

946 LINDEN AVE
LONG BEACH, CA 90813





+

FIRST LUTHERAN CHURCH
& SCHOOL OFFICE

FIRST LUTHERAN CHURCH

London



PROPERTY OVERVIEW

Situated on nearly an entire city block, the property is located at the intersection of Atlantic Ave and E 10th St in the city of Long Beach. The property's immediate area contains over 93,000 people with an average household income of \$56,391, and a median home value of \$367,470. The population is diverse, and the Downtown Planning Districts (PD-30) offers more density than nearby districts within the City of Long Beach.

Downtown Long Beach continues to boom with new residential, commercial and civic developments planned and in progress. In the last year, the downtown area has seen tremendous growth with over 1,700 homes under construction and an additional 1,200+ planned residential units to be developed. Over 1.5M square feet of office product is under construction, with 52,852 square feet of retail and hospitality space concurrently underway.

The property is situated on approximately 1.84 Acres of land, with 2 structures totaling approx. 35,286 Square Feet. The entire site is comprised of 6 parcels, with 2 distinct zoning designations. The majority of the property is zoned LBI (Public Institutional), while a portion of the property is zoned R4 (Medium-Density Multifamily Residential).

Ownership is seeking a creative deal structure that would allow the church to remain on-site serving both the community and future development. Please call for more details concerning the owner's objective.

PROPERTY FEATURES

SF:	35,286± Total SF
ACRES:	1.84± AC
2 DISTINCT ZONING DISTRICTS:	LBI Institutional and R4-N Multifamily Residential
6 PARCEL IDs:	7274-015-040, 7274-015-041, 7274-015-042, 7274-015-043, 7274-015-044, 7274-015-045
FRONTAGE:	Linden Ave, 10 th Street, Atlantic Ave and 9 th Street
HIGHLIGHTS:	<ul style="list-style-type: none">• Large urban lot prime for redevelopment• Immediately adjacent to St. Mary Medical Center• High demand for affordable housing• Rare opportunity to acquire almost a full city block

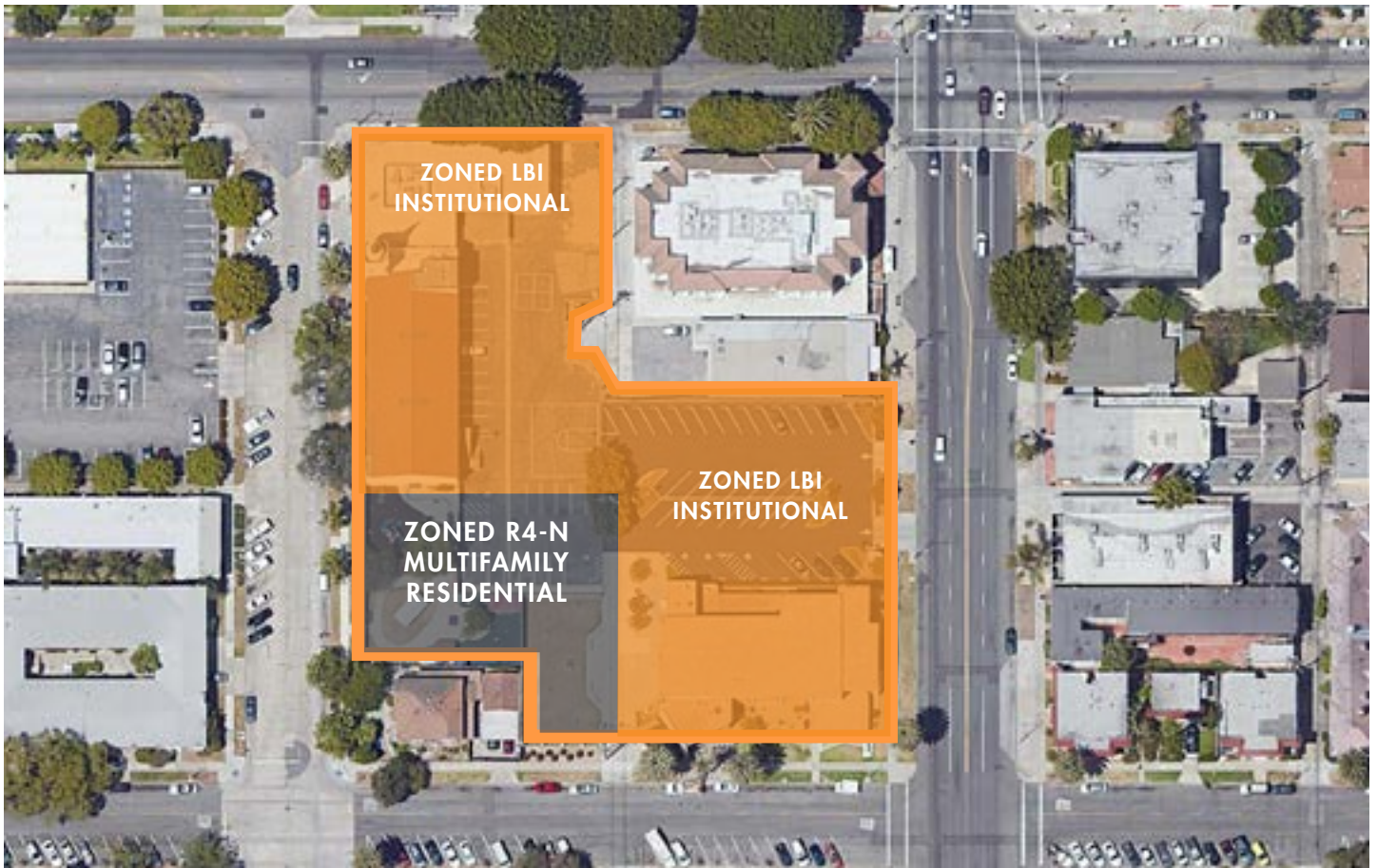
Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of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

