

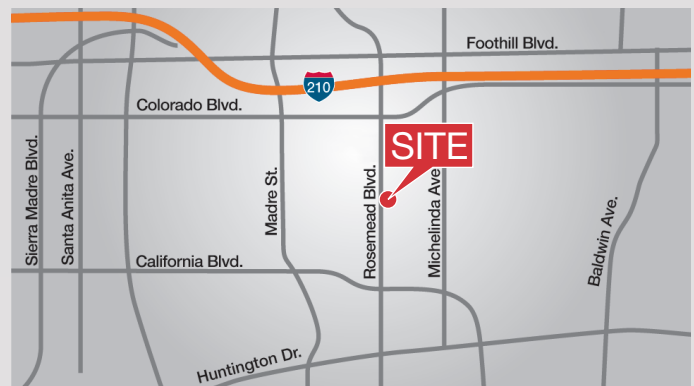


## Highlights

- Rare Pasadena church property with excess land, or infill development opportunity located on busy Rosemead Boulevard (39,000 cars/day)
- 4 freestanding structures: a church building, plus 2 income-generating 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

<b>APN:</b>	5378-018-020
<b>Building SF:</b>	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
<b>Parcel Description:</b>	30,380 SF Flag-shaped corner lot (130' of Rosemead Blvd frontage plus excellent visibility to Oakdale)
<b>Parking:</b>	22 spaces
<b>Zoning:</b>	LCC2, R2 (*MXD proposed)



For more information, please contact:  
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Church/Redevelopment  
 Opportunity for Sale  
**380 S. Rosemead Blvd.**  
 Pasadena, CA 91107

Aerial Retail Map



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