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



For more information, please contact:

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Vice President 909 243 7624 james.collins@naicapital.com BRE License #01739282 800 N Haven Ave. Ontario, CA 91764 fax 909 945 2338 www.naicapital.com