PROPERTY PHOTOS





PROPERTY ZONING



ZONING OVERVIEW

The property consists of multiple parcels and two separate zoning designations. According to the city of Long Beach, the Institutional (I) zoning is established to create, preserve and enhance areas for public and institutional land uses and to provide restrictions to minimize the effect of such uses on surrounding uses.

The R-4-N zoning is a high density, multifamily residential zone. It is intended to meet the demand of a broad segment of the population which provides a diversity of housing choices. This implements land use district No. 4 of the General Plan.

Below are uses permitted by the city for LBI Institutional and R4-N Multifamily Residential zoning. Other uses are allowed, verify zoning with city and other applicable uses.

LBI INSTITUTIONAL

- Churches
- Colleges, universities and schools
- Cultural centers
- Handicapped and senior citizen housing*
- Hospitals, medical centers, medical office complexes, convalescent hospitals
- Residential single family
- Social service office of nonprofit organization

RA-N MULTIFAMILY RESIDENTIAL

- Muti-family dwelling
- Senior housing residential care*
- Transitional and supportive housing
- Child daycare home - small or large facility
- Daycare center
- Private School*

*Conditional Use Permit Needed

DEVELOPMENT OVERVIEW

SITE LOCATED WITHIN PD-30 DOWNTOWN LONG BEACH

Development plans approved by the City Council shall serve as the applicable zoning regulations for a PD zone. Whenever a PD zone does not contain any standards for a particular aspect of development such as landscaping, then the development standards for that aspect of a zoning district which is closest to the overall intent of the particular planned development district shall apply.

INSTITUTIONAL DISTRICT DEVELOPMENT

Any site with a lot area exceeding forty thousand (40,000) square feet shall submit a long-range development plan for the institution. Such long-range development plan shall include all development of the site and site expansions (within the institutional zone or under the institution's ownership, whichever is greater) anticipated over the next twenty (20) years. Such plan shall be submitted to the Planning Commission for approval through the site plan review procedure. No site plan review shall be approved, and no building permit shall be issued for any building or structure which is not consistent with the long-range development plan

DISTRICT	UNITS/LOT	LOT AREA/UNIT	MIN. LOT AREA	MIN. LOT WIDTH	MAX HEIGHT	F.A.R.
R-4-N	N/A	See Table	18,000	120'	38' - 3 STR	N/A

DISTRICT	SITE AREA (SF)	SITE WIDTH (FEET)	PERMITTED DENSITY OF SITE AREA PER UNIT
R-4-N	0 - 3,200	0 - 25	1 unit/lot
	3,201 - 15,000	26 - 120	1 unit/1,500 SF
	15,001 - 22,500	121 - 180	1 unit/1,200 SF
	22,501 or more	181 or more	1 unit/975 SF

