

800-822-FOOTHILL BLVD & 4463 COMMONWEALTH AVE

# CHURCH PROPERTY/ REDEVELOPMENT OPPORTUNITY

LA CAÑADA FLINTRIDGE, CALIFORNIA

21,000 ± SF | 2.43 ± AC

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP



800 FOOTHILL BLVD, LA CAÑADA, CA

# property highlights

## EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer this prime redevelopment or owner-user opportunity in the heart of La Cañada Flintridge, CA. Just two blocks from the 210/CA-2 intersection with prime positioning on Foothill Boulevard, this site is easily accessible to the community which also boasts one of the top school districts in the entire State. In addition, the property is surrounded by a variety of locally owned stores, cafes, and restaurants, bringing 23,000 vehicles per day by the site. *Please do not disturb tenants.*

————— **CURRENTLY REQUESTING OFFERS** —————

## 2.43 ACRES

### IN DOWNTOWN LA CAÑADA

The property is located in the city of La Cañada Flintridge, with tremendous visibility and multiple points of access to the property along Foothill Boulevard and Commonwealth Ave.

## NEARBY

### EASY ACCESS TO NORTHERN LOS ANGELES COUNTY

Just two blocks away from the entrance to the 210, the property is easily accessible to neighboring cities such as Glendale, La Crescenta-Montrose, Pasadena, and Burbank.

## PROPERTY SUMMARY

**ADDRESSES**

800/804, 808, 814, 820/822 Foothill Blvd  
& 4463 Commonwealth Avenue,  
La Cañada Flintridge, CA 91011

**COUNTY**

Los Angeles County

**PARCELS**

5814-018-017  
5814-018-018  
5814-018-019  
5814-018-029  
5814-018-030

**SQUARE FOOTAGE**

21,000± SF

**SITE SIZE**

2.43± AC

**ZONING**

Institutional, Mixed Use 1, & Single Family  
Residential

**CURRENT LAND USE**

Religious, Single Family Dwelling, & Retail

**PRICE**

Call for Details





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# development opportunity

WITHIN THE DOWNTOWN VILLAGE SPECIFIC PLAN

1. The City of La Cañada Flintridge is in the process of updating the General Plan, which has been in place for nearly 10 years. The Updated Plan will aim to address changes in land use and trends in development and building design. Furthermore, the Updated Plan will seek to streamline the permitting and approval process, while addressing state and federal planning-related laws.
2. The City of La Cañada Flintridge is currently updating its Housing Element of the General Plan. Local governments across California are required by State Housing Element law to adequately plan to meet their share of the State's overall housing need. The Department of Housing and Community Development (HCD) is the State department that is responsible for administering Housing Element Law and for identifying the State's overall housing need. To adequately plan for their share of the State's housing need, local governments adopt Housing Elements as part of their General Plans. Housing Elements provide goals, policies, and programs to create opportunities for housing development.

