

FOR SALE

OWNER/USER OR INVESTOR OPPORTUNITY

Beautiful property
located in the heart
of San Fernando ideal
for a church, school or
specialty purpose user.

CHALVIS R. EVANS

Senior Vice President
+1 818 907 4635 | chalvis.evans@cbre.com | Lic. 01318400

CAROLE MEADE

Senior Vice President
+1 310 550 2607 | carol.meade@cbre.com | Lic. 01296876

KYLE S. BARRATT

Senior Sales Director
+1 818 907 4650 | kyle.barratt@cbre.com | Lic. 01900653

GERARD POUTIER

Sales Associate
+1 818 907 4629 | gerard.poutier@cbre.com

1112-1150 O'Melveny Avenue | San Fernando, California

CBRE





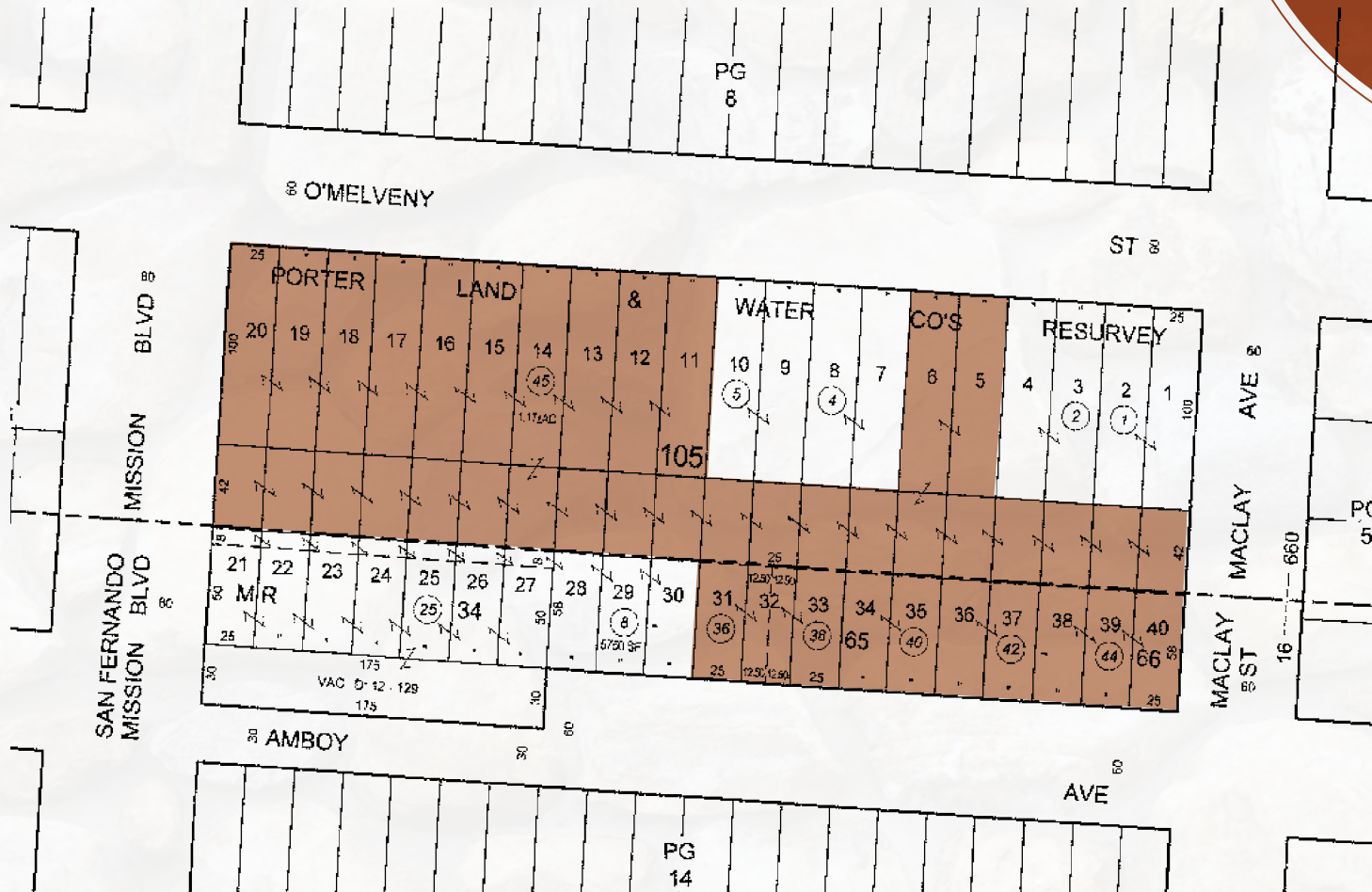
PROPERTY OVERVIEW

ADDRESS:	1112-1150 O'Melveny Avenue, San Fernando, California
SALE PRICE:	\$4,500,000 (\$183 PSF)
ASSESSOR PARCEL NUMBERS:	2613-013-045 , 2613-013-008, 2613-013-036, 2613-013-038, 2613-013-040, 2613-013-042, 2613-013-044