DOWNTOWN DEVELOPMENT SUMMARY

Downtown Plan Expected Growth (2012 -2035)

RESIDENTIAL HOMES	OFFICE SQ. FT.	RETAIL/COMMERCIAL SQ. FT.	HOTEL ROOMS
5,000	1,500,000	480,000	800

DOWNTOWN PLAN AREA DEVELOPMENT PROJECTS

COMPLETED DEVELOPMENT PROJECTS

Harvey Milk Promenade Park - 185 E. 3rd St.
 Table 301 - 301 The Promenade N.
 Huxton - 227 Elm Ave
 Regency Palms Long Beach - 117 E. 8th St.

APPROVED DEVELOPMENT PROJECTS

Inkwell - 127 -135 E. Broadway
 Pacific Pine - 635 Pine Ave. / 636 Pacific Ave.
 Residential Project - 1112 Locust Ave.
 Broadway Block - 200-256 Long Beach Blvd.
 Mixed-Use Project - 1101-1157 Long Beach Blvd.
 Aster - 125 Long Beach Blvd.

PENDING DEVELOPMENT PROJECTS

West Gateway/World Trade Center Building - 600 W. Broadway
 3rd + Pacific - 328 Pacific Ave.
 Residential Project - 810 Pine Ave.
 Residential Project - 507 N. Pacific Ave.

DEVELOPMENT PROJECTS UNDER CONSTRUCTION

City Hall Building - 401 W. Ocean Blvd.
 Port Administration Building - 415 W. Ocean Blvd.
 Main Library Building - 200 W. Broadway
 Hotel Project - 107 Long Beach Blvd

The Alamitos - 101 Alamitos Ave.
 The Beacon - 1201-1235 Long Beach Blvd.
 The Pacific - 230 W. 3rd St.
 The Place - 495 The Promenade N.
 AMLI Park Broadway - 245 W. Broadway

The Linden - 464 E. 4th St.
 Shoreline Gateway - 777 E. Ocean Blvd.

