

FOR SALE

32,816 SF RELIGIOUS FACILITIES (2 BUILDINGS) WITH 344 PARKING SPOTS, OR
5.58-ACRE CORE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT OPPORTUNITY



16025 & 16115 STUDEBAKER RD | CERRITOS, CA 90703

DAVID KNOWLTON, SIOR, CCIM
Executive Vice President
949.468.2307
dknowlton@naicapital.com
Cal DRE Lic. 00893394

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

THE OFFERING

OPPORTUNITY OVERVIEW

THIS PROPERTY OFFERS THE OPPORTUNITY to occupy two fine religious facilities with a CUP in place for a “church use”. The site is also an outstanding 5.58-acre single-family in-fill development opportunity in a core market.

The Property is comprised of two buildings. The first is a single-story, purpose-built religious facility with a total gross building area of 26,425 square feet situated on a 4.62-acre site (284 parking spaces). A “Cultural Hall” (gymnasium) offers expanded seating for the large worship area. A conditional use permit was granted for this building in 1974 to operate as a church use. The second structure is a 6,391 SF single-tenant, brick/masonry, low-rise office building located on a 0.96-acre site (60 parking spaces). This fully improved building is being used for religious education purposes. There is no CUP on record for this building. This use has been in place since the building was constructed in 1970.

The site is zoned “RS-6500” Single-Family Residential which allows for single-family housing with a minimum lot size of 6,500 SF. This is a core 5.58-acre residential in-fill development opportunity in a dense, highly desirable Los Angeles area market. Average Household Income (2024) was \$103,189 in a 3-mile radius.

PARCELS

16025 Studebaker:
APN 7016-002-033 – 0.96 Acre

16115 Studebaker:
APN 7016-002-046 – 4.62 Acres

TOTAL SITE SIZE

5.58 Acres

CURRENT USE

16025 Studebaker:
Educational

16115 Studebaker:
Religious Facility

UTILITIES/INFRASTRUCTURE

Electric — On site
Water — On site
Phone — On site
Sewer — On site
Gas — On site
Street — Yes
Sidewalk — Yes
Curb/gutter — Yes

IMPROVEMENTS

Abundant parking, beautifully landscaped facilities, each on separate legal parcels.

