

For Sale in Carson, CA 90745

**23601 MAIN
STREET**

*±11,709 Square Foot Religious
Facility Situated on ±0.98 Acres
(±42,854 SF)*



Exclusively listed by

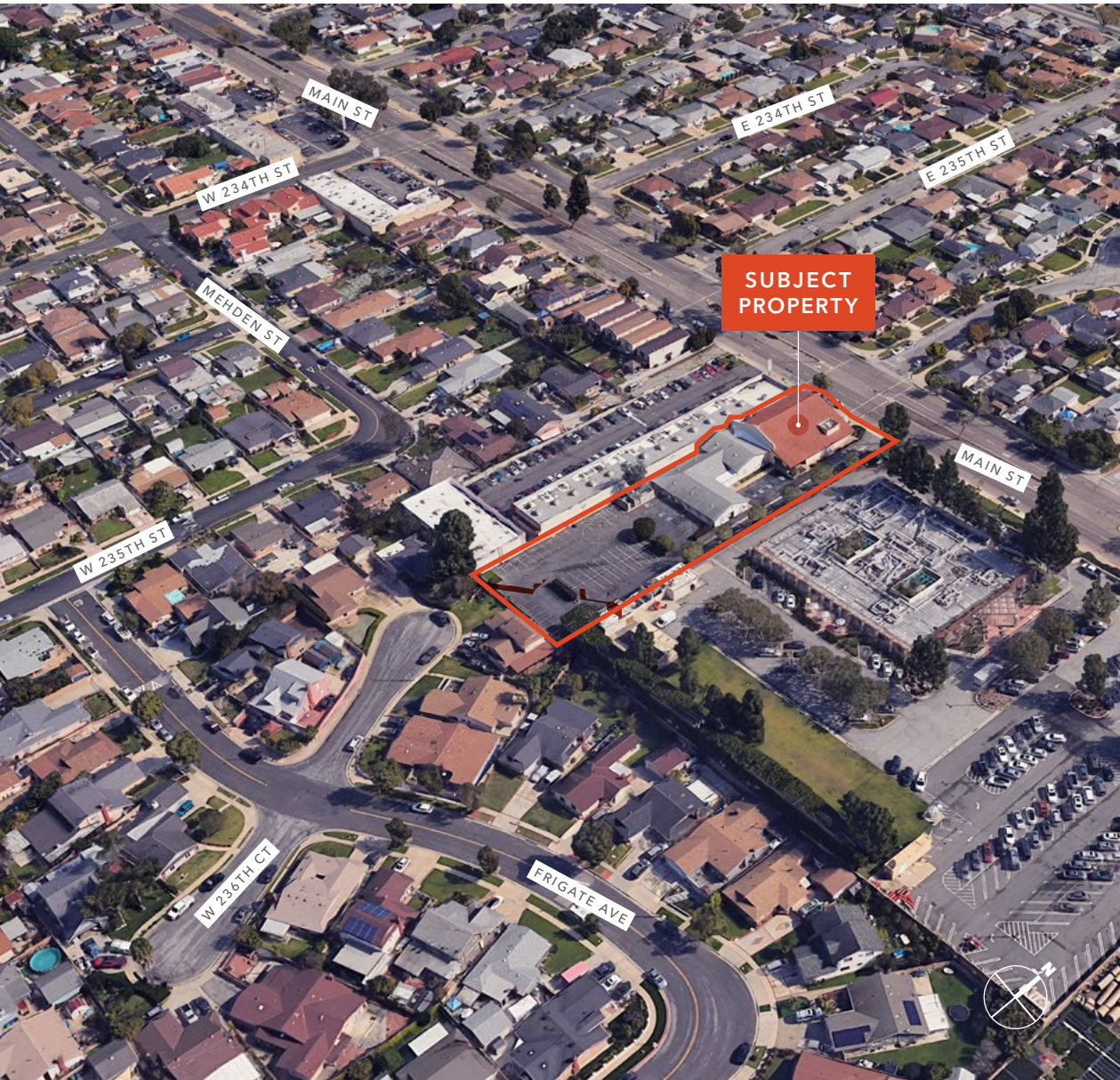
ROBERT FLETCHER
213.225.7246
robert.fletcher@kidder.com
LIC N° 01706060

RILEY ROHDE
213.808.4764
riley.rohde@kidder.com
LIC N° 02207141

ERIC KNOWLES
213.660.9337
eric.knowles@kidder.com
LIC N° 00944210

KIDDER.COM

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Mathews**



PROPERTY SUMMARY

±11,709 Total building SF (100% improved)

±0.98 AC gross land area

Main Sanctuary: ±200 people

Owner may consider providing time for entitlements

Features: Classrooms, offices, meeting rooms,
and storage

Parking: 59 spaces on-site

Located in Carson near I-110 and Sepulveda Blvd

Unique opportunity to develop or acquire an existing,
well-located religious facility

Los Angeles County

APN: 7330-009-021

SALE PRICE: \$4,500,000

CMX ZONING

INCLUDES MULTI-UNIT RESIDENTIAL

±42,854 SF

GROSS LAND AREA

ZONING & GENERAL PLAN

Zoning

The Corridor Mixed-Use District (CMX) is intended to promote and support mixed-use development. Mixed-use may be in either vertical or horizontal format, although purely residential uses are permitted.

Transit-Accessible (The Site is located within ½ mile of a major transit stop).

Some of the uses allowed with a conditional use permit in this zone include multi-family residential, group residential, Mobile home park, residential care facilities, supportive and transitional housing, trade schools, community assembly, medical clinics, extended care facilities, grocery stores, live/work units, and general retail, to name a few of the more obvious.

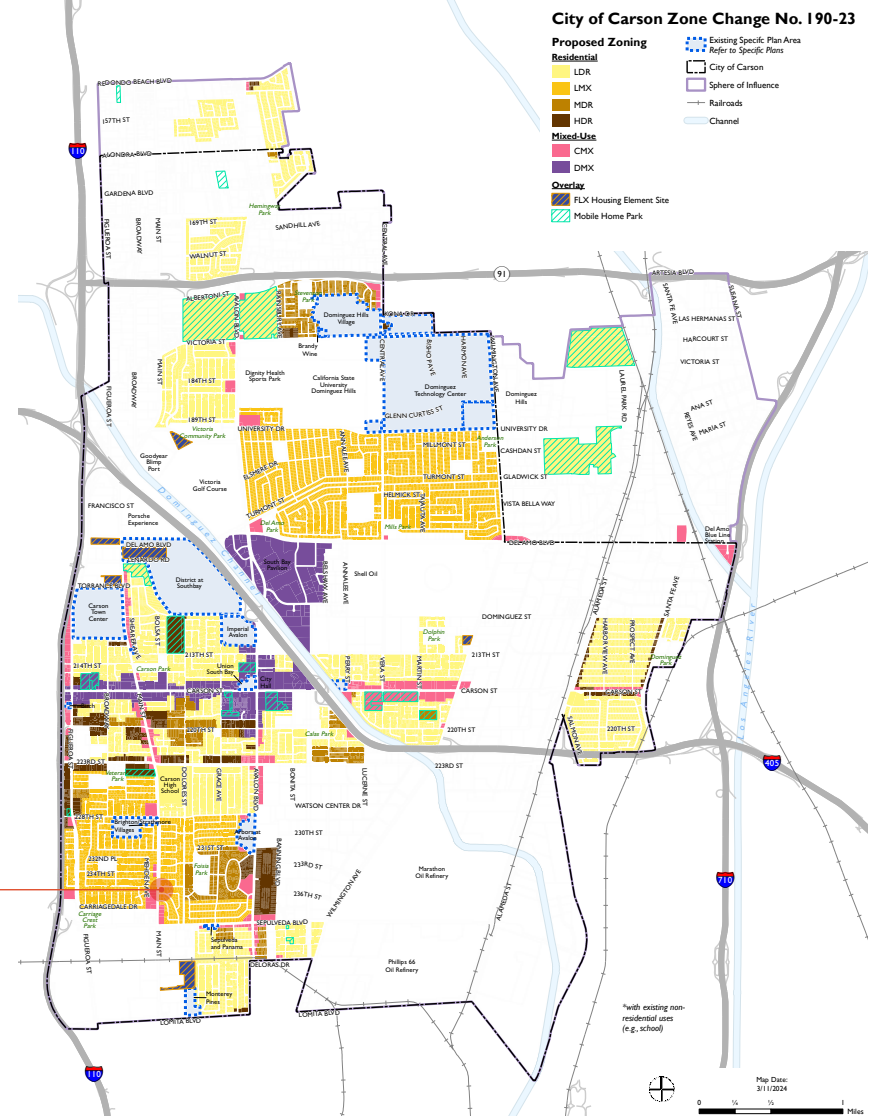
The CMX zone allow for up to 40 dwelling units per acre, or up to a 1.5 FAR, with a 45' height limit (65' with a community benefit). (Not including any state bonus density or ADU)

