

# Owner-User Church Facility | Delivered Vacant



**1327 E Mauretania St | Wilmington, CA**

Exclusively Listed by

**Alexandro Colombo**

Managing Director

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**COLOMBO**

**KW** COMMERCIAL®

# TABLE OF CONTENTS

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Offering Memorandum

1

**PROPERTY OVERVIEW**

2

**COMPARABLE SALES**



**Watch 2-Min Property Tour ▶**

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# PROPERTY OVERVIEW

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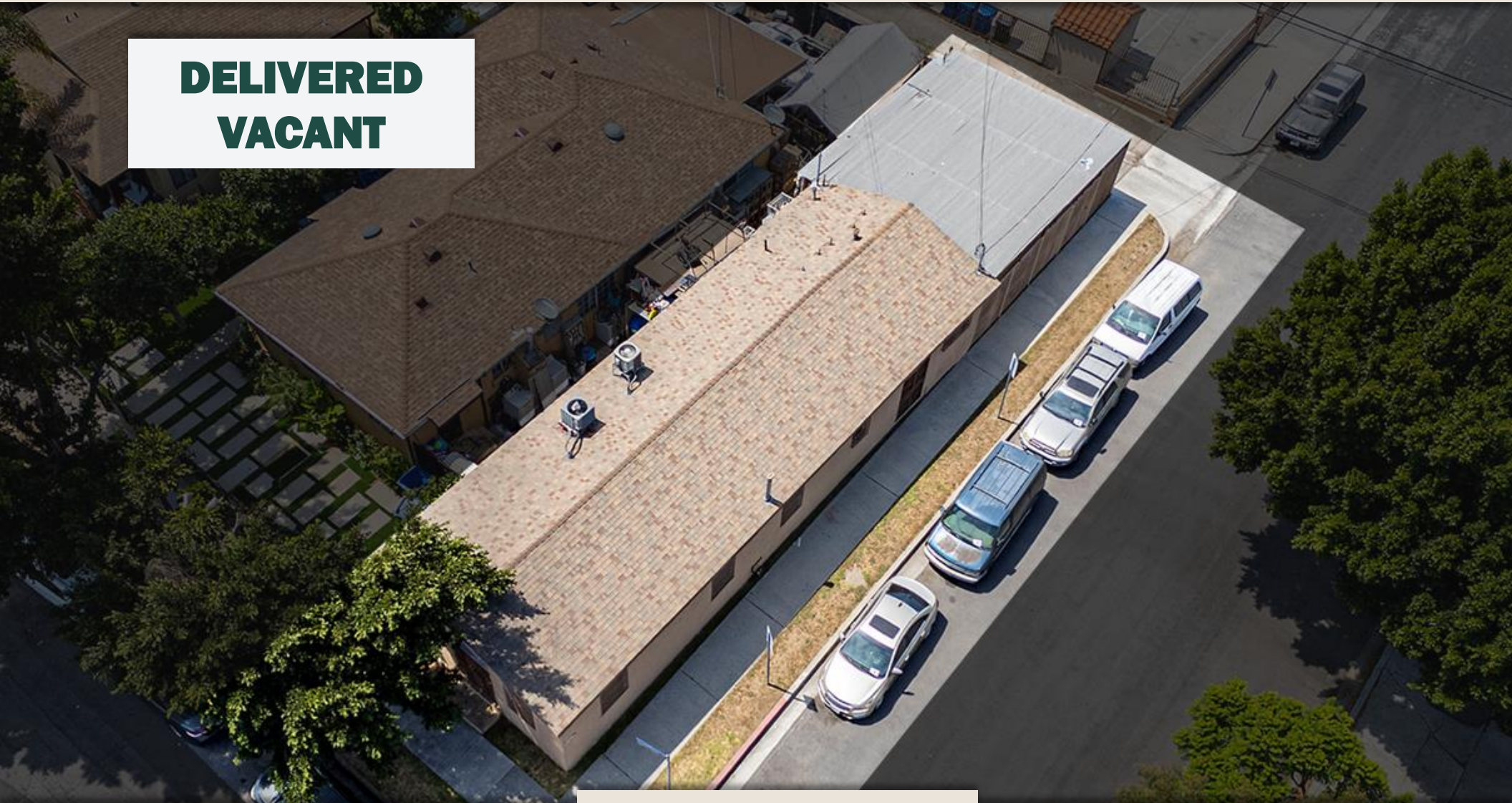
**COLOMBO**  
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**1,408**  
IMPROVEMENTS SQFT

**2,501**  
LOT SIZE

**1938**  
YEAR BUILT

**DELIVERED  
VACANT**



★ LIST PRICE

**\$495,000**

**\$2,675**

Estimated Monthly Payment

**\$99,000**

Down Payment

★ Estimated ownership scenario based on 20% down payment and 7.15% rate

## Own for Less Than Rent

Estimated Principal  
& Interest Payment

**\$2,675**

Based on a \$396,000 loan, 7.15% interest rate, and 30-year amortization. Taxes, insurance, and lender fees not included.

## Sample Financing Scenario

Listing Price		\$495,000
Downpayment -	20%	\$99,000
Loan Amount -	80%	\$396,000
Loan Type		Proposed New
Interest Rate		7.15%
Amortization Period		30
Annual Debt Service		\$32,100

**Delivered Vacant at Closing**



# PROPERTY OVERVIEW

Many congregations currently paying rent may be able to own this facility for an estimated monthly payment of approximately \$2,675.

1327 E Mauretania Street is a church facility located in Wilmington, California that will be delivered vacant at closing. The property offers an opportunity for a congregation, ministry, nonprofit organization, or community group to acquire a dedicated facility and begin occupancy immediately.

The approximately 1,408-square-foot building includes a sanctuary with seating for more than 60 attendees, office space, restrooms, fellowship area, storage, and supporting church infrastructure. Existing chairs, sound equipment, television screens, instruments, and furnishings are included in the sale.

For organizations currently operating from leased space, shared facilities, schools, storefronts, or temporary locations, the property provides an opportunity to establish a permanent location without the need for major renovation or conversion work.

Situated on a corner location within a residential Wilmington neighborhood, the property benefits from visibility, established religious use, and functional improvements that support continued assembly and community-oriented operations.

The property is offered at \$495,000 and will be delivered vacant at closing.

## PROPERTY DETAILS

Year Built	1938
Rentable SQFT	1,408
Lot Size SQFT	2,501
Zoning	LARI
APN	7425-022-034
Number of Buildings	1
Number of Stories	1

## OWNERSHIP OPPORTUNITY

At the asking price of \$495,000, a buyer utilizing conventional financing with 20% down may achieve estimated monthly payments of approximately \$2,675 per month, subject to lender approval and loan terms.

For congregations currently leasing space, ownership may be closer than expected.

**\$2,675**

Estimated Monthly Payment

**\$99,000**

Estimated Downpayment

# PROPERTY HIGHLIGHTS

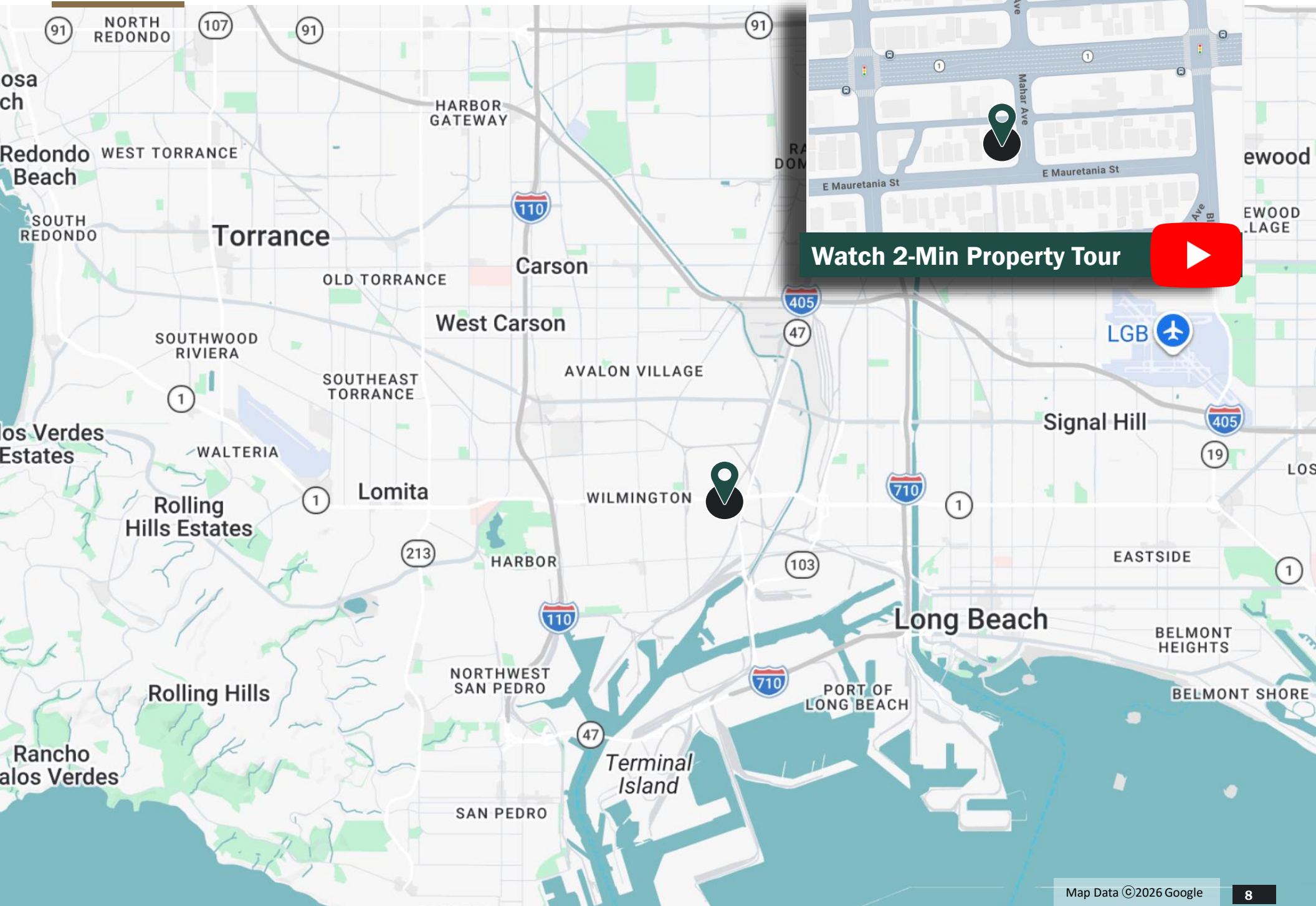
- Functional church facility with longstanding operational history
- Immediate owner-user occupancy
- Ownership cost below comparable leasing alternatives
- Existing improvements support multiple community-oriented uses

## PHYSICAL

- ❑ 1,408 SF building
- ❑ 2,500 SF lot
- ❑ Built 1938
- ❑ Corner location (Mauretania & Mahar)
- ❑ Sanctuary seating for 60+
- ❑ 2 restrooms
- ❑ Pastor's office
- ❑ Enclosed patio/fellowship hall
- ❑ Kitchen area with sink/stove/refrigerator
- ❑ Laundry/storage area
- ❑ Two AC units installed in 2016
- ❑ Double-pane windows



# PROPERTY LOCATION



Watch 2-Min Property Tour







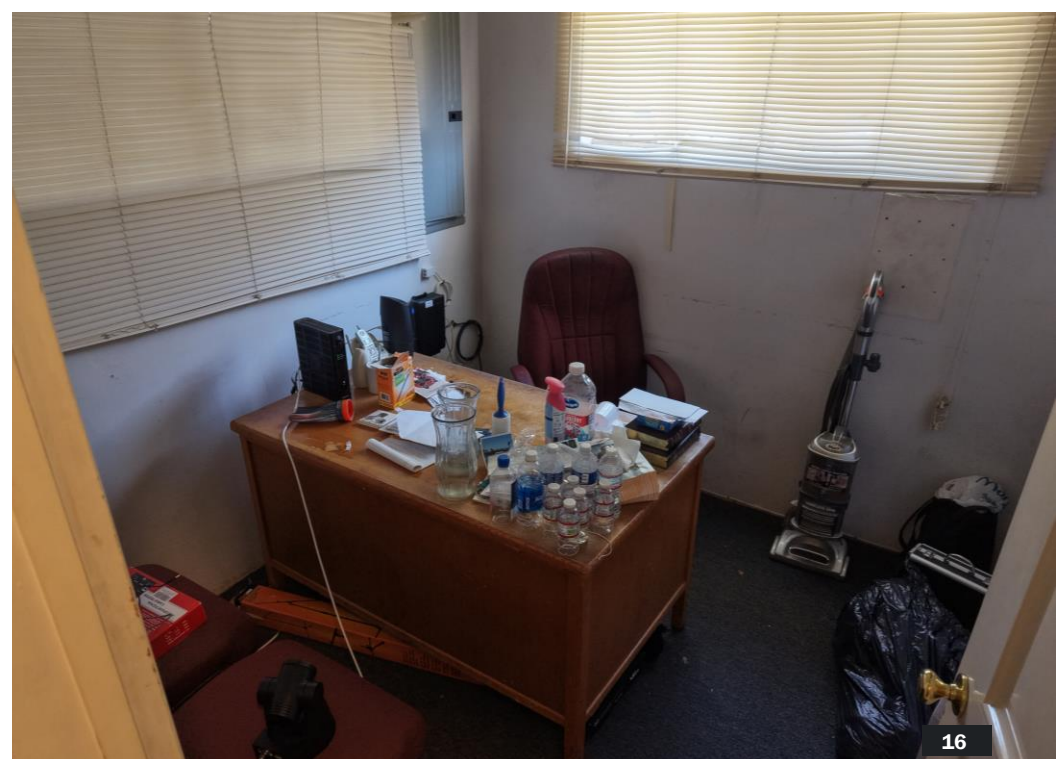










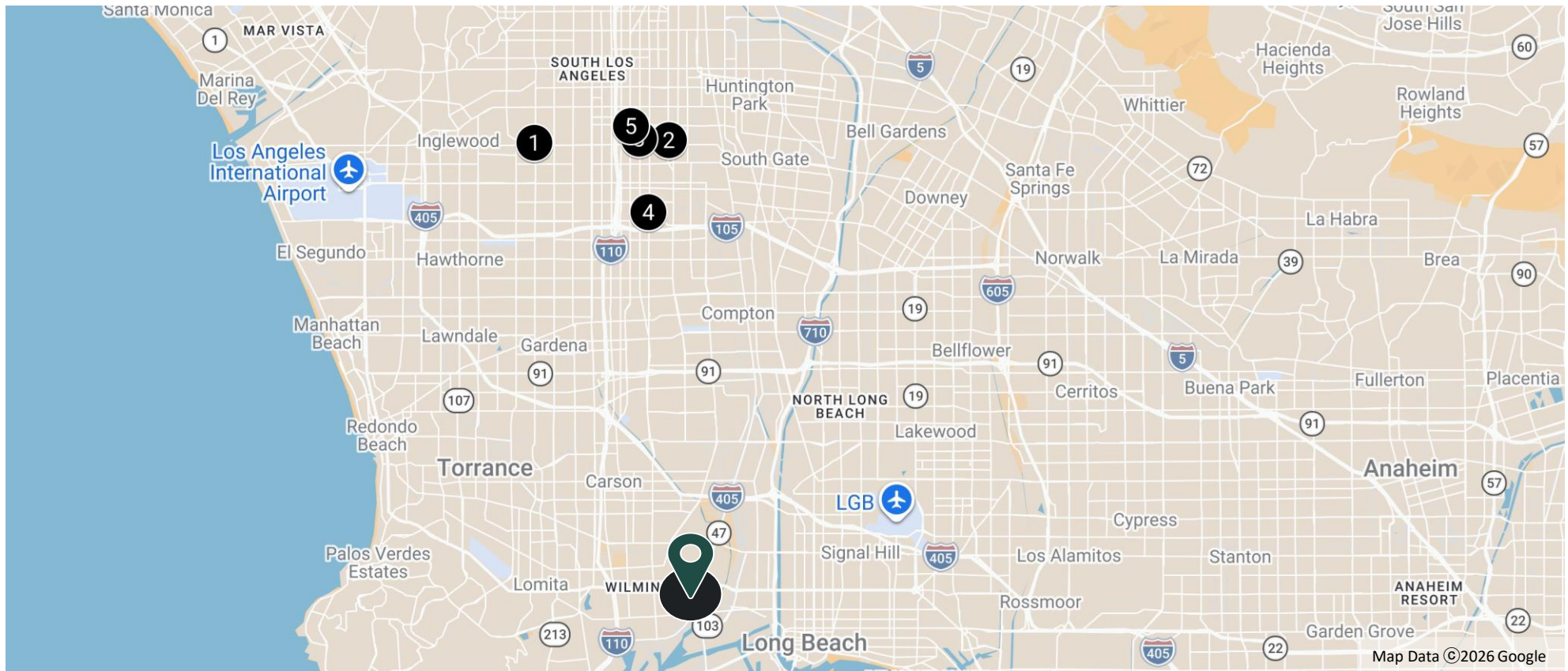




# **SALES COMPARABLES**

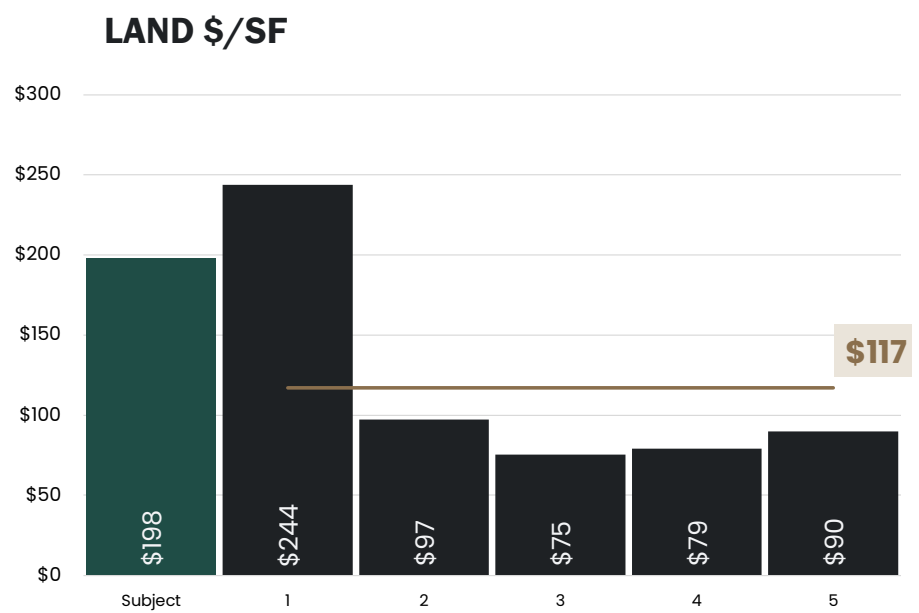
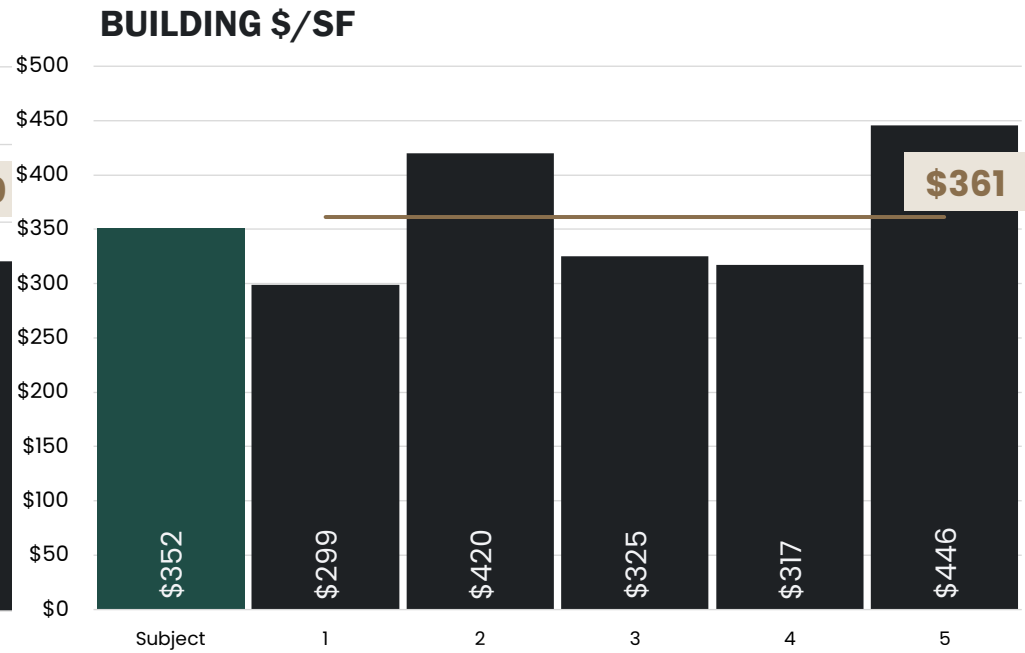
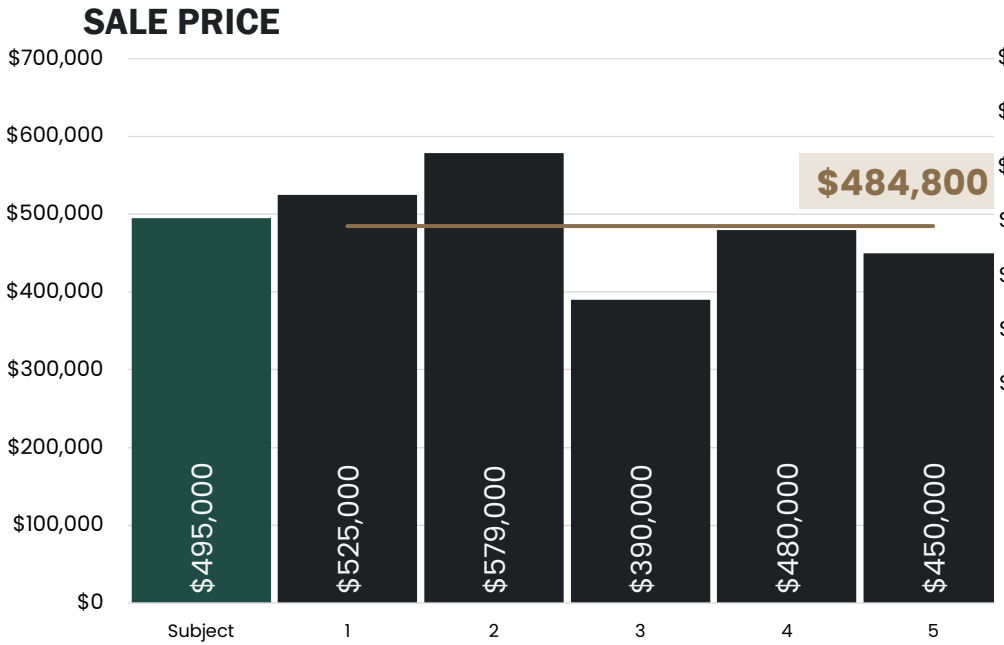
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# SALES COMPARABLES



	ADDRESS	PRICE	BLDG \$/SF	LAND \$/SF	COE
1	8471 S Van Ness , Inglewood	\$525,000	\$299	\$244	Pending
2	1108 E 84Th Pl , Los Angeles	\$579,000	\$420	\$97	4/14/2025
3	8411 S San Pedro St, Los Angeles	\$390,000	\$325	\$75	3/13/2026
4	11111 Avalon Blvd , Los Angeles	\$480,000	\$317	\$79	12/3/2024
5	7918 S Main St , Los Angeles	\$450,000	\$446	\$90	10/6/2025
COMPARABLES AVERAGE			\$361	\$117	
<b>Subject</b>	<b>1327 E Mauretania St</b>	<b>\$495,000</b>	<b>\$352</b>	<b>\$198</b>	

# SALES COMPARABLES



# SALES COMPARABLES

**S**ubject **1327 E Mauretania St**  
Wilmington, CA 90744



**SUBJECT PROPERTY**

Sale Price	\$495,000
Bldg SF	1,408
Bldg \$/SF	\$352
Lot Size	2,501
Lot \$/SF	\$198
Zoning	LARI
Year Built	1938

**NOTES**

**1** **8471 S Van Ness**  
Inglewood, CA 90305



Pending	5/29/2026
Sale Price	\$525,000
Bldg SF	1,755
Bldg \$/SF	\$299
Lot Size	2,152
Lot \$/SF	\$244
Zoning	INC2YY
Year Built	1956

Original Listed	\$525,000
Days on Market	31

**NOTES**

Small owner-user church facility currently pending sale. Similar assembly-use configuration with limited onsite parking and immediate occupancy utility.

Demonstrates current buyer demand for functional church properties serving congregations and community organizations.

**2** **1108 E 84Th Pl**  
Los Angeles, CA 90001



Close of Escrow	4/14/2025
Sale Price	\$579,000
Bldg SF	1,379
Bldg \$/SF	\$420
Lot Size	5,951
Lot \$/SF	\$97
Zoning	LCC3*
Year Built	1947

Original List Price	\$579,000
Days on Market	18
Bldg Class	C

**NOTES**

Church property featuring multiple structures and a larger site footprint than the subject.

Illustrates pricing achieved for owner-user religious facilities within the Los Angeles market.

# SALES COMPARABLES

## 3

**8411 S San Pedro St**  
Los Angeles, CA 90003



Close of Escrow	3/13/2026
Sale Price	\$390,000
Bldg SF	1,200
Bldg \$/SF	\$325
Lot Size	5,168
Lot \$/SF	\$75
Zoning	LAR4
Year Built	1923

Original List Price	\$465,000
Days on Market	81

### NOTES

Former church property purchased primarily for redevelopment potential.

Included to provide market context for lower-end pricing within the special-use property segment.

## 4

**11111 Avalon Blvd**  
Los Angeles, CA 90061



Close of Escrow	12/3/2024
Sale Price	\$480,000
Bldg SF	1,512
Bldg \$/SF	\$317
Lot Size	6,080
Lot \$/SF	\$79
Zoning	LAR4
Year Built	1953

Original List Price	\$500,000
Days on Market	367

### NOTES

Owner-user church property located in South Los Angeles.

Demonstrates pricing achieved for smaller religious facilities serving congregational and community-based uses.