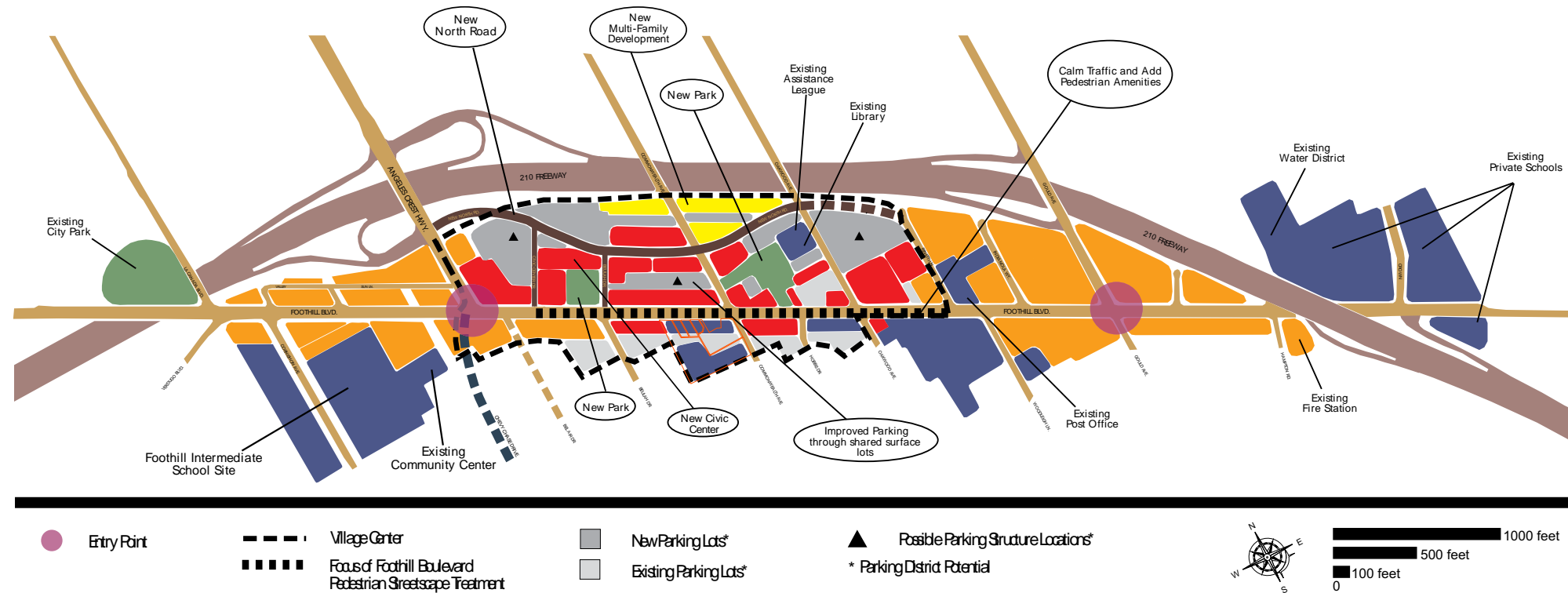


Figure 4.1: Urban Design Concept

Maps are proposed drafts from The City of La Cañada Flintridge

**Buyer to verify zoning, land use, and development criteria with city planning prior to submitting a proposal.**

800 FOOTHILL BLVD, LA CAÑADA, CA

# aerial

## CHURCH BUILDINGS

Includes sanctuary, classrooms, offices, kitchen, and fellowship hall

## PLAYGROUND

## SINGLE FAMILY RESIDENCE

NOT INCLUDED

## RETAIL PROPERTIES

COMMONWEALTH AVE

FOOTHILL BLVD



800 FOOTHILL BLVD, LA CAÑADA, CA

# proximity map

USC VERDUGO HILLS HOSPITAL

DESCANSO GARDENS

CHERRY CANYON PARK

GLENDALE SPORTS COMPLEX

LA CAÑADA UNIFIED SCHOOL DISTRICT

Panera Bread  
SPROUTS FARMERS MARKET  
HomeGoods  
ANYTIME FITNESS  
Orangetheory  
TJ-maxx

**PROPERTY SITE**

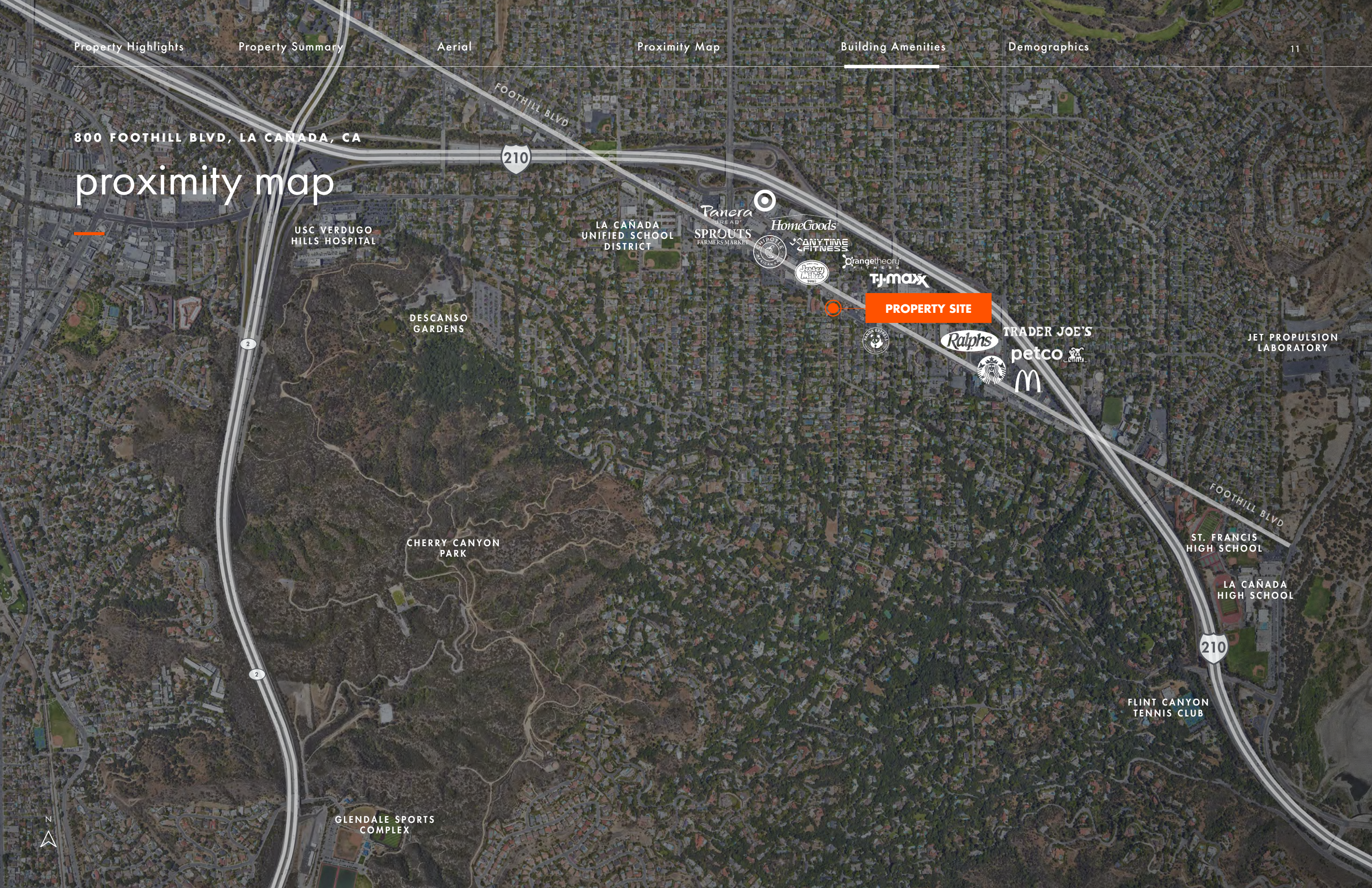
Ralphs  
STARBUCKS  
petco  
McDonald's  
TRADER JOE'S

ST. FRANCIS HIGH SCHOOL

LA CAÑADA HIGH SCHOOL

FLINT CANYON TENNIS CLUB

JET PROPULSION LABORATORY





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## building amenities

### SANCTUARY

- Seating capacity of 150±
- Sanctuary includes an organ, space for choir behind pulpit, sacristy room, and choir room.

### CLASSROOMS, OFFICES, & ADDITIONAL ROOMS

- The property also includes a large gathering space with connected kitchen, 5 office spaces, 5 classroom spaces, and multiple storage areas located across the main floor and lower level.
- Additional kitchen space is located near the offices.
- Restrooms are included on both levels and throughout the main floor.

### ADDITIONAL PROPERTY INFORMATION

- Parking: 83± spaces
- A memorial garden is located at the center of the property with water fountain
- Additional properties, currently used for retail, are located along Foothill Blvd.
- A 2,500± SF rectory is located on and accessed through Commonwealth Avenue.