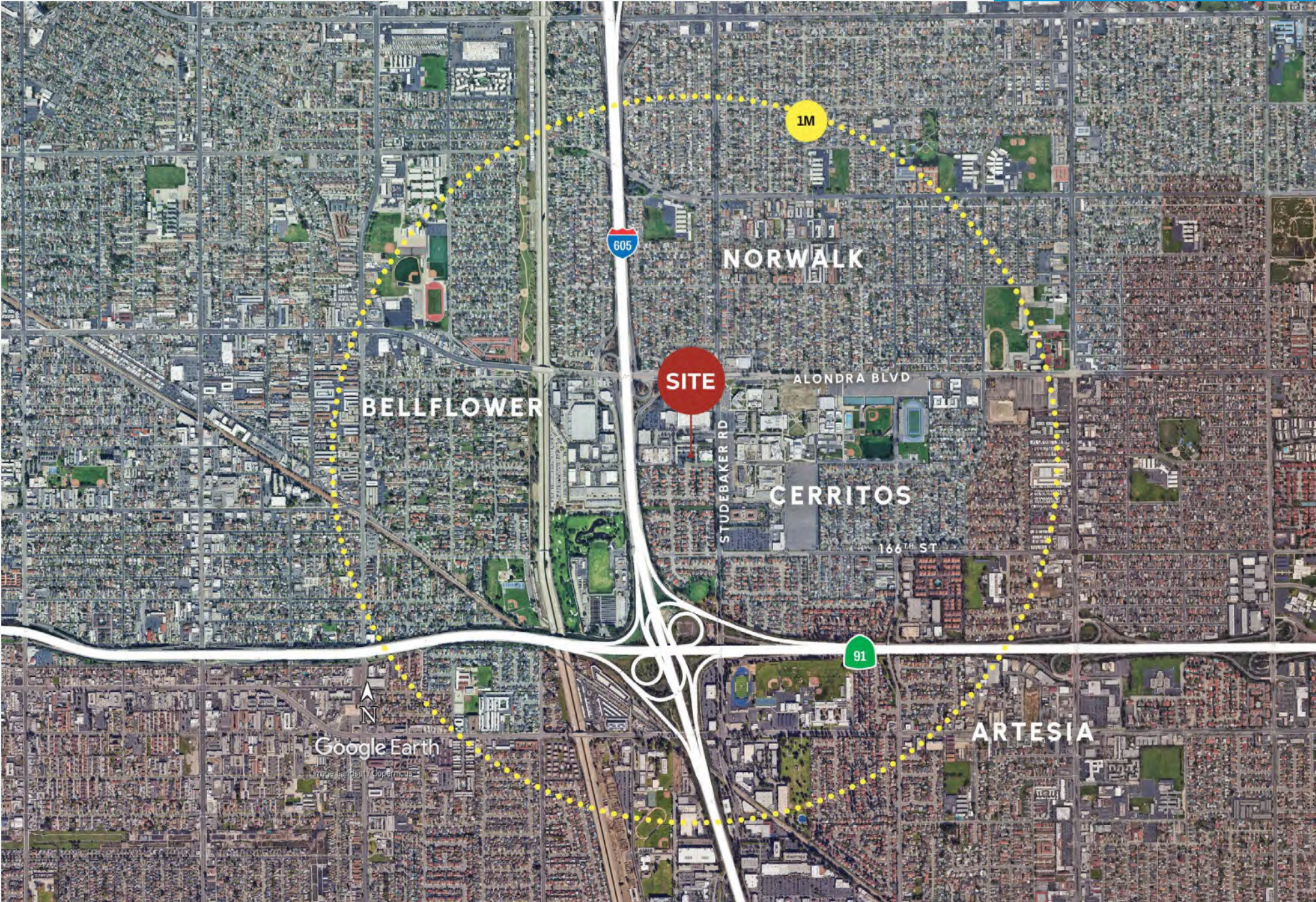


PROPERTY HIGHLIGHTS

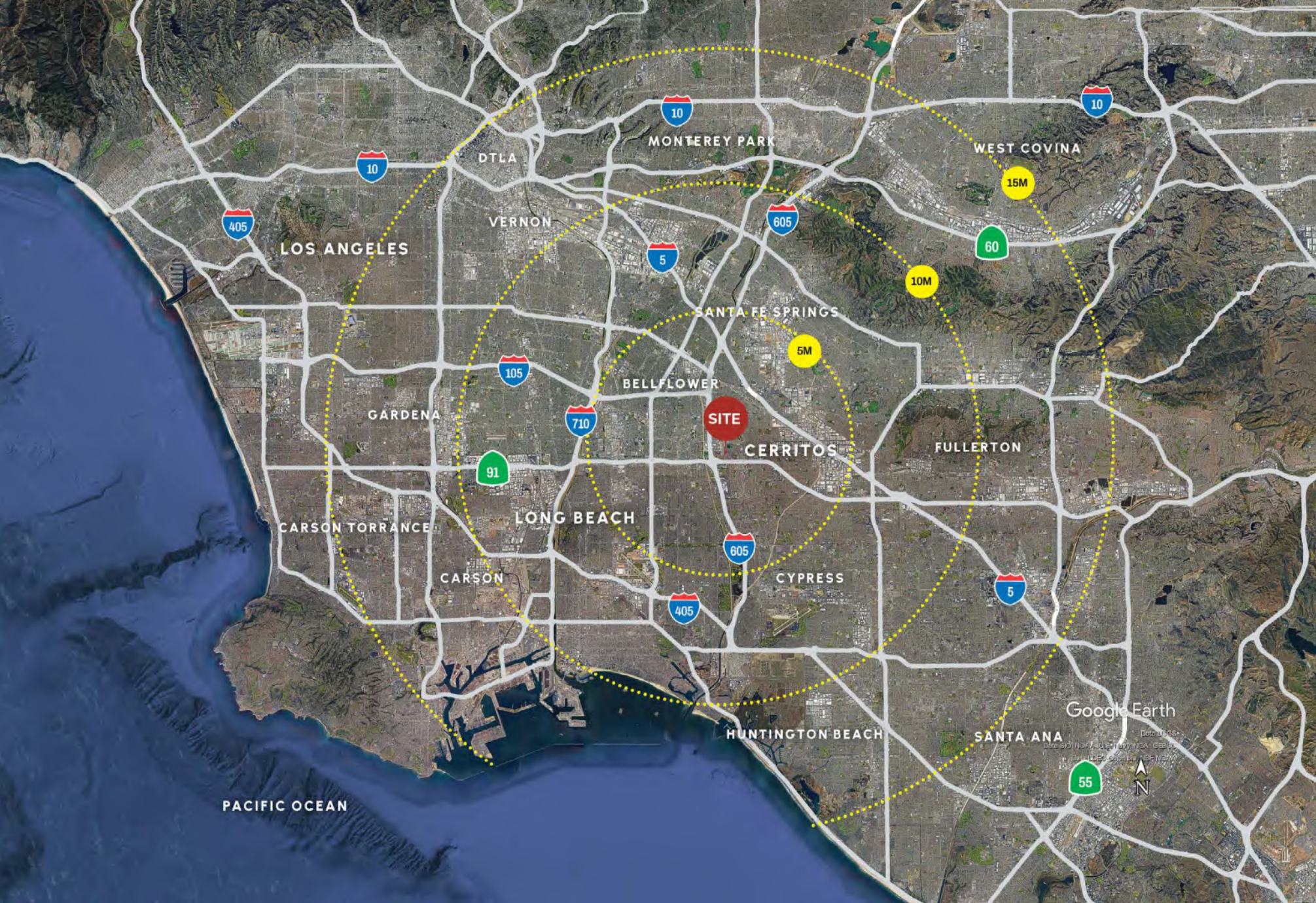
- ✓ 26,425 SF Purpose Built Religious Facility on 4.62 Acres; Built in 1977; Newer Roof
- ✓ 6,391 SF Office (Educational) Building on 0.96 Acre; Built in 1970; Fully Improved
- ✓ Zoned "RS 6500" for Core In-Fill Single-Family Development Opportunity
- ✓ 344 On-Site Parking Spaces (10.5:1,000 SF)
- ✓ Church Building has Large Chapel & Expanded Seating Capacity in Cultural Hall
- ✓ Cultural Hall Features a Basketball Court & Performance Stage
- ✓ Numerous Meeting Rooms, Classrooms, Restrooms, Kitchen
- ✓ Both Buildings Located on Separate Corner Parcels
- ✓ Median HH Income: \$133,950
- ✓ Three (3) Street Access Points on Studebaker Road
- ✓ Two (2) Blocks from 605 Freeway/Alondra Blvd Freeway On/Off Ramp
- ✓ ½ Mile from 91/605 Freeway Interchange
- ✓ Across Street from Cerritos College
- ✓ Do Not Disturb Occupant - Call to Show