ANAHEIM ST

LANDMARK MAP

PACIFIC AVE

THE LINDEN

10TH ST

DRAKE PARK

MAGNOLIA AVE

ORPEZA
ELEMENTARY SCHOOL

EDISON ELEMENTARY
SCHOOL

NORTH PINE

LONG BEACH BLVD

ANAHIEM STREET STATION



RENAISSANCE HIGH SCHOOL FOR THE ARTS



EAST VILLAGE

9TH ST

7TH ST

ATLANTIC AVE

5TH STREET STATION



6TH ST

TRANSIT MAP

KEY

 METRO BLUE LINE

 171

 173

 81

 90s

 PASSPORT D



10TH & LINDEN
RAIL STATION

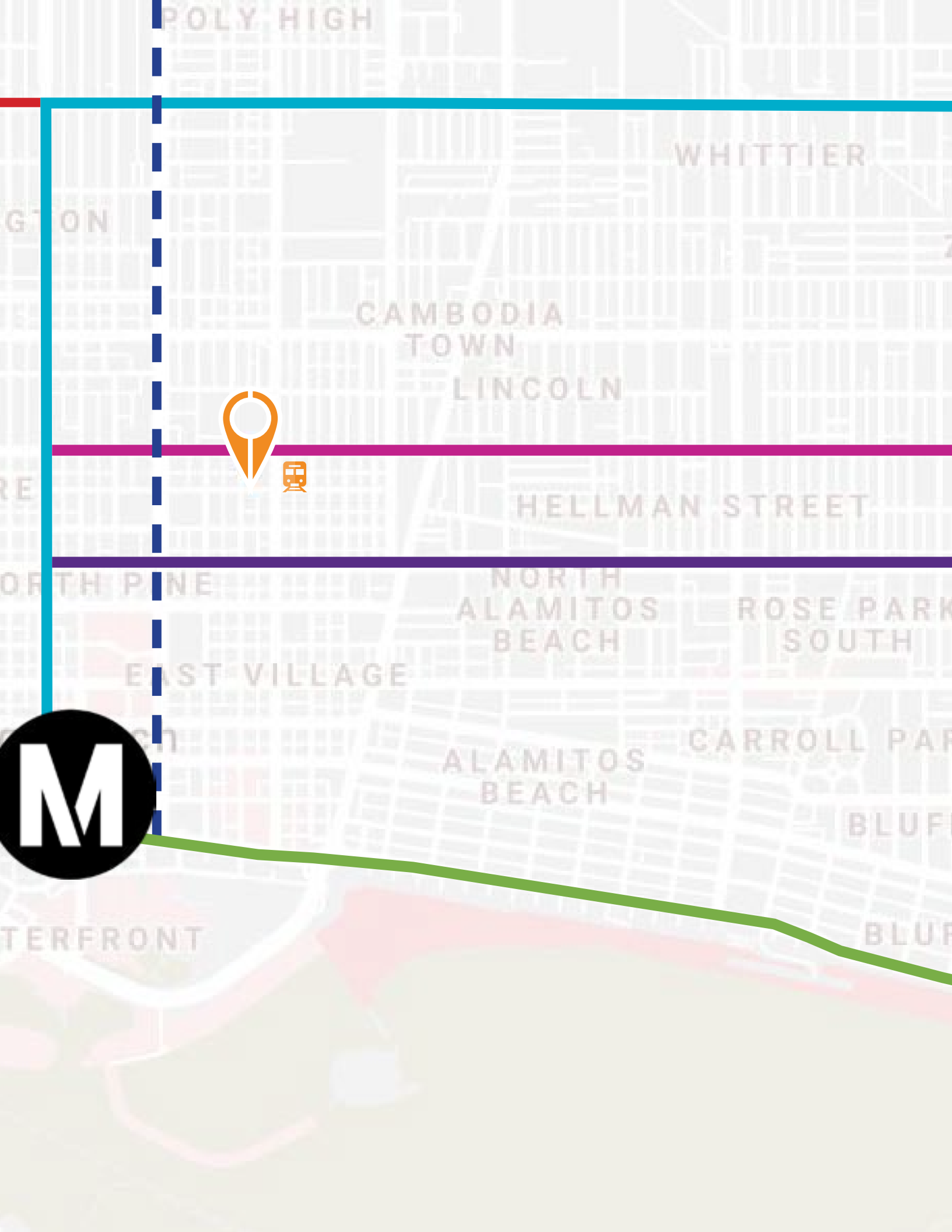


946 LINDEN AVE

TRAVEL TIMES

- Bus 81 takes 1 hour_± to get to Los Angeles International Airport
- Metro Blue Line takes 1 hour_± to get to Downtown Los Angeles