General Plan

Low Medium II Residential

GENERAL PLAN LAND USES

**SUBJECT
PROPERTY**



GENERAL PLAN 2040

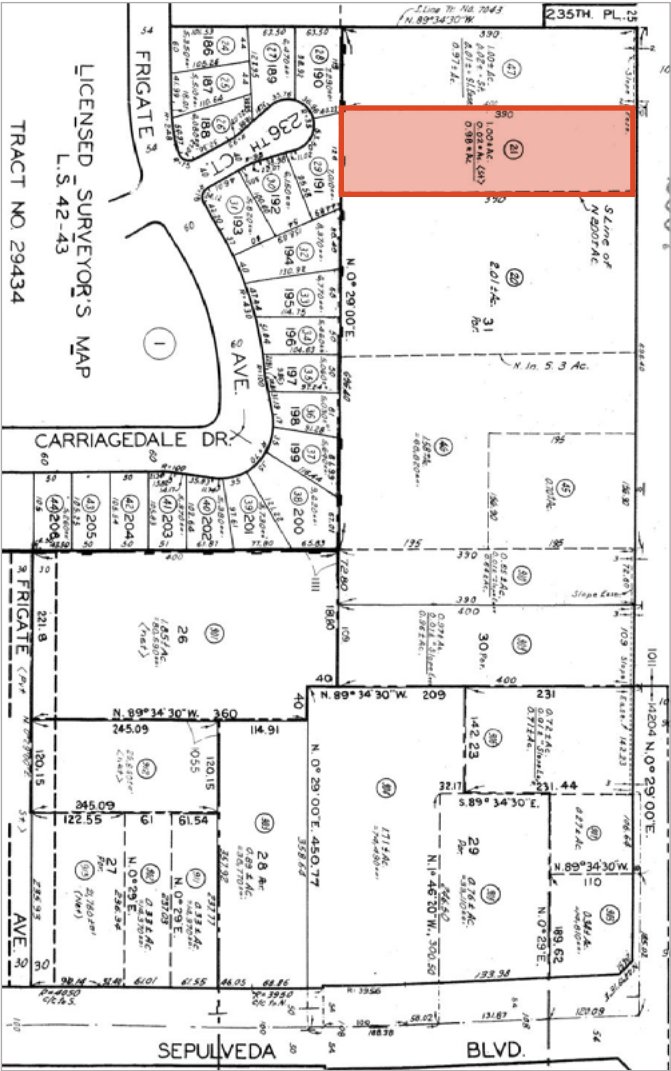
GENERAL PLAN DESIGNATION

	Commercial Automotive District
	Corridor Mixed Use
	Downtown Mixed Use
	Flex District
	General Commercial
	Heavy Industrial
	High Density Residential
	Light Industrial
	Low Density Residential
	Low Medium Density Mix
	Medium Density Residential
	Mixed Business
	Park / Open Space
	Public / Institutional
	Roads





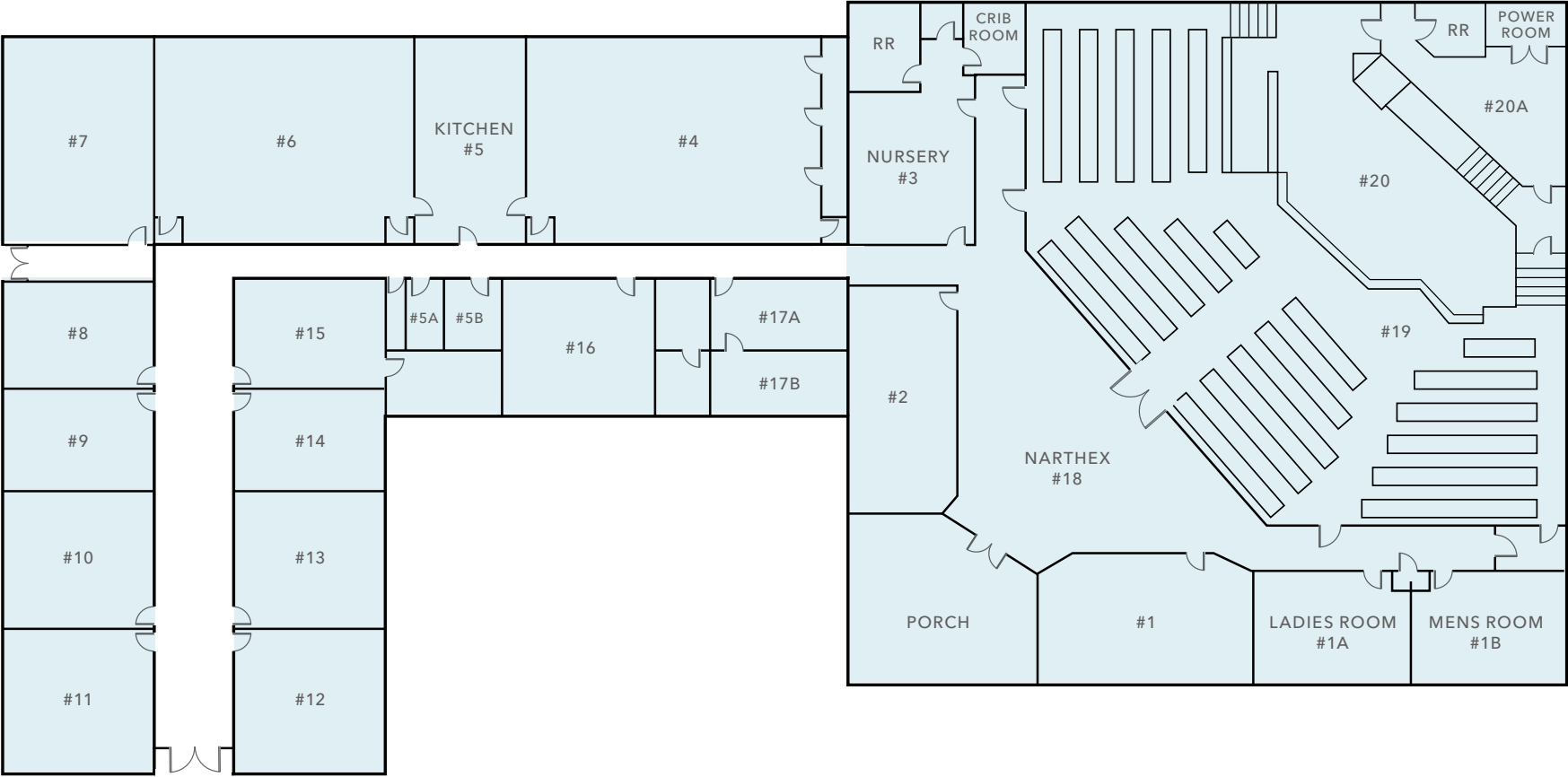
PLAT MAP



SITE MAP



FLOOR PLAN



23601 MAIN STREET



AVAILABLE FOR SALE

KIDDER MATHEWS

23601 WEST
MAIN STREET



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km Kidder
Mathews