LOCATION MAP



AREA MAP



RETAIL TRADE AERIAL





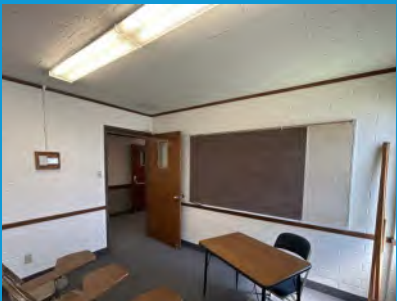
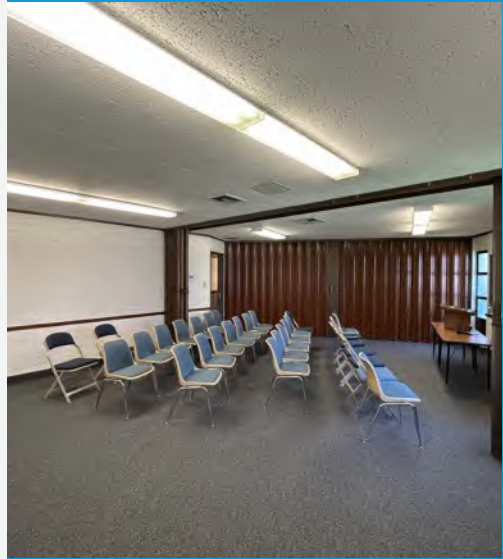
PHOTOS | 16115 STUDEBAKER RD — EXTERIOR







