

2626 LIBERTY BLVD

**SOUTH GATE, CA 90280**

EDUCATIONAL SPACE FOR LEASE

APPROX 23,000± TOTAL SF ON 0.68± TOTAL ACRES

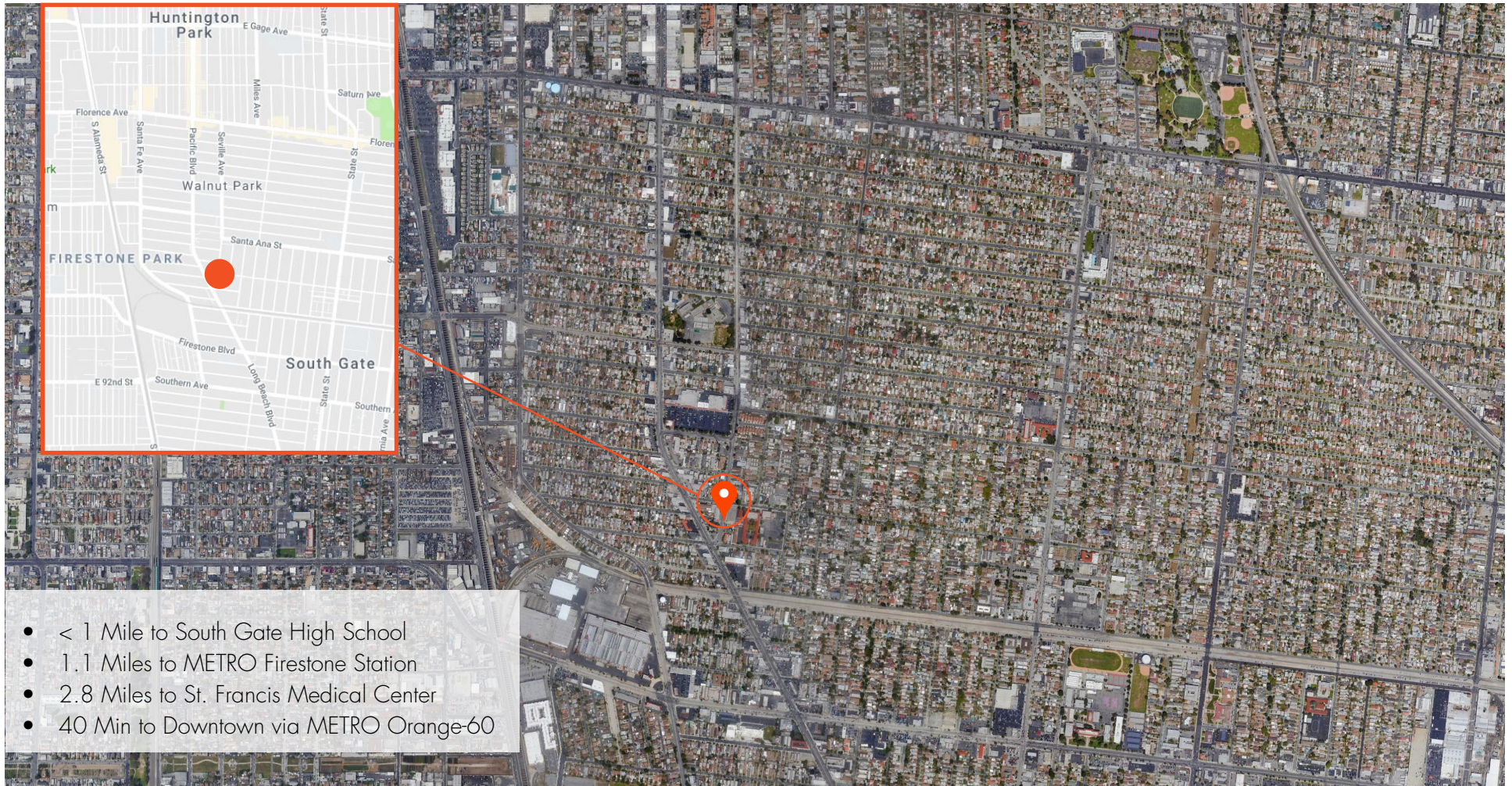
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### PROXIMITY MAP



- < 1 Mile to South Gate High School
- 1.1 Miles to METRO Firestone Station
- 2.8 Miles to St. Francis Medical Center
- 40 Min to Downtown via METRO Orange-60

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FOR MORE INFORMATION, PLEASE CONTACT:

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949.939.6238  
Chris.Bury@foundrycommercial.com  
Broker: 0170578

**CHARLIE HOWARTH**  
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Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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AERIAL