BUILDING SIZE (SF):	±24,625 SF (3 Buildings Total)
LOT SIZE (SF):	±69,850 SF (1.60 AC)
FLOORS:	1 and 2
YEAR BUILT:	1945-1972 (Constructed in Phases)
PARKING:	81 Surface Stalls (3.29/1000)
PROPERTY DESCRIPTION:	Rare Church/School Property in the heart of San Fernando with excellent access to several major freeways. Three (3) buildings constructed on the north west portion of the property, with abundant gated surface parking available. Building has been well maintained with a recently added surface parking lot to the south east of the parcel. The Property consists of a chapel, classroom and office space, and a larger sanctuary. The property is ideal for an owner/user seeking an excellent religious or school facility.

*Short-term leaseback may be required. Please call broker for details.

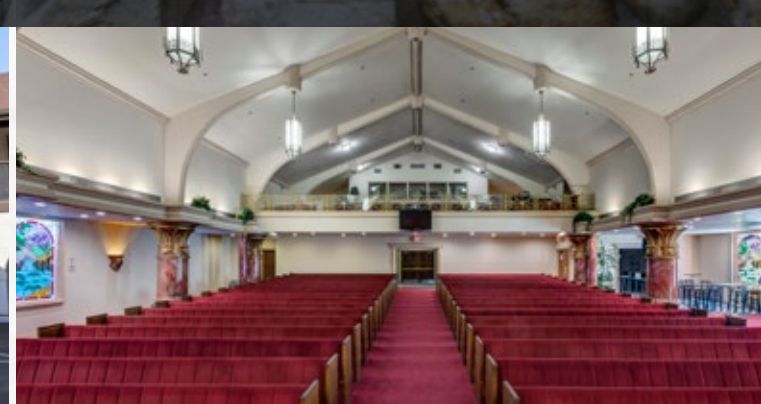
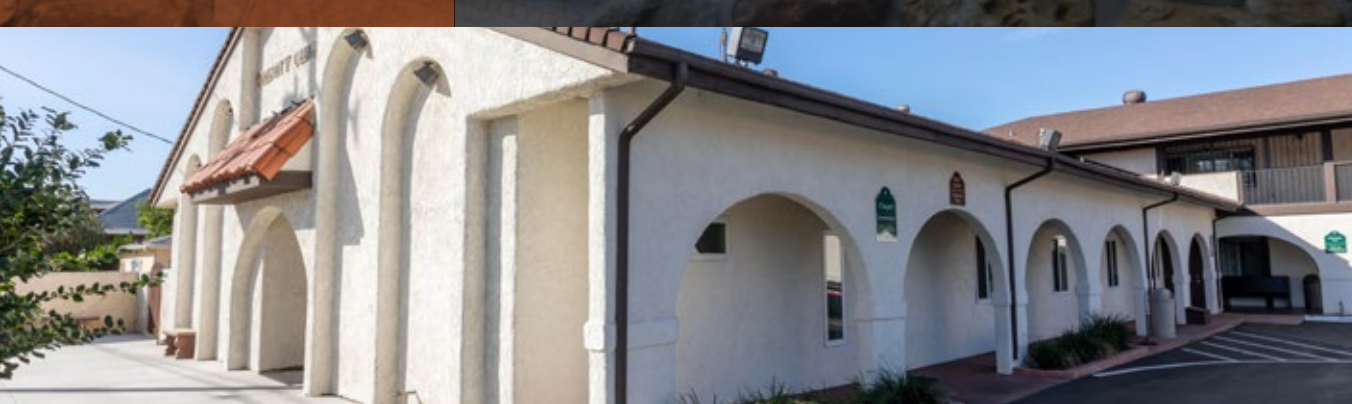
PARCEL MAP

» APPROXIMATELY
24,645 SF,
SITUATED ON
1.60 ACRES OF
LAND

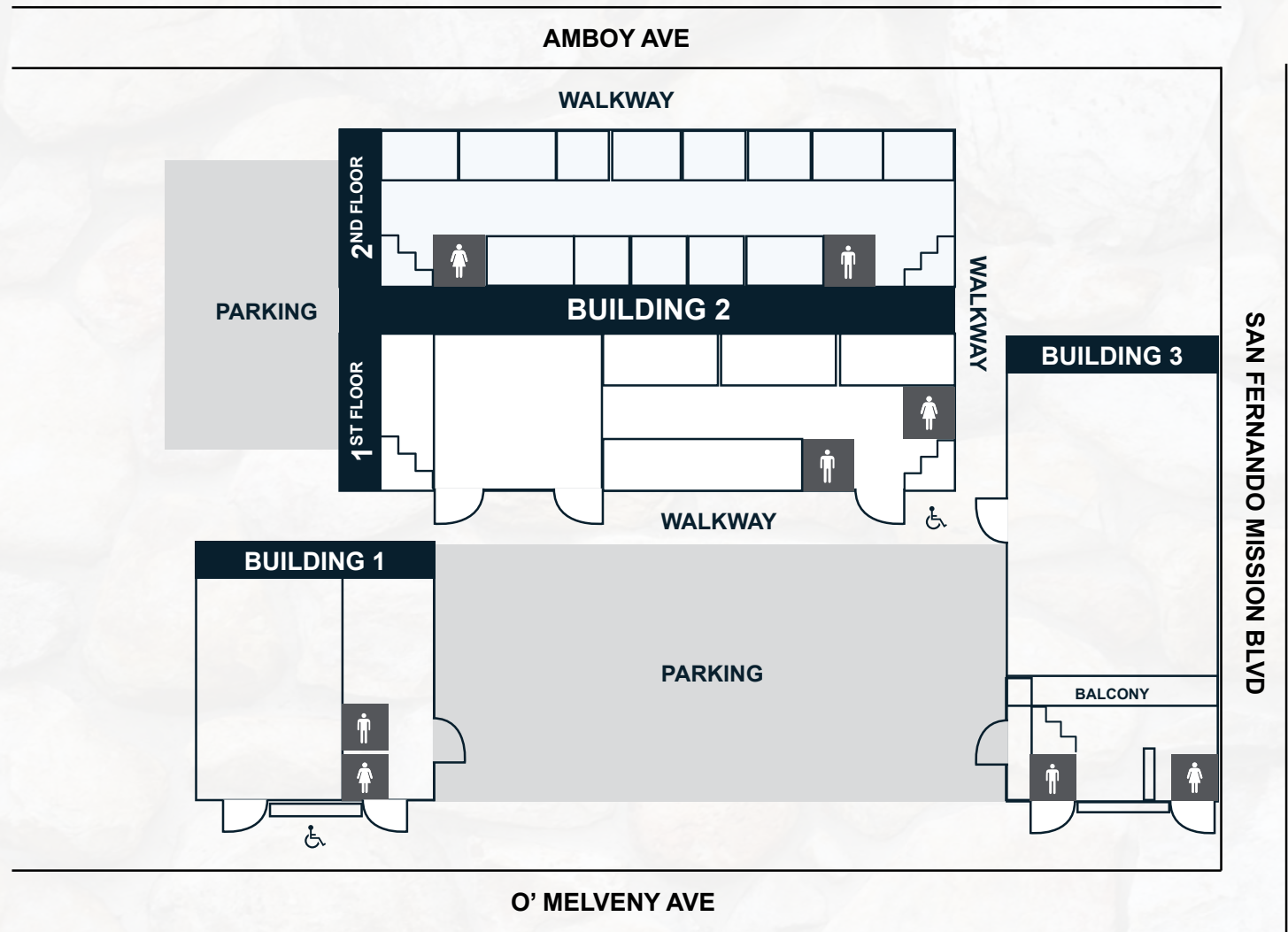


● Subject Property

- APN NUMBERS:
- 2613-013-045
 - 2613-013-008
 - 2613-013-036
 - 2613-013-038
 - 2613-013-040
 - 2613-013-042
 - 2613-013-044



SITE PLAN



*Not to scale

BUILDING 1 CHAPEL

PROPERTY HIGHLIGHTS:

Building SF: 3,022 SF

Floors: 1

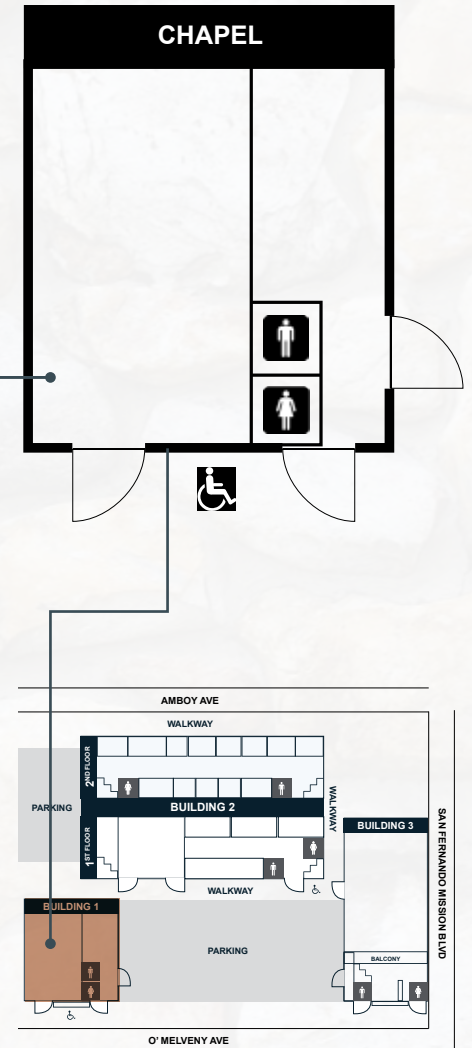
Year Built: 1945

Restrooms: 2

Notes:
Recently Renovated (2016) and includes a multipurpose room with stage, small private office/lounge and mens and womens restrooms.



FLOOR PLAN



*Not to scale

BUILDING 2 EDUCATIONAL BUILDING

PROPERTY HIGHLIGHTS:

Building SF: 11,618 SF

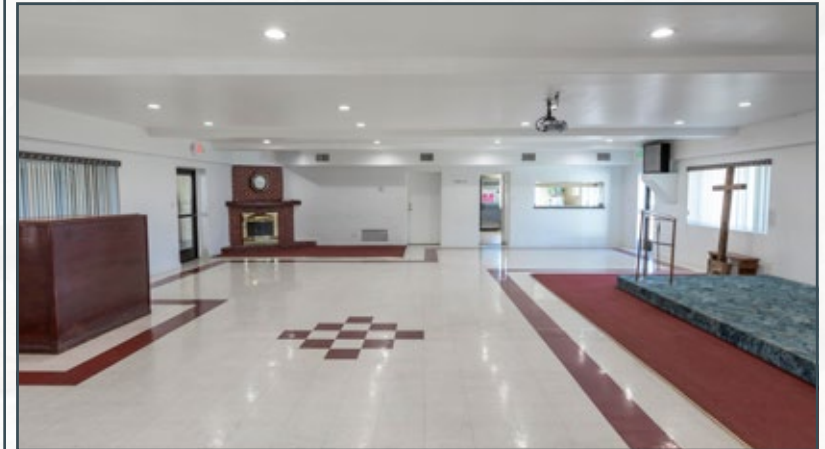
Floors: 2

Year Built: 1972

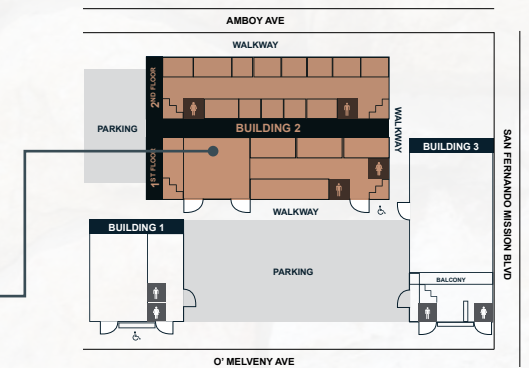
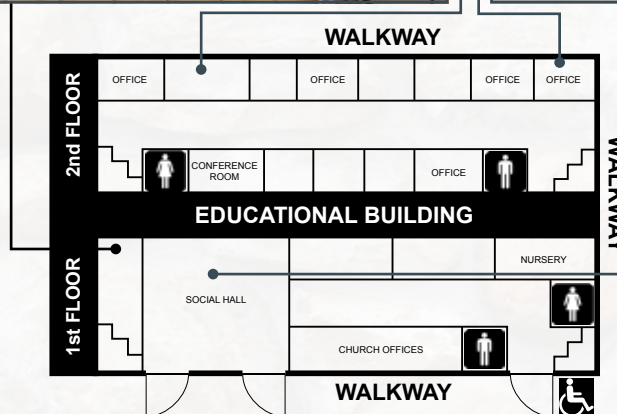
Restrooms: 4

Notes:

Two-story classroom and office building. The first floor is comprised of a commercial kitchen, multipurpose area, two restrooms and offices/classrooms. The second floor features offices and classrooms, a conference room, and two restrooms (plus private restroom in corner office with shower).



FLOOR PLAN



*Not to scale

BUILDING 3 MAIN SANCTUARY

PROPERTY HIGHLIGHTS:

Building SF: 9,985 SF

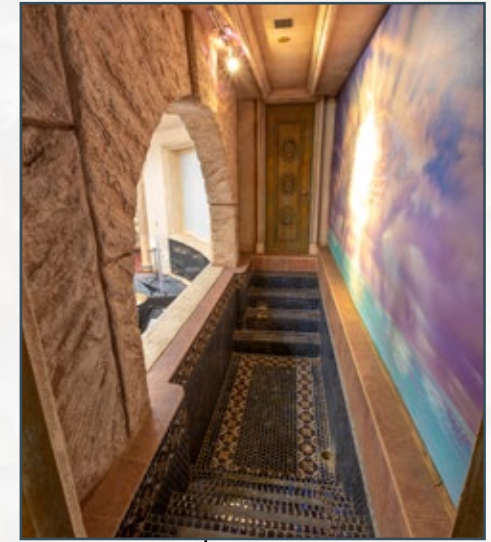
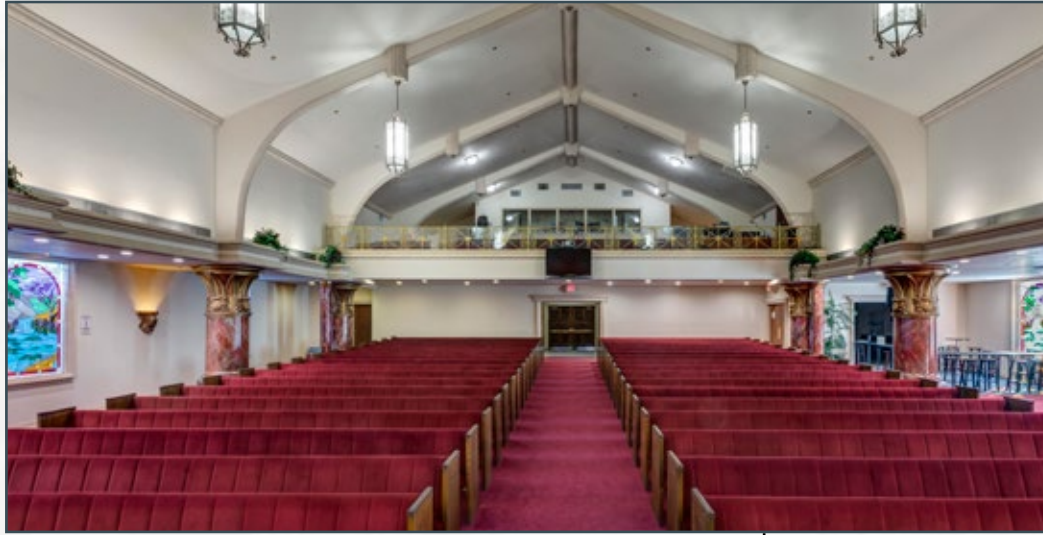
Floors: 2

