



FOUNDRY
COMMERCIAL

RELIGIOUS/EDUCATIONAL PROPERTY FOR SALE

3960 FRUIT STREET, LA VERNE, CA 91750

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22,756± SF ON 9.19± AC FOR SALE IN LA VERNE, CA - FOR MORE INFO, PLEASE CONTACT: **949.939.6238**



PROPERTY HIGHLIGHTS

- Two buildings with multiple modular buildings used as classrooms totaling 22,756± SF on 9.19± AC
- Includes 12 classrooms total, a basketball court, a track and football field, and a courtyard area
- Parking lot with 165± spaces
- Surrounded by low density residential and commercial properties, with a mobile home park across the street
- Less than a mile from Bonita High School and just North of U.S. Route 66

PROPERTY SPECIFICATIONS

LOT SIZE	9.19± AC
SQUARE FOOTAGE	22,756± SF
NO. OF BUILDINGS	2 (Plus Modulares)
APN	8666-018-009
ZONING	I Institutional
COUNTY	Los Angeles
USE	Religious/Educational
PRICE	Undisclosed

FOR MORE INFORMATