

FOR SALE ±51,040 SF

1059 S. GAGE AVE | LOS ANGELES | CA 90023



EXCLUSIVE LISTING TEAM:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed 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 maps courtesy of Google Maps, Bing, and Google Earth. D/AQ Corp. # 01129558

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COMMERCIAL REAL ESTATE SERVICES

G about the property



MULTI-
USE



5239-012-028
APN



40 SURFACE
PARKING SPACES



LOCATED IN
OPPORTUNITY ZONE

Street Address:	1059 South Gage Avenue
City:	Los Angeles
State:	CA
Zip:	90023
Space Available:	±51,040 SF
Lot Size:	1.17 AC
Year Built:	1953
Asking Price:	\$7,424,325
Building Size:	± 24,018 SF
Parcel Number:	5239-012-028,009



HIGHLIGHTS:

- Tremendous Redevelopment Opportunity
- Great for Private, Public, and Charter Schools
- Opportunity Zone
- Attractive Upside Potential
- Two Existing Religious Facilities
- Two Full Commercial Kitchens
- Two Structures
- Two Large Auditoriums
- Two Street Frontage
- High Ceilings
- Gated & Secure Parking
- Great Los Angeles Location – Boyle Heights Adjacent
- Excellent Layout - Church Offices, Meeting Rooms, Classrooms
- Freeway Adjacent

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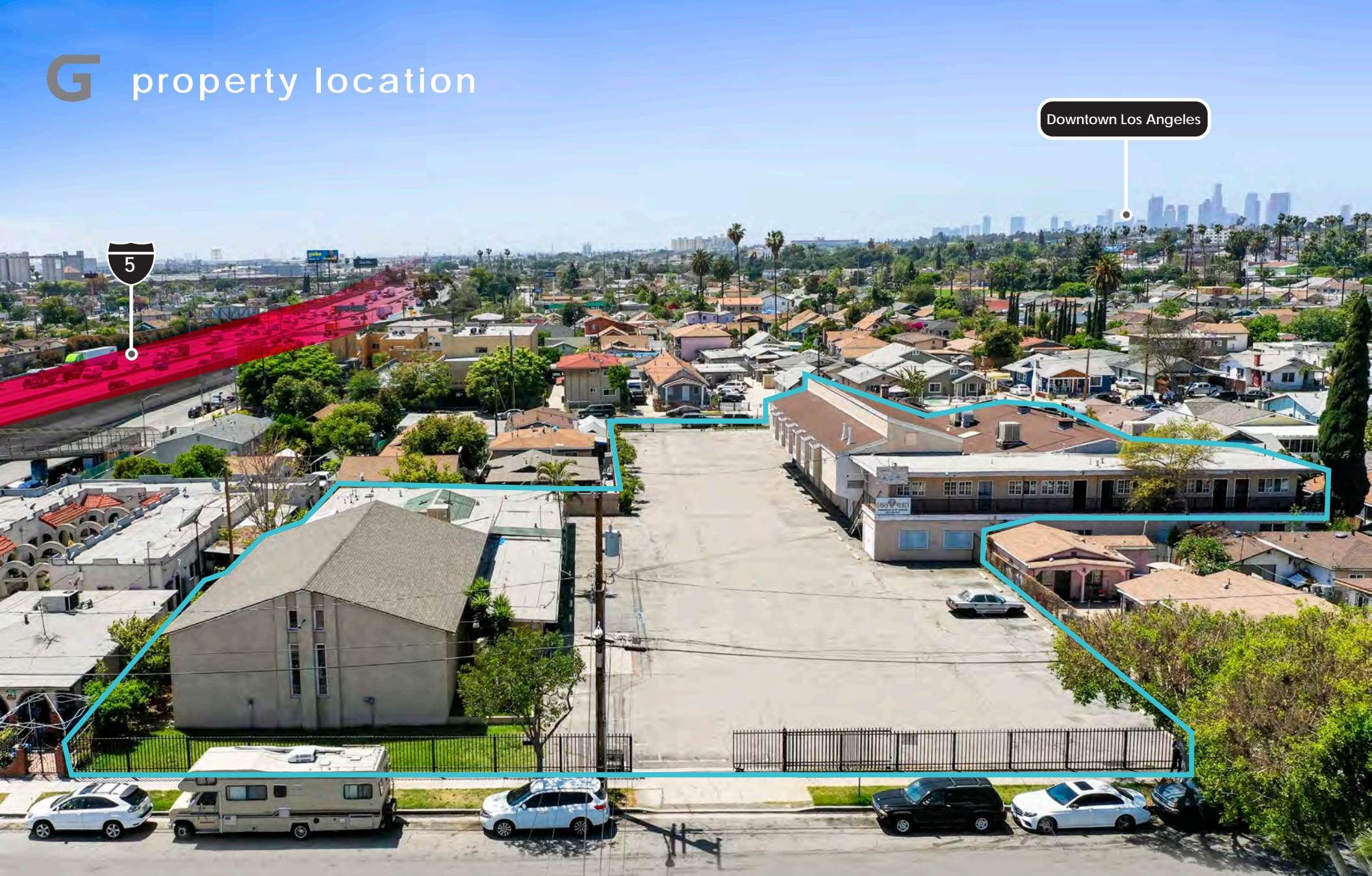
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G property location



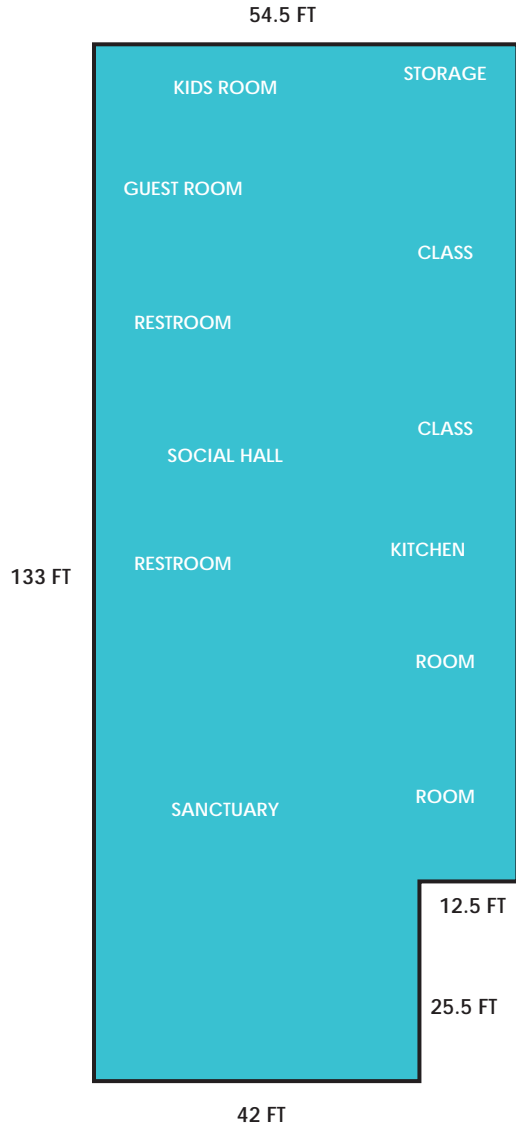
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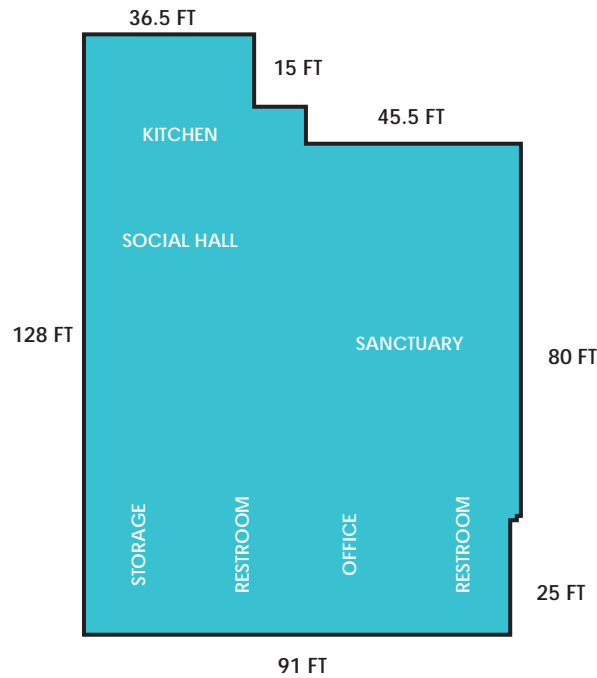
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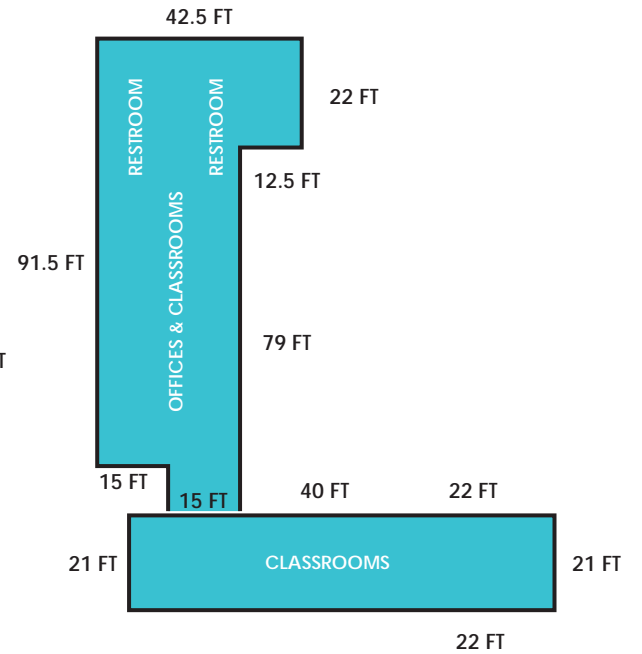
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CHURCH BUILDING



FIRST FLOOR



SECOND FLOOR

All sizes are an approximate*



property interior photos



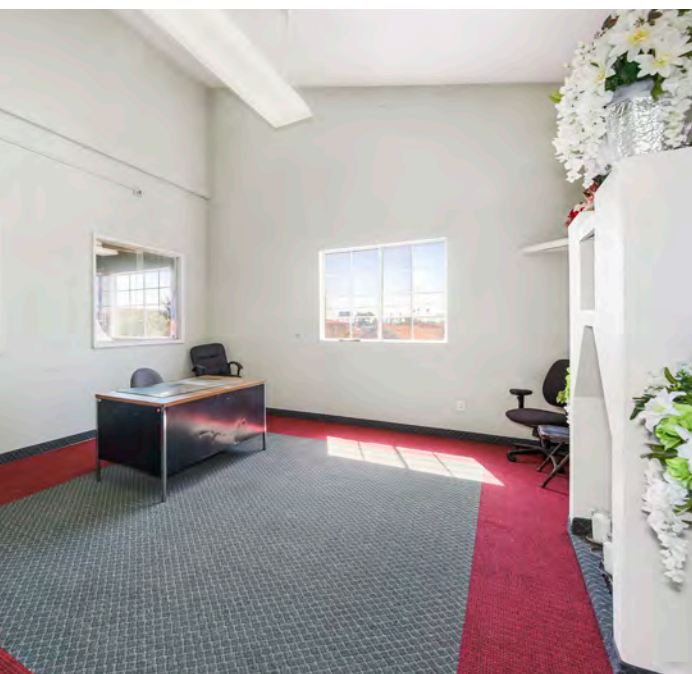
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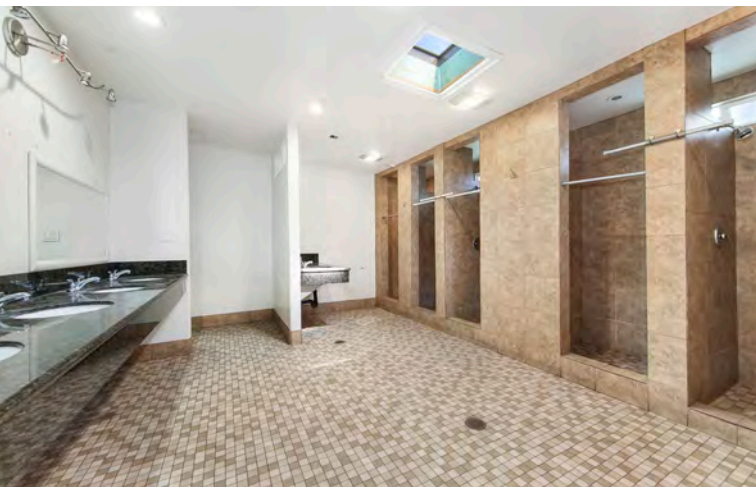
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property interior photos

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Location Highlights



Located in an Opportunity Zone



OPPORTUNITY ZONE

COMMUTER RAIL

Commerce Commuter Rail
(Orange County, 91 Lines)
10 min | 4.3 mi



Cal State LA Commuter Rail
(San Bernardino Line)
12 min | 8.8 mi

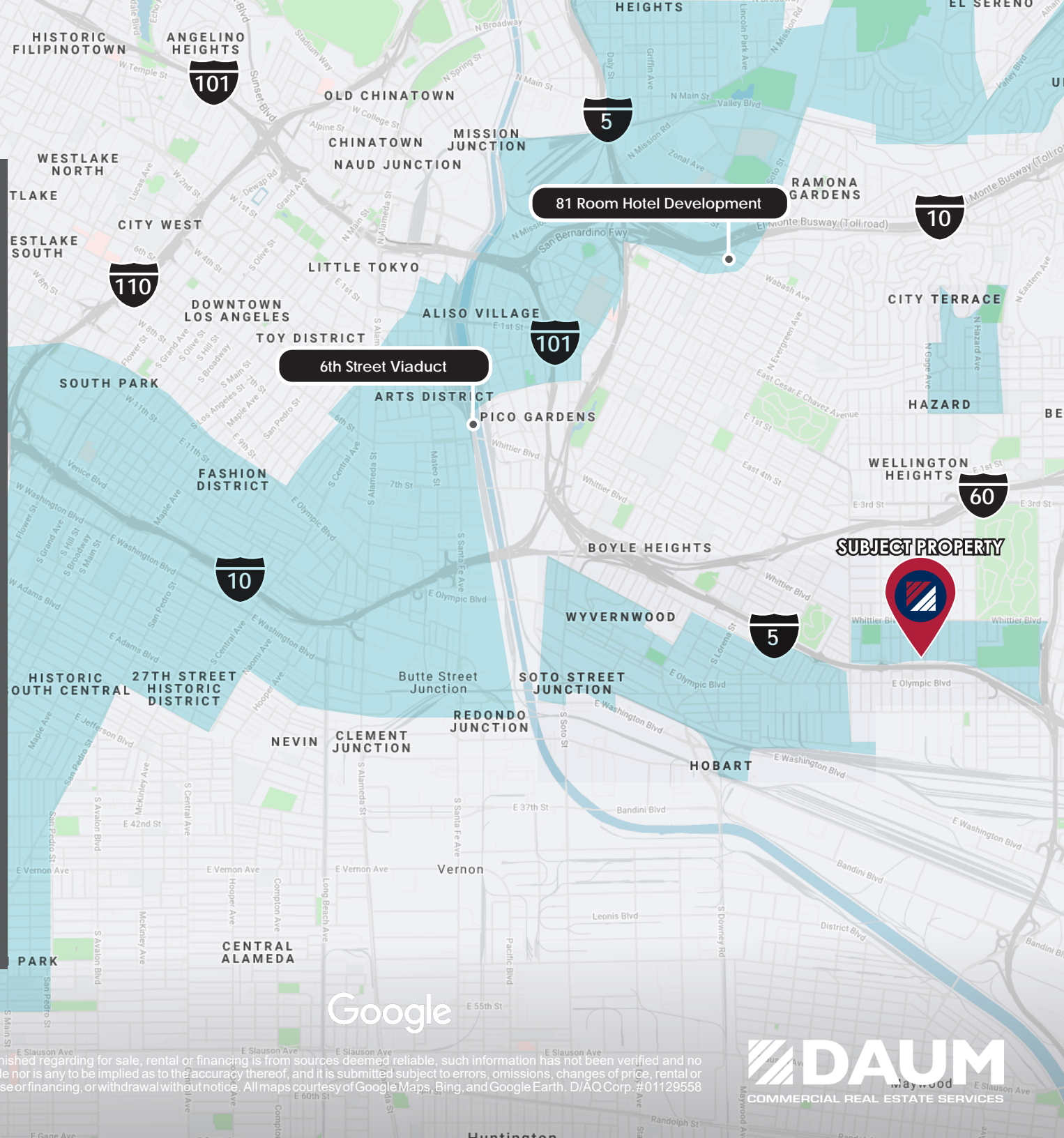
AIRPORT

Long Beach-Daugherty
Field Airport
27 min | 17.5 mi



LAX
29 min | 19.0 mi

Bob Hope Airport
28 min | 20.2 mi



South Los Angeles
