

# RELIGIOUS PROPERTY FOR LEASE

— LEASE RATE AND TERMS NEGOTIABLE

11909 ROSECRANS AVE | NORWALK, CA

8,500± SF ON APPROX. 1.61± AC FOR LEASE



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## DESCRIPTION

The property on Rosecrans Ave lies less than a mile west of I-5, positioned between I-605 and Hwy-91. The property has frontage on Rosecrans Ave and Clarkdale Ave, and is surrounded by mixed-density residential and commercial assets. The property is a religious and educational facility that sits on approx. 1.61± acres of land, with approx. 8,500± SF. There are 70± paved surface parking spaces, and the zoning for the property is both C3 and R3. The property can sustain a general commercial use in portions and 2-4 unit triplex residential on the 3 parcels at the north end of the property.

## BUILDING FEATURES

BUILDING SIZE	APPROX. 8,500± SF
ACREAGE	APPROX. 1.61± AC
USE	Religious/Education
PARKING	70±
ZONING	C3 and R3
SANCTUARY CAPACITY	150+

**PLEASE DO NOT DISTURB TENANT -  
CONTACT BROKERS FOR INFO AND SHOWINGS**

FOR MORE INFORMATION, PLEASE CONTACT:

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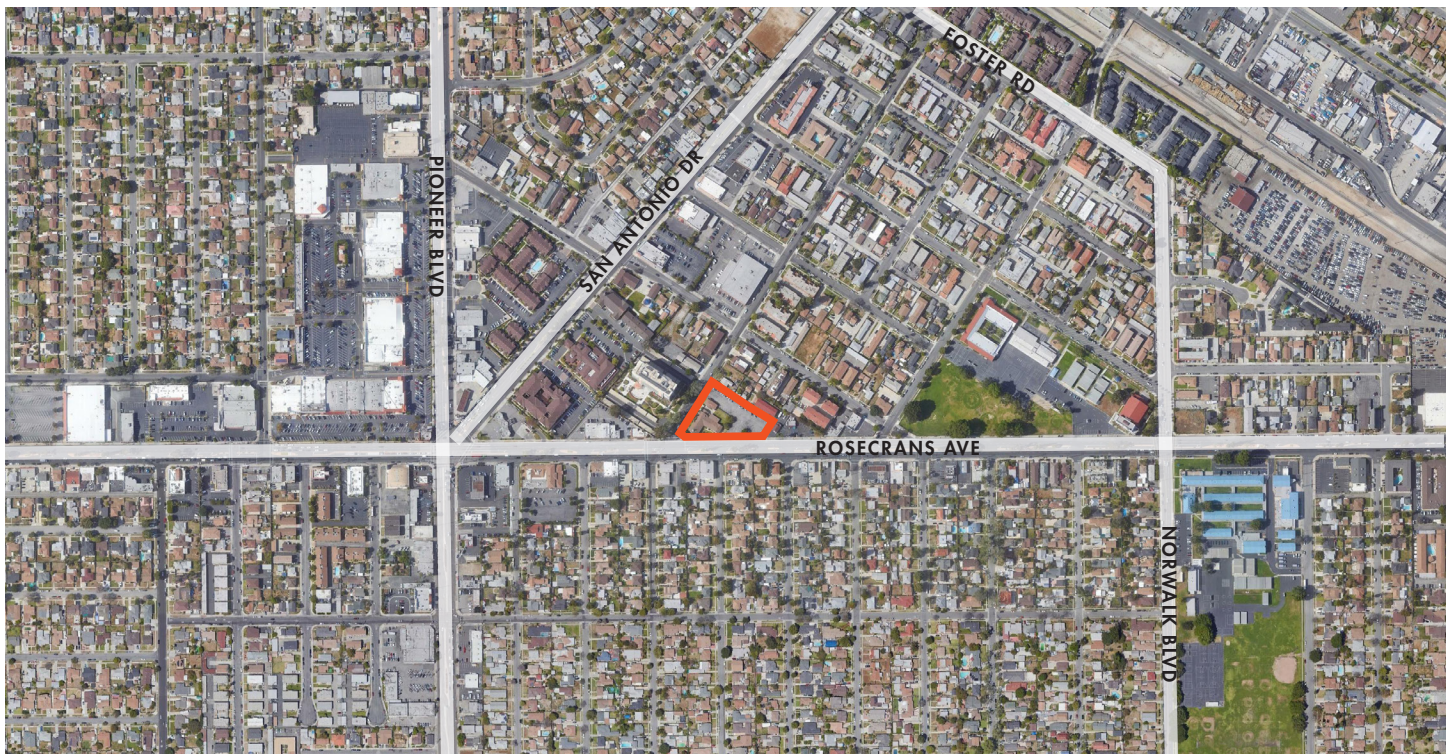
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## PROPERTY OUTLINE