Year Built: 1968

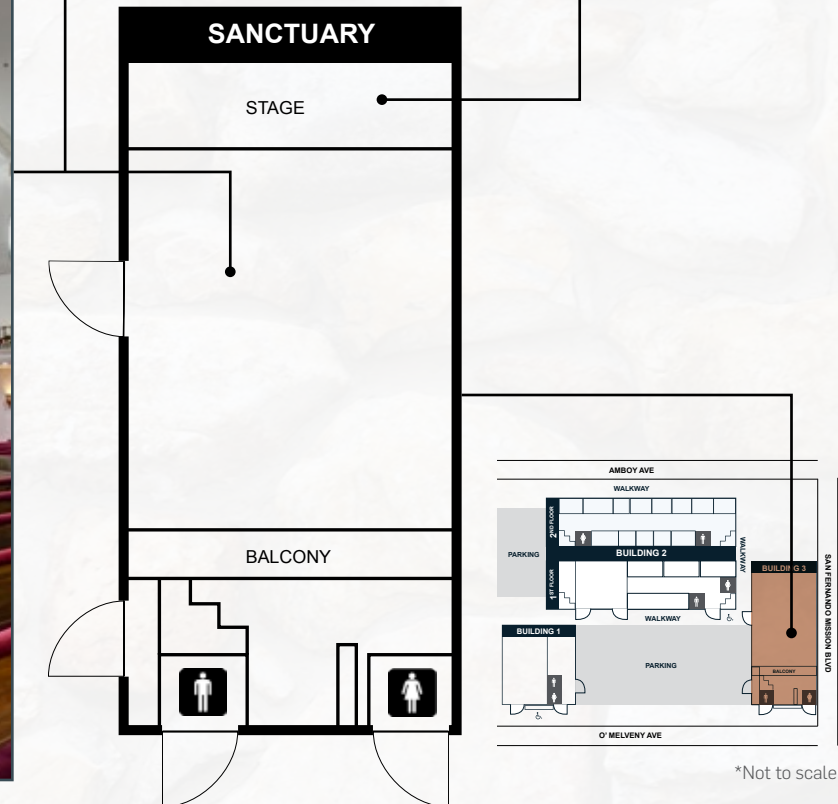
Restrooms: 4

Notes:

Two-story sanctuary building seating approximately 600-700 parishioners. The first floor is comprised of a large open seating area with high ceilings. The main stage is situated on the south side of the property featuring a baptismal pool. The second floor (mezzanine) features seating for approximately 200 parishioners, sound control/media room and a private prayer room.



FLOOR PLAN



*Not to scale

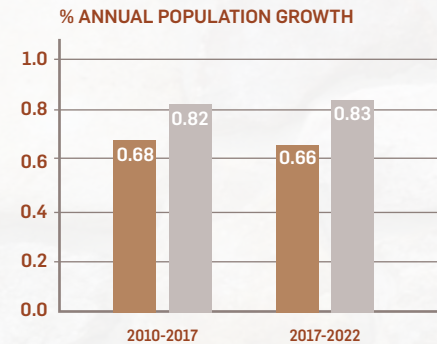
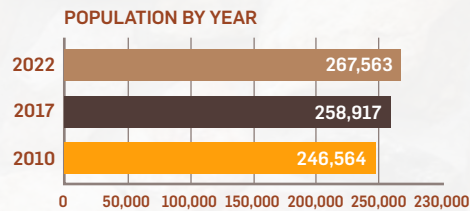
AREA OVERVIEW

SAN FERNANDO VALLEY OVERVIEW

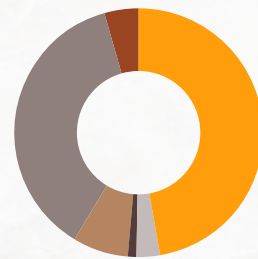
The San Fernando valley is approximately 260 square miles of urban living and recreation areas in Southern California. While being surrounded by the Santa Monica and San Gabriel Mountains it is home to a number of Los Angeles neighborhoods. The area is enriched with culture and history which follows the growth of California and it's Native American and Hispanic inhabitants. The often ideal climate and weather conditions, as well as the proximity to the Pacific Ocean, combined with more affordable housing options make the Valley an ideal place for people to reside. The San Fernando Valley offers a number of city parks and recreational activities. These opportunities include golf courses, hiking, horseback riding, cycling and more. The San Fernando Valley is an exciting place for people to live or visit. The opportunities for adventure and activities are numerous!



POPULATION



RACE & ETHNICITY



- White - 47.3%
- American Indian - 0.9%
- Native Hawaiian/other pacific islander - 0.1%
- Other Race - 37.0%
- Black/African American - 3.2%
- Asian - 7.2%
- Two or More Races - 4.2%

79.1%

HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

\$55,499

MEDIAN HOUSEHOLD INCOME

\$17,918

PER CAPITA INCOME



FOR MORE INFORMATION PLEASE CONTACT:

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