Church/Redevelopment Opportunity for Sale 380 S. Rosemead Blvd. Pasadena, CA 91107

Highlights

N/Capital

Rare Pasadena church property with excess land, or infill development opportunity located on busy Rosemead Boulevard (39,000 cars/day)

IMANUEL GOSPEL CHURCH Complete

4 freestanding structures: a church building, plus 2 incomegenerating 1 bedroom single-family residential units, and a small parsonage

Church Building:

- Sanctuary (seating for 150) with a viewing loft and baptistry
- 3 classrooms, plus nursery
- 2 offices
- Kitchen and dining room
- 2 men's, 2 women's restrooms
- Ample storage
- Two (2) residential units generating below-market rents (which may be recaptured to increase classroom/meeting space as needed)
 - All properties are tenanted, but can be delivered vacant, or with any combination of tenants in-place
 - Prominent monument signage
 - Outstanding mountain views
 - Located approximately 1/2mile from the 210 freeway
 - Abundant local amenities
 - \$96,355 household median income in 2013 (projected to rise to \$112,484 by 2018, per ERSI)
 - Sale Price: \$2,200,000

Features

APN:	5378-018-020
Building SF:	Church - 5,506 square feet Parsonage - 738 square feet Residence 1 (390 S. Rosemead Blvd) 637 square feet Residence 2 (3720 Oakdale Ave) 940 square feet
Parcel Description:	30,380 SF Flag-shaped corner lot (130' of Rosemead Blvd frontage plus excellent visibility to Oakdale)
Parking:	22 spaces
Zoning:	LCC2, R2 (*MXD proposed)



For more information, please contact: James U. Collins III, Vice President 909 243 7624 | james.collins@naicapital.com BRE License #01739282

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Aerial Retail Map



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