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## PHOTOS



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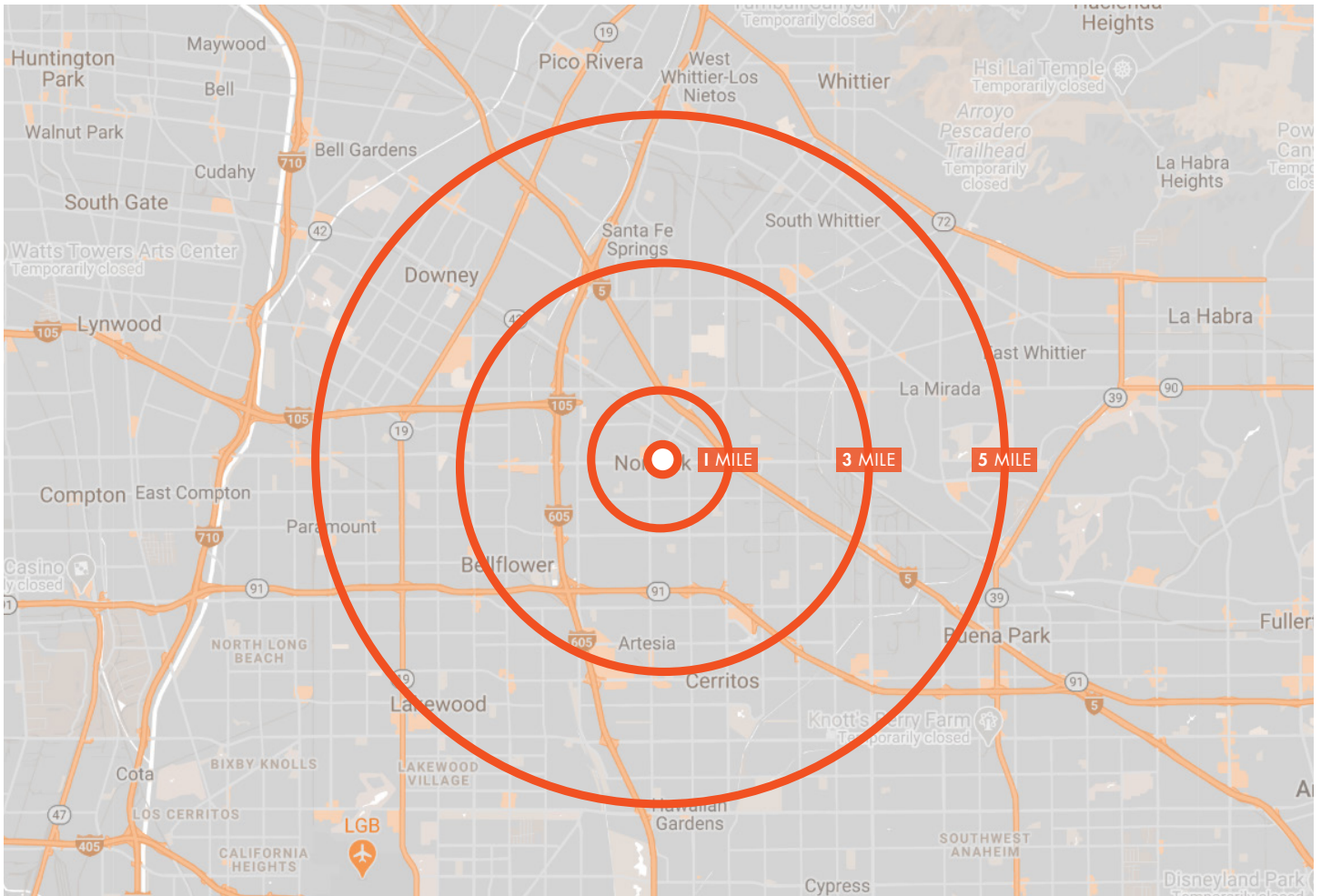
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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>39,717</b> ESTIMATED POPULATION 2019
	<b>32.5</b> MEDIAN AGE
	<b>\$431,579</b> MEDIAN HOME VALUE 2019
	<b>8,298</b> TOTAL EMPLOYEES
	<b>\$72,752</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>232,960</b> ESTIMATED POPULATION 2019
	<b>34.8</b> MEDIAN AGE
	<b>\$489,569</b> MEDIAN HOME VALUE 2019
	<b>124,886</b> TOTAL EMPLOYEES
	<b>\$86,156</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>666,631</b> ESTIMATED POPULATION 2019
	<b>35.2</b> MEDIAN AGE
	<b>\$537,232</b> MEDIAN HOME VALUE 2019
	<b>295,149</b> TOTAL EMPLOYEES
	<b>\$90,386</b> AVG HOUSEHOLD INCOME

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