POLY HIGH

WHITTIER

CAMBODIA TOWN

LINCOLN



HELLMAN STREET

NORTH PINE

NORTH ALAMITOS BEACH

ROSE PARK SOUTH

EAST VILLAGE

ALAMITOS BEACH

CARROLL PARK

BLUFF



TERFRONT

BLUFF

AREA DEMOGRAPHICS

Carson

.5 MILE RADIUS



22,275
ESTIMATED
POPULATION 2019



30.9
MEDIAN AGE



\$425,661
MEDIAN HOME VALUE



7,367
TOTAL EMPLOYEES



\$51,868
AVG HOUSEHOLD
INCOME

1 MILE RADIUS



93,190
ESTIMATED
POPULATION 2019



31.2
MEDIAN AGE



\$437,963
MEDIAN HOME VALUE



38,966
TOTAL EMPLOYEES



\$60,735
AVG HOUSEHOLD
INCOME

3 MILES RADIUS



262,688
ESTIMATED
POPULATION 2019



33.2
MEDIAN AGE



\$534,990
MEDIAN HOME VALUE



125,303
TOTAL EMPLOYEES



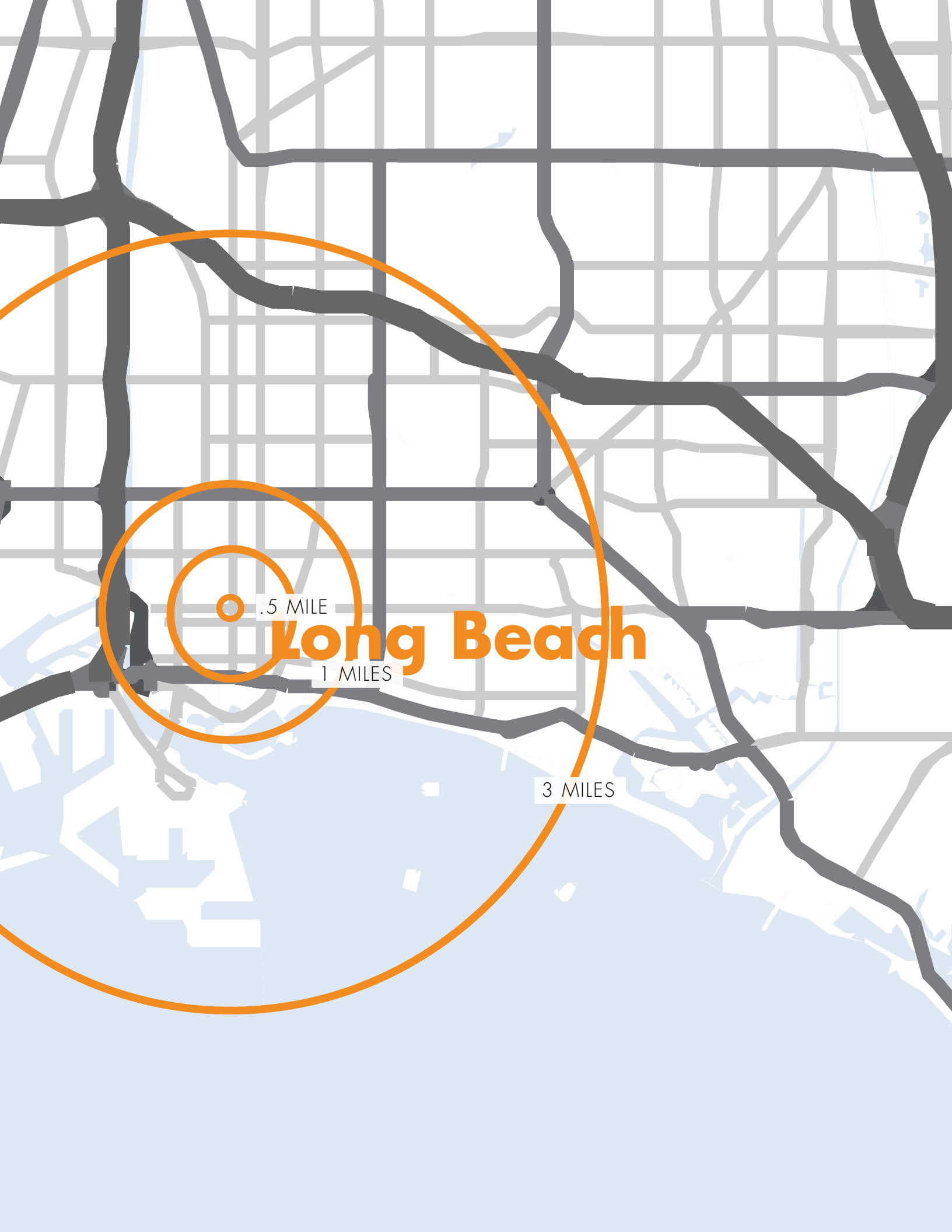
\$74,588
AVG HOUSEHOLD
INCOME

MAJOR EMPLOYERS



TOP PUBLIC SCHOOLS

CALIFORNIA ACADEMY MATHEMATICS & SCIENCE	—	20 MIN AWAY
ERNEST S. McBRIDE SR. HIGH SCHOOL	—	22 MIN AWAY
RENAISSANCE HIGH SCHOOL FOR THE ARTS	—	2 MIN AWAY
WILSON HIGH	—	9 MIN AWAY
LAKEWOOD HIGH	—	22 MIN AWAY



.5 MILE

Long Beach

1 MILES

3 MILES





LOCATION OVERVIEW

Long Beach is California's 7th largest city and Southern California's newest coastal destination. Long Beach boasts amenities few other cities can offer. The blend of big city convenience with the friendly, relaxed atmosphere of an ocean side community is unmatched.

You name it, Long Beach has it. Voted one of America's "Most Walkable Cities," Long Beach is comprised of eight distinct neighborhoods and tucked in along the waterfront centrally located to Los Angeles and Orange County. Experience the big-city feel with small-town charm in a unique oceanfront setting – Welcome to Long Beach.



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