

FOR SALE - Church

14,719 SF Church with 13,006 SF Vacant Lots

1535 Gundry Avenue, Long Beach, CA 90807



LOCAL EXPERIENCE

GLOBAL STRENGTH

1535 Gundry

1535 Gundry Avenue Long Beach, CA 90813

Sale Price: \$2,300,000

Sale Price/SF: \$156.26

Building SF: 14,719

Lot SF: 25,894 (Includes 2 Lots)

Zoning: LBR2N

Year Built: 1985

APN: 7268-035-032

Features:

- Ideal for Owner/User
- Sanctuary and Foyer Seats 500
- Newly Renovated
- ADA Compliant
- Centrally Located
- Property Sold With Two 6,500SF Lots
- Close Proximity to Pacific Coast Hwy

This beautiful 14,719 SF building has been the home of Antioch Missionary Baptist Church dating back to the early 1960's. As the Congregation continues to flourish, it has come time to transition into a new facility. This can be a great opportunity to purchase a rare building that has not traded ownership for over 50 years.

Due to its extensive renovations in 2006, the building does not have an appearance of your typical Church and can be utilized for multiple purposes. The interior features several ADA compliant restrooms, an elevator, a full kitchen, multiple offices, and a large room with vaulted ceilings.

All information contained herein is from sources deemed reliable and is submitted without any warranty or representation, express or implied, as to its accuracy or completeness. We assume no liability for errors or omissions of any kind.



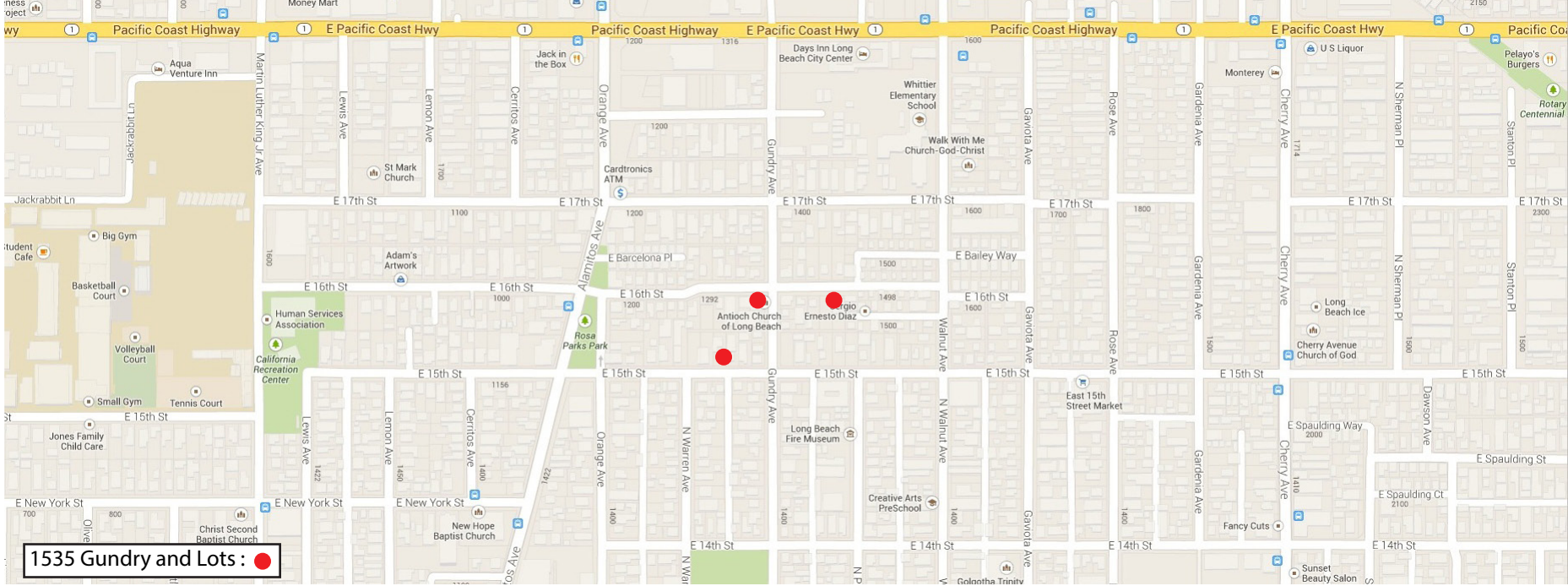
Becky Blair, CCIM
President & Principal
Mobile: (562)
DRE# 00630793