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The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice - and by 2028 the third time. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county and the region.

<https://planning.lacity.org/resources/demographics>



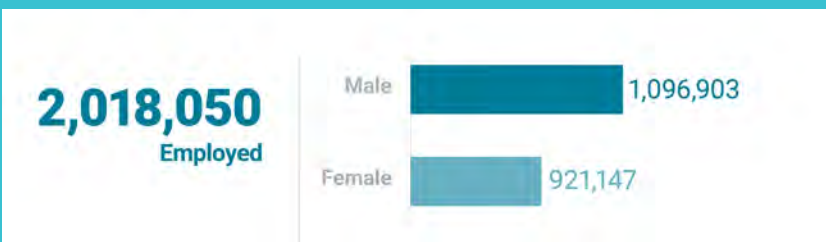
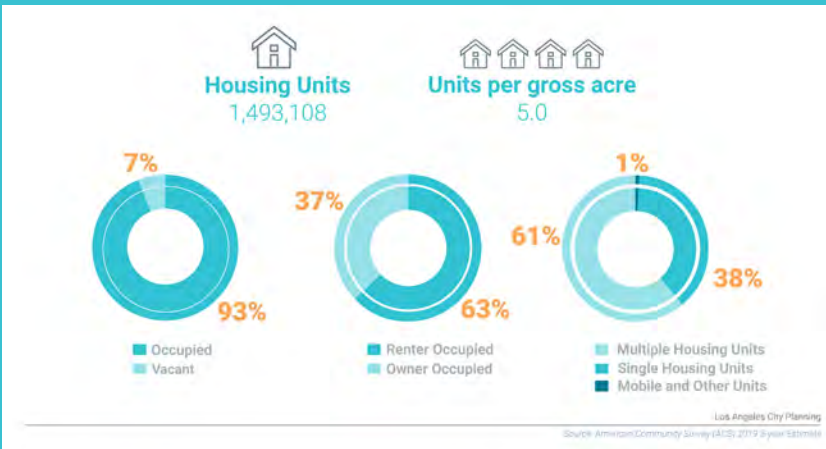
Total Persons
3,966,936



Square Miles
468.7
(approx.)



Person Per
Square Mile
8,464



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GageAve

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