PHOTOS | 16115 STUDEBAKER RD — INTERIOR



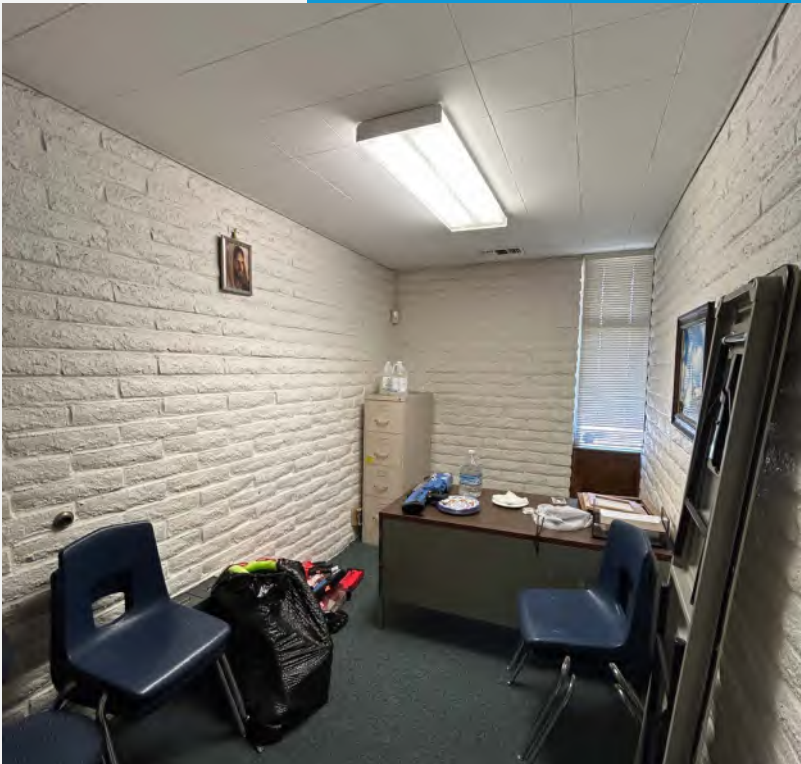
PHOTOS | 16025 STUDEBAKER RD — EXTERIOR



PHOTOS | 16025 STUDEBAKER RD — INTERIOR

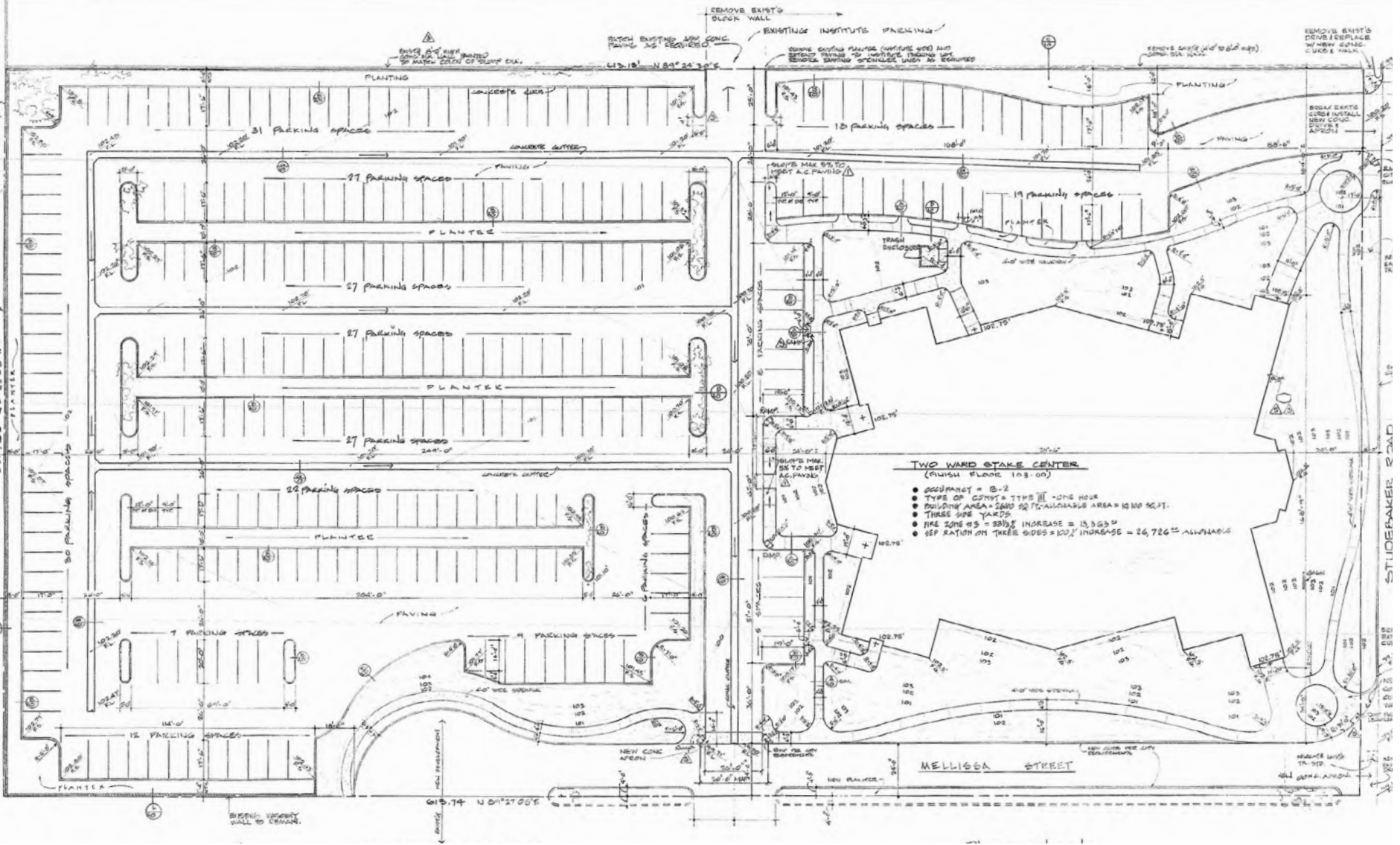


PHOTOS | 16025 STUDEBAKER RD — INTERIOR





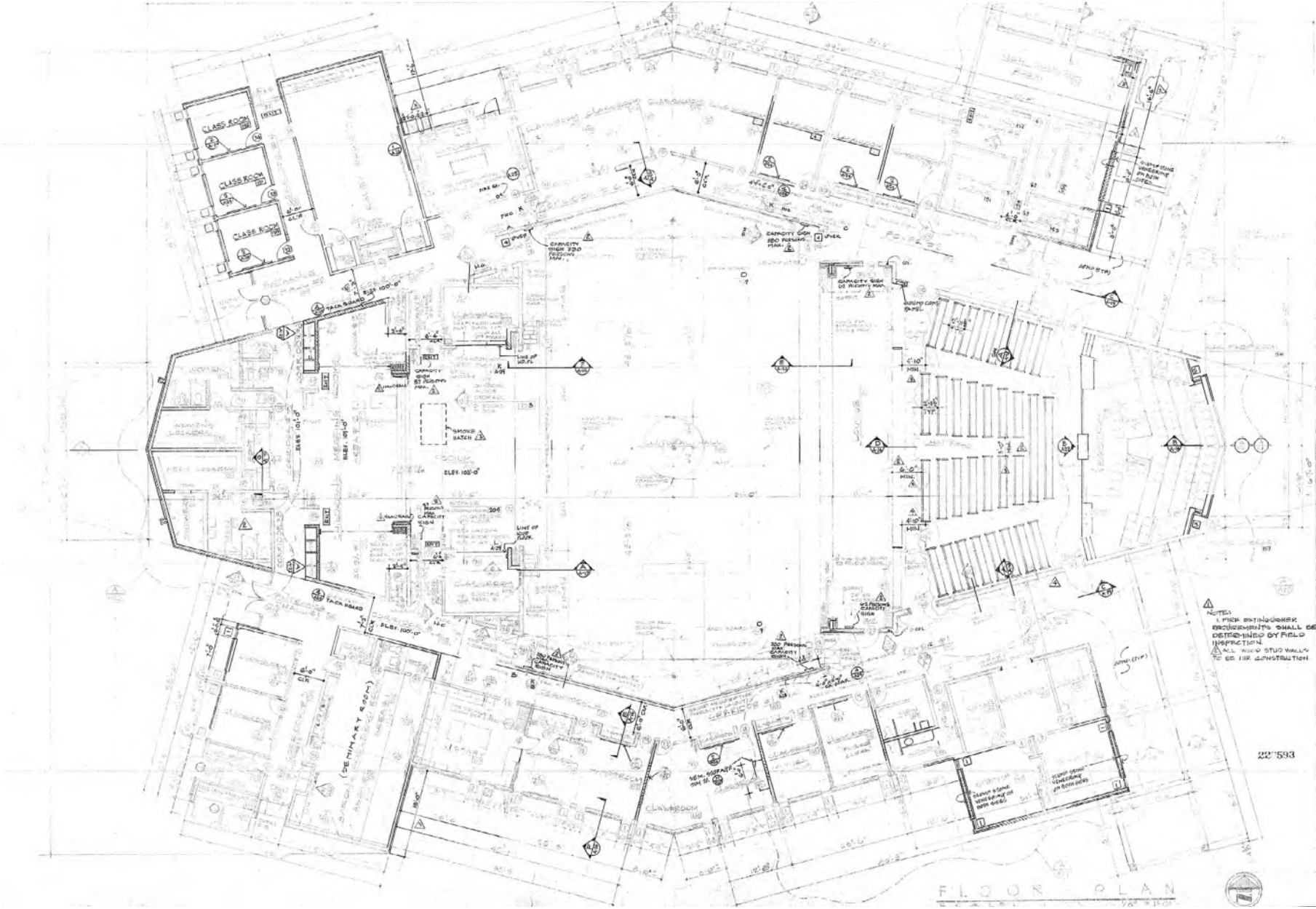
SITE PLAN | 16115 STUDEBAKER RD



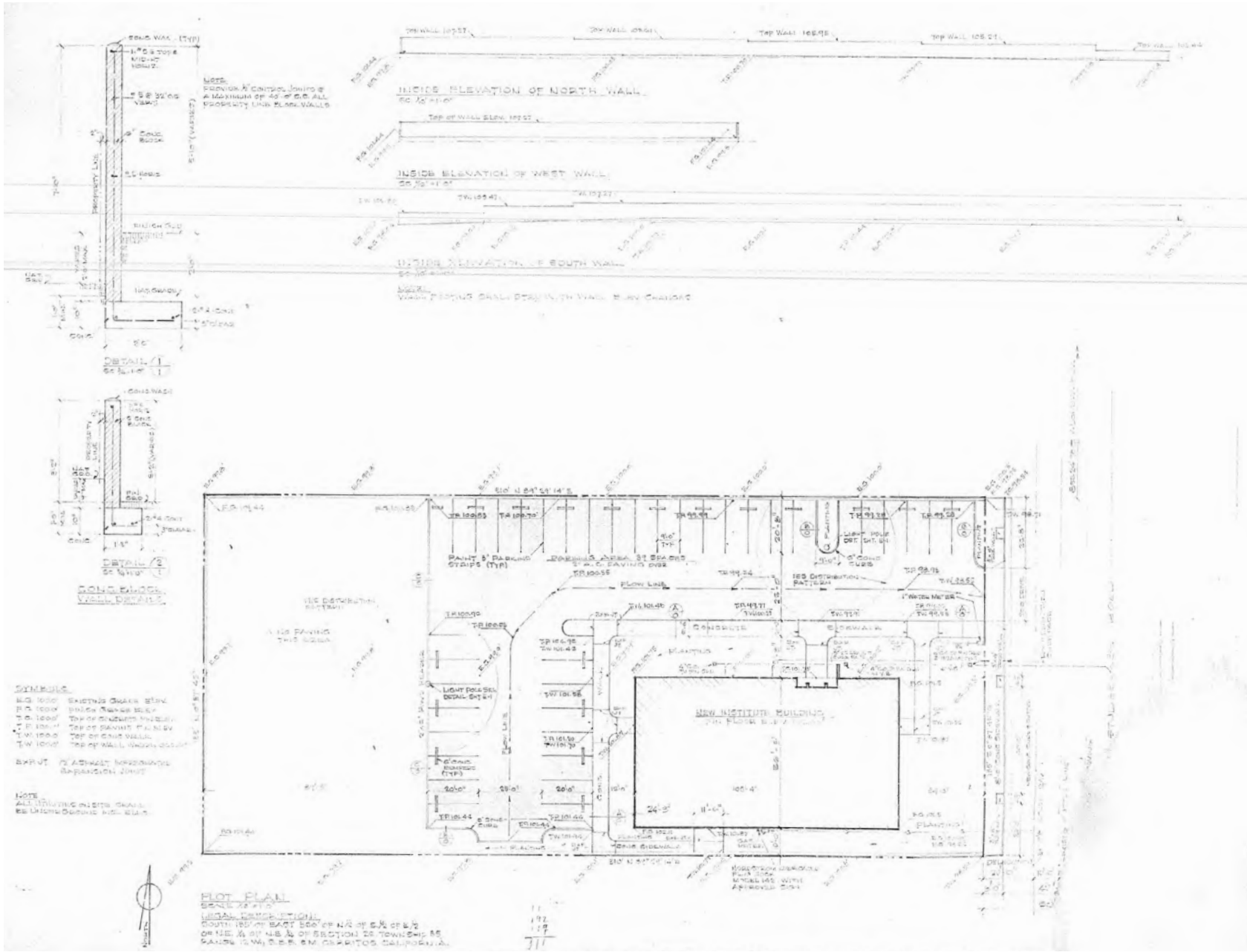
TWO WARD STAKE CENTER
(FINISH FLOOR 108.00)