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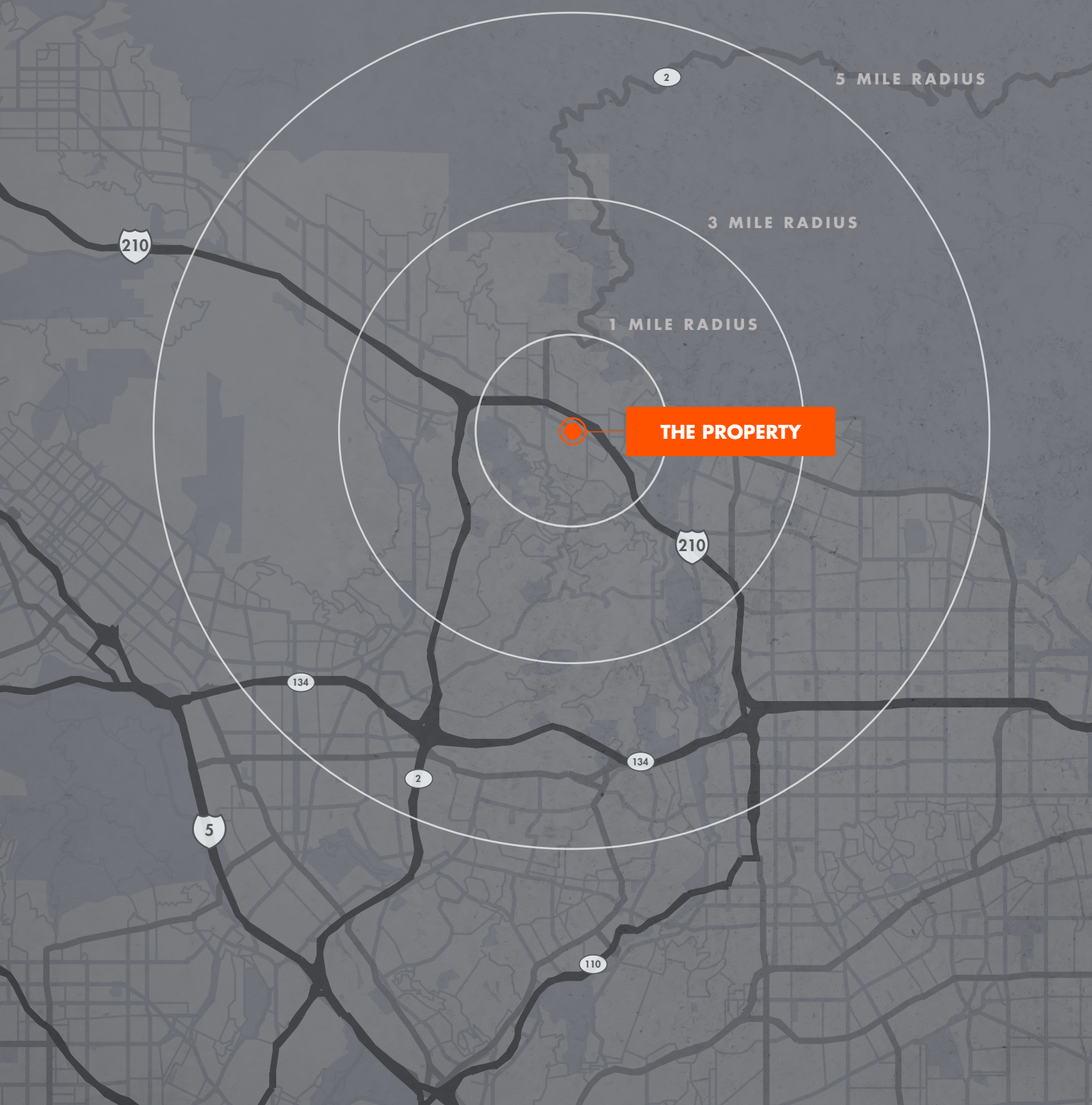
# floor plan





THE AREA

# la cañada flintridge



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION '22	9,860	76,408	270,763
PROJ. POPULATION '27 (-0.4%)	9,681 (-0.4%)	74,820 (-0.4%)	264,626 (-0.5%)
AVG. HOUSEHOLD INCOME	\$265,786	\$175,136	\$138,543
MEDIAN HOME VALUE	\$1.62 M	\$1.14 M	\$986,732
MEDIAN AGE	45.3	42.7	41.5
TOTAL EMPLOYEES	8,083	33,065	131,377
EST. HOUSEHOLDS	3,266	27,328	102,956
TOTAL BUSINESSES	829	4,511	16,605

Source: ESRI



# contact

**FOR MORE INFORMATION, PLEASE CONTACT**

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