Sheida Hosseinzadeh
Associate
Mobile: (562) 480-2433
DRE# 01922148



BLAIR WESTMAC

1535 Gundry



Becky Blair, CCIM
 President & Principal
 Mobile: (562)
 DRE# 00630793

Sheida Hosseinzadeh
 Associate
 Mobile: (562) 480-2433
 DRE# 01922148

(562) 495-6070
www.cbcblair.com



Demographic and Income Profile - 1 Mile

Summary	Census 2010	2013	2018
Population	76,983	77,632	79,479
Households	21,892	22,036	22,522
Families	15,704	15,829	16,216
Average Household Size	3.47	3.48	3.48
Owner Occupied Housing Units	4,521	4,257	4,519
Renter Occupied Housing Units	17,371	17,779	18,003
Median Age	27.7	27.9	28.9

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	4,856	22.0%	5,013	22.3%
\$15,000 - \$24,999	3,582	16.3%	3,021	13.4%
\$25,000 - \$34,999	3,357	15.2%	3,412	15.1%
\$35,000 - \$49,999	3,600	16.3%	3,552	15.8%
\$50,000 - \$74,999	3,141	14.3%	2,876	12.8%
\$75,000 - \$99,999	1,683	7.6%	2,237	9.9%
\$100,000 - \$149,999	1,229	5.6%	1,641	7.3%
\$150,000 - \$199,999	361	1.6%	498	2.2%
\$200,000+	227	1.0%	271	1.2%
Median Household Income	\$32,090		\$34,279	
Average Household Income	\$45,249		\$50,014	
Per Capita Income	\$13,113		\$14,425	

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,446	29.2%	22,457	28.9%	23,074	29.0%
Black Alone	11,462	14.9%	11,293	14.5%	11,046	13.9%
American Indian Alone	663	0.9%	682	0.9%	709	0.9%
Asian Alone	15,070	19.6%	15,113	19.5%	15,546	19.6%
Pacific Islander Alone	540	0.7%	546	0.7%	558	0.7%
Some Other Race Alone	23,106	30.0%	23,738	30.6%	24,619	31.0%
Two or More Races	3,697	4.8%	3,802	4.9%	3,928	4.9%
Hispanic Origin (Any Race)	42,104	54.7%	43,153	55.6%	45,217	56.9%

Becky Blair, CCIM
 President & Principal
 Mobile: (562)
 DRE# 00630793

Sheida Hosseinzadeh
 Associate
 Mobile: (562) 480-2433
 DRE# 01922148

(562) 495-6070

www.cbcblair.com



Demographic and Income Profile - 3 Miles

Summary	Census 2010	2013	2018
Population	276,734	280,211	287,632
Households	102,149	103,443	106,310
Families	55,644	56,233	57,741
Average Household Size	2.66	2.66	2.65
Owner Occupied Housing Units	30,557	29,287	30,912
Renter Occupied Housing Units	71,592	74,156	75,398
Median Age	32.4	32.7	33.1

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	16,857	16.3%	17,028	16.0%
\$15,000 - \$24,999	11,768	11.4%	9,587	9.0%
\$25,000 - \$34,999	13,070	12.6%	12,910	12.1%
\$35,000 - \$49,999	16,111	15.6%	15,490	14.6%
\$50,000 - \$74,999	17,079	16.5%	14,990	14.1%
\$75,000 - \$99,999	10,317	10.0%	13,119	12.3%
\$100,000 - \$149,999	10,721	10.4%	13,616	12.8%
\$150,000 - \$199,999	4,354	4.2%	5,810	5.5%
\$200,000+	3,155	3.1%	3,748	3.5%
Median Household Income	\$43,131		\$47,643	
Average Household Income	\$63,361		\$71,998	
Per Capita Income	\$23,848		\$27,062	

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	119,124	43.0%	119,326	42.6%	121,347	42.2%
Black Alone	37,479	13.5%	37,402	13.3%	37,159	12.9%
American Indian Alone	2,239	0.8%	2,307	0.8%	2,412	0.8%
Asian Alone	40,524	14.6%	41,287	14.7%	43,279	15.0%
Pacific Islander Alone	2,196	0.8%	2,259	0.8%	2,348	0.8%
Some Other Race Alone	60,216	21.8%	61,990	22.1%	64,573	22.4%
Two or More Races	14,955	5.4%	15,640	5.6%	16,514	5.7%
Hispanic Origin (Any Race)	117,608	42.5%	121,087	43.2%	127,978	44.5%

Becky Blair, CCIM
 President & Principal
 Mobile: (562)
 DRE# 00630793

Sheida Hosseinzadeh
 Associate
 Mobile: (562) 480-2433
 DRE# 01922148

(562) 495-6070

www.cbcblair.com