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### AREA DEMOGRAPHICS


#### 1 MILE RADIUS

 63,165  
ESTIMATED  
POPULATION 2019

 29.3  
MEDIAN AGE

 \$427,383  
MEDIAN HOME VALUE

 8,888  
TOTAL EMPLOYEES


 \$54,811  
AVG HOUSEHOLD  
INCOME


#### 3 MILE RADIUS

 469,264  
ESTIMATED  
POPULATION 2019

 28.5  
MEDIAN AG

 \$401,568  
MEDIAN HOME VALUE

 103,565  
TOTAL EMPLOYEES


 \$53,316  
AVG HOUSEHOLD  
INCOME


#### 5 MILE RADIUS

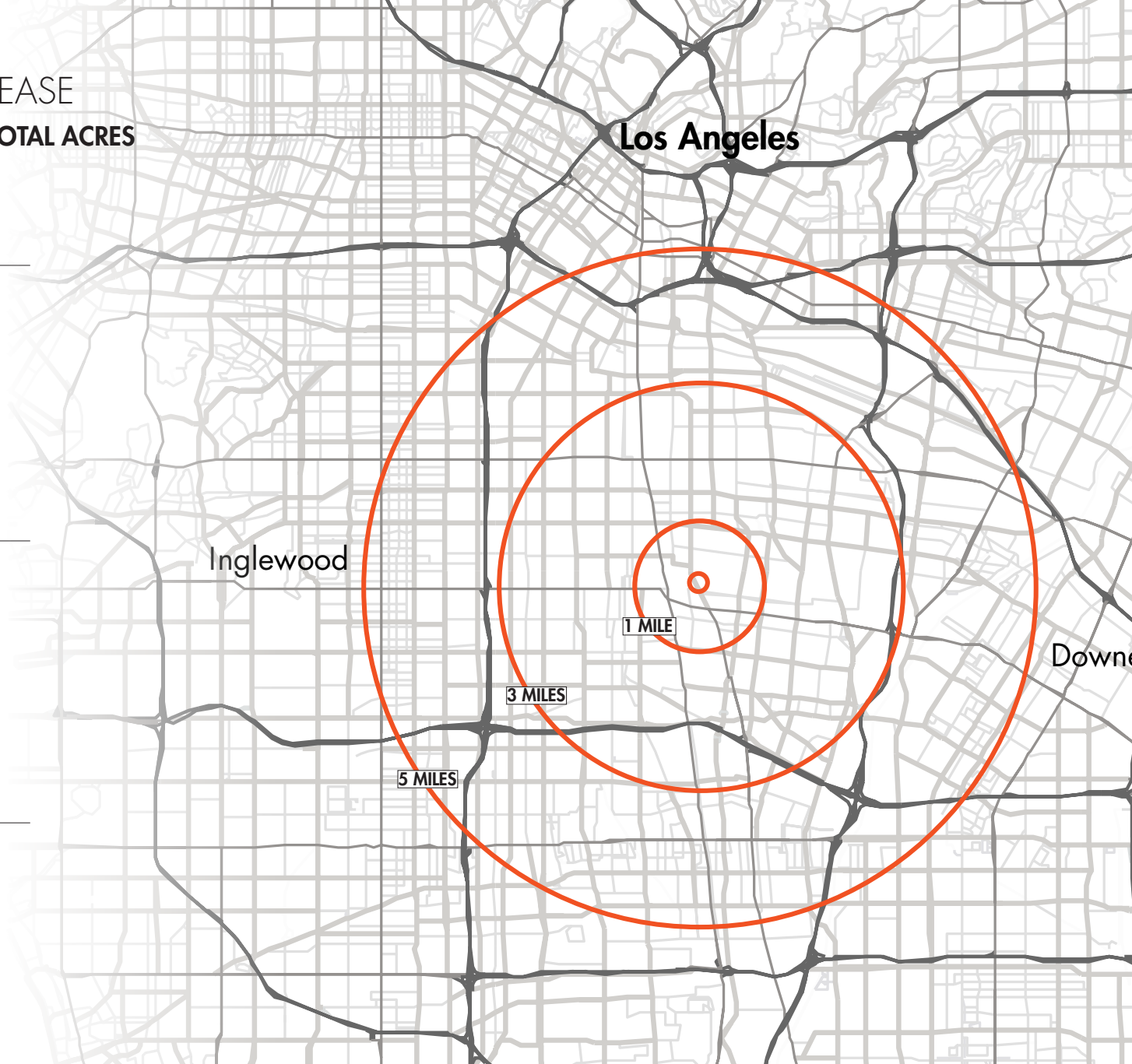
 1,101,826  
ESTIMATED  
POPULATION 2019

 28.9  
MEDIAN AGE

 \$405,916  
MEDIAN HOME

 284,416  
TOTAL EMPLOYEES

 \$54,167  
AVG HOUSEHOLD  
INCOME



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## PROPERTY OVERVIEW

The property located at the corner of Long Beach Blvd and Liberty Blvd lies on 1.12 acres in the South Gate Sub-market of Los Angeles. Situated 2.5 miles North of the 105 and 5 miles East of the 110 freeway, this site offers easy access to major transit routes with service via Long Beach Blvd, a major north south thoroughfare. The immediate area consists of a low-medium density residential with commercial and retail along Long Beach Blvd.

The property consists of 3 parcels, and 2 structures totaling approx. 18,835 SF of building on 1.12 AC of total land area. A school previously occupied a large portion of the property which is currently not in use. The property includes an educational building which houses 5 classrooms and multiple restrooms, along with offices, a kitchen and a full-size basketball gymnasium/multi-purpose room. In addition, two classrooms are available within the church building which were previously used as a technology lab. The previous school operated grades K-8, Overall, the property lies in an area of high demand and frontage along a major thoroughfare.

## EDUCATIONAL SPACE

The space for lease is intended to be used by a school or some form of educational use. The current owner is a church and still actively utilizing the property throughout the week. The space being offered for lease is exclusive to the tenant, however, the greater property and certain common areas are shared with the owner. The lease will be a NNN lease, meaning that tenant will be responsible for their share of utilities, operating expenses, and any property tax assessed during the course of tenancy. Please do not disturb the owner and contact listing brokers for questions or tours. Please submit all offers in writing to the listing brokers.



## PROPERTY FEATURES

- 2 Buildings
- APPROX 23,000± Total SF
- 0.68± Acres
- Zoned SG - C3
- 300± Sanctuary Seating Capacity
- Multiple classrooms and offices
- Gymnasium, Fellowship Hall and Kitchen



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### PROPERTY PHOTOS



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