- OCCUPANCY = B-2
- TYPE OF CONDT = TYPE III - ONE HOUR
- BUILDING AREA = 2600 SQ FT, ALLOWABLE AREA = 10100 SQ FT.
- THREE SIDE YARDS
- FIRE ZONE #3 = 301% INCREASE = 13,363 SQ FT
- SEP RATION ON THREE SIDES = 100% INCREASE = 26,726 SQ FT ALLOWABLE

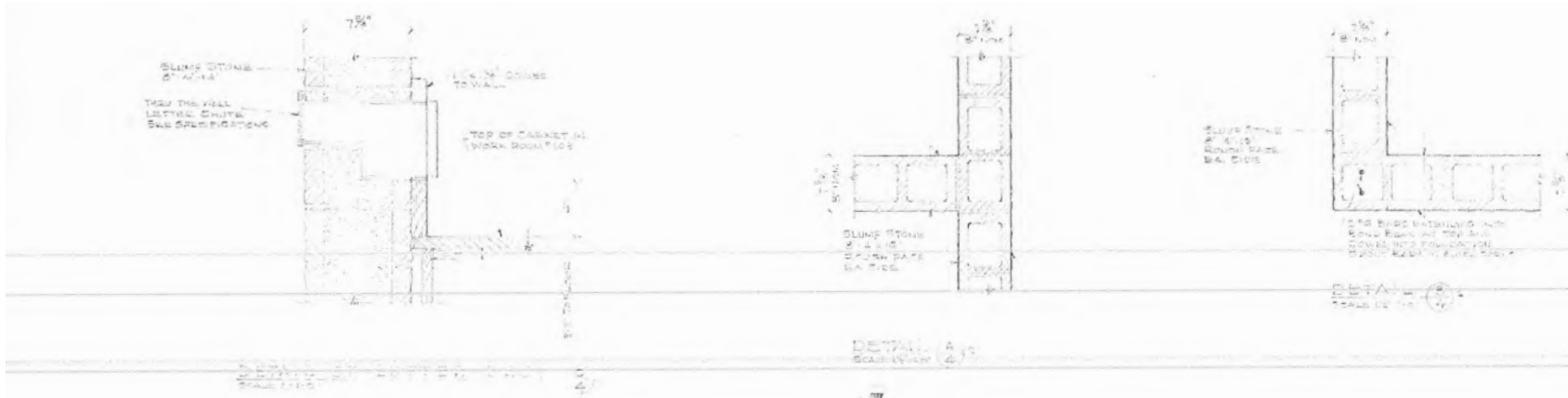
FLOOR PLAN | 16115 STUDEBAKER RD



SITE PLAN | 16025 STUDEBAKER RD

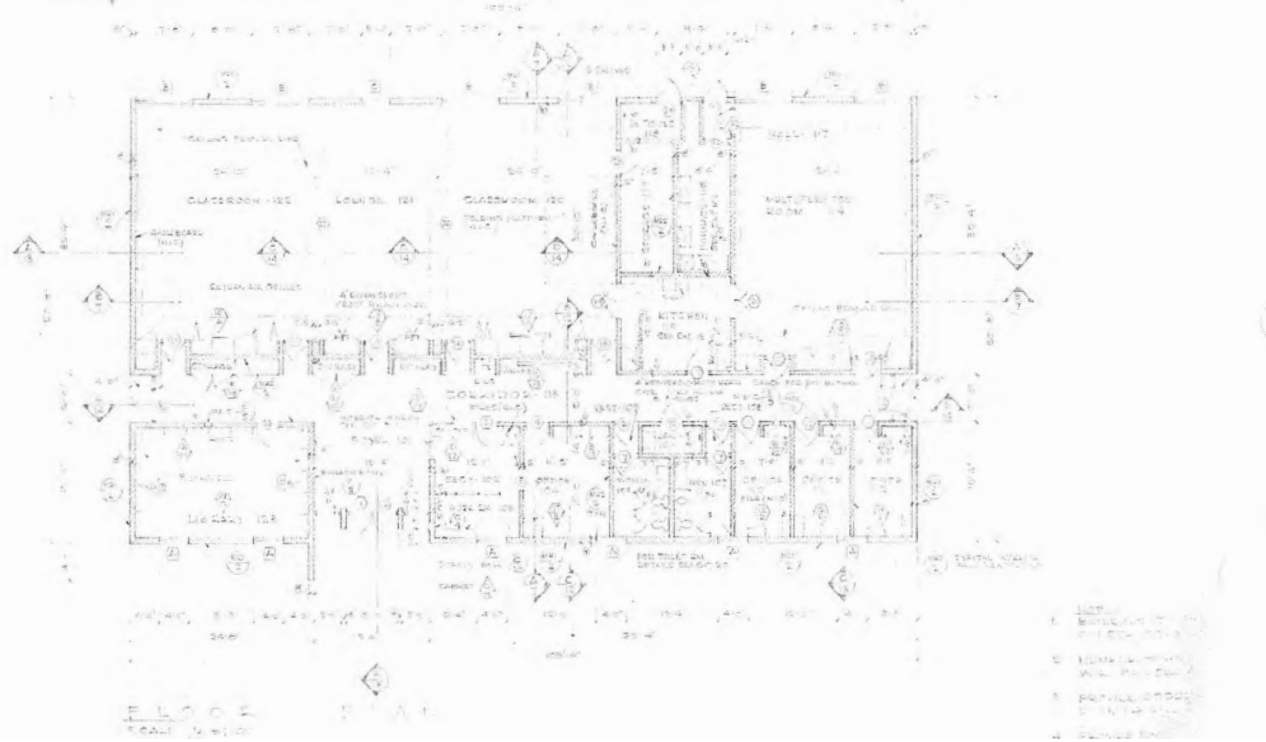


FLOOR PLAN | 16025 STUDEBAKER RD



3

2



THE ZONING DESIGNATION is “Single-Family Residential Zone” (RS-6500) which allows for one unit per each 6,500 square feet of site area. The RS-6500 zone is intended to provide the best possible locations and development standards for single-family dwellings; assure adequate access to schools, parks, and other community service facilities; prohibit negative impacts from adjacent nonresidential uses; protect the residential character of each neighborhood; and otherwise encourage high quality architectural design.

The subject is not in an Overlay Zone. The City has no affordable requirement for residential development. Based on the interpretation of the zoning ordinance, the subject property is a legal non-conforming use permitted via Conditional Use Permit specific to the subject development that could be rebuilt if unintentionally destroyed. The current use is subject for review upon proposed major renovation and/or full redevelopment of the site.



CONDITIONAL USES

- ✓ Churches, temples, and other places for religious services
- ✓ Schools; elementary, secondary, and private
- ✓ Child day care center
- ✓ Public schools, parks, playgrounds, community centers, recreation buildings

DEVELOPMENT STANDARDS

Min Lot Area	6,500 SF
Building Coverage	45%
FAR	0.70
Min Street Frontage	60'
Avg Lot Width	60'
Front Yard Setback	20'
Rear Yard Setback	10'
Side Yard Setback	5'
Min Rear Yard Area	20% of lot area
Max Building Height	35'

DEMOGRAPHICS

16025 & 1611 STUDEBAKER RD, CERRITOS CA 90703

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2025)	22,927	254,338	630,344
Projected Population (2030)	21,891	242,271	602,494
Census Population (2020)	24,026	269,720	664,886
Projected Annual Growth (2025-2030)	-1,037	-12,067	-27,850
Estimated Population Density (2025)	7,302	9,000	8,029
Trade Area Size (Sq Mi)	3.1	28.3	78.5

HOUSEHOLDS

Estimated Households (2025)	7,044	78,485	196,764
Projected Households (2030)	6,779	75,949	191,039
Census Households (2020)	7,282	80,563	201,385
Projected Annual Growth (2025-2030)	-265	-2,536	-5,725
Historical Annual Change (2010-2025)	30	351	2,784

INCOME

Estimated Avg Household Income (2025)	\$134,212	\$130,564	\$132,032
Projected Avg Household Income (2030)	\$134,845	\$130,922	\$132,528
Census Avg Household Income (2000)	\$56,522	\$57,578	\$58,340
Projected Annual Change (2025-2030)	\$633	\$358	\$497
Historical Annual Change (2000-2025)	\$77,690	\$72,985	\$73,692