## 5

**7918 S Main St**  
Los Angeles, CA 90003



Close of Escrow	10/6/2025
Sale Price	\$450,000
Bldg SF	1,010
Bldg \$/SF	\$446
Lot Size	5,000
Lot \$/SF	\$90
Zoning	LAC2
Year Built	1948

Original List Price	\$725,000
Days on Market	58

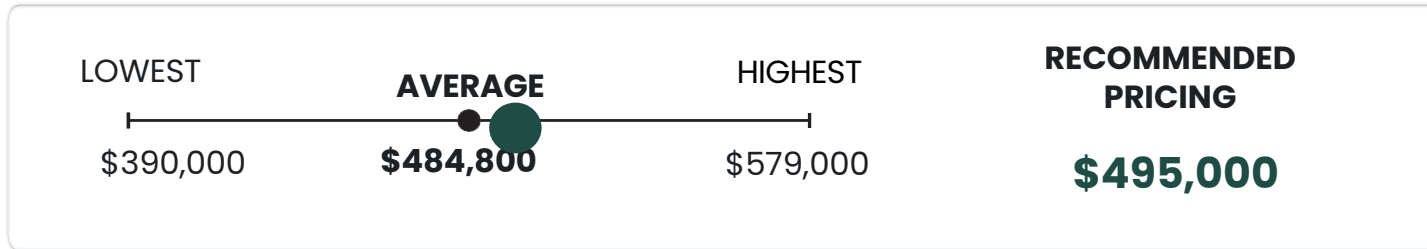
### NOTES

Small church facility acquired by an owner-user buyer.

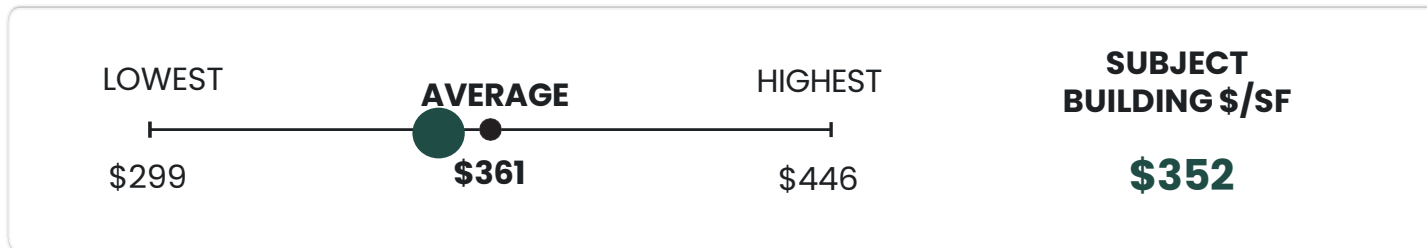
Provides additional market evidence for functional assembly-use properties within the Los Angeles infill market.

# COMPARABLE SALES SUMMARY

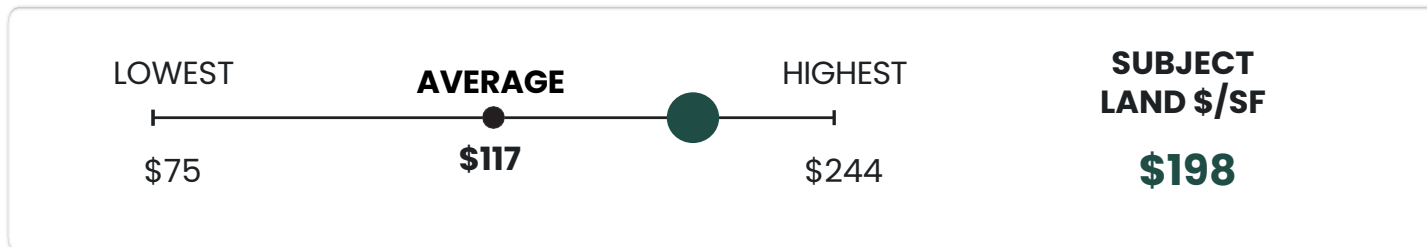
## © Comparables Sale Price



## © Building \$/SF



## © Land \$/SF



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