$/SF	\$75
Zoning	LAR4
Year Built	1923

Original List Price	\$465,000
Days on Market	81

NOTES

Former church property purchased primarily for redevelopment potential.

Included to provide market context for lower-end pricing within the special-use property segment.

4

11111 Avalon Blvd
Los Angeles, CA 90061



Close of Escrow	12/3/2024
Sale Price	\$480,000
Bldg SF	1,512
Bldg \$/SF	\$317
Lot Size	6,080
Lot \$/SF	\$79
Zoning	LAR4
Year Built	1953

Original List Price	\$500,000
Days on Market	367

NOTES

Owner-user church property located in South Los Angeles.

Demonstrates pricing achieved for smaller religious facilities serving congregational and community-based uses.

5

7918 S Main St
Los Angeles, CA 90003



Close of Escrow	10/6/2025
Sale Price	\$450,000
Bldg SF	1,010
Bldg \$/SF	\$446
Lot Size	5,000
Lot \$/SF	\$90
Zoning	LAC2
Year Built	1948

Original List Price	\$725,000
Days on Market	58

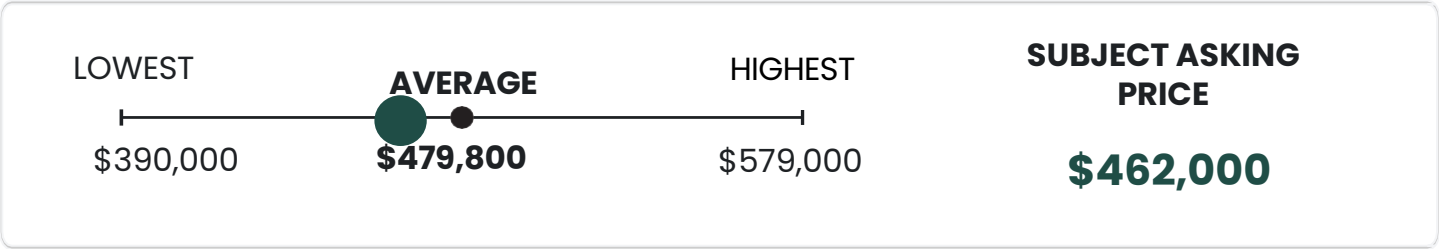
NOTES

Small church facility acquired by an owner-user buyer.

Provides additional market evidence for functional assembly-use properties within the Los Angeles infill market.

COMPARABLE SALES SUMMARY

Comparables Sale Price



Building \$/SF



Land \$/SF



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Alexandro Colombo

KW Commercial

MANAGING DIRECTOR

310.978.7950

info@colombocre.com

6621 E Pacific Coast Hwy – Suite 150

Long Beach, CA 90803

DRE# CA 01927702

Watch 2-Min Property Tour



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