CITY OF CERRITOS — DEMOGRAPHIC OVERVIEW



POPULATION

~48,000



MEDIAN HH INCOME

~\$133,950



PER CAPITA INCOME

~\$54,840



MEDIAN AGE

~47



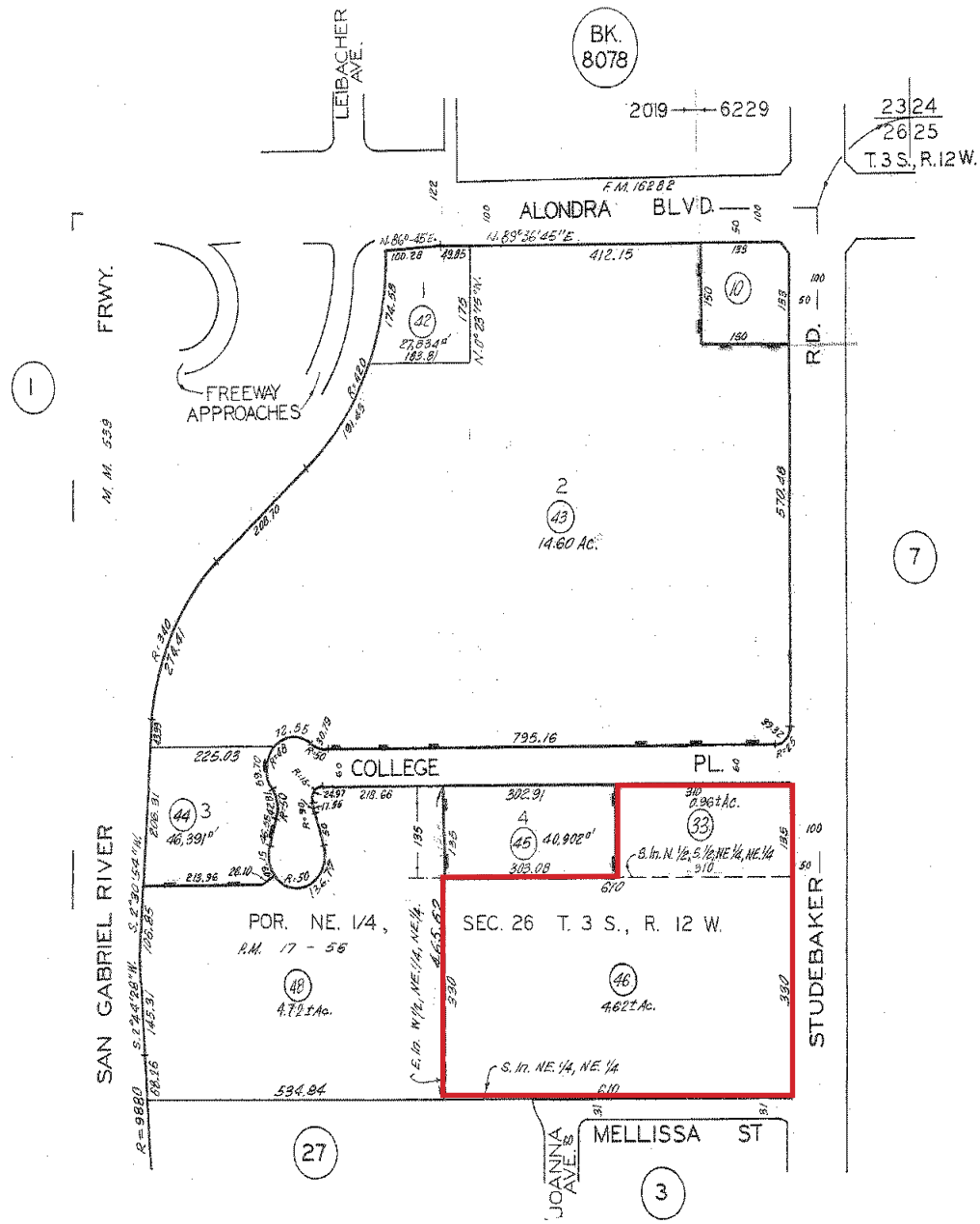
HOMEOWNERSHIP RATE

~75%



BACHELOR'S DEGREE OR HIGHER

57%



LOCATION OVERVIEW

THE CITY OF CERRITOS is recognized as one of Southern California's most well-managed and resident-focused communities, offering a high quality of life through strong municipal services, fiscal responsibility, and a commitment to public safety, culture, and economic vitality. The community is diverse, well educated, and economically stable with a strong residential foundation and engaged population. A stable, affluent, and diverse population supports sustained economic vitality, strong property values, and consistent demand for high-quality city services.

Cerritos invests heavily in parks, recreation, and cultural amenities including well-maintained neighborhood parks and green spaces and diverse recreational programs for all ages. The Cerritos Center for the Performing Arts (CCPA), a regional arts destination, and library and senior services are nationally recognized.

PUBLIC SCHOOLS SERVING THE PROPERTY

School	Address	Grades
Niemes Elementary School	16715 S Jersey Ave Artesia CA 90701	TK-6
Ross Middle School	17707 S Elaine Ave Artesia CA 90701	7-8
Gahr High School	11111 Artesia Blvd Artesia CA 90701	9-12

CERRITOS CITY HALL

Address	18125 Bloomfield Ave Cerritos, CA 90703
City Clerk	562.860.0311
Dept. of Community Development	562.916.1201

© NAI Capital Commercial, Inc. Content in this document may include AI generated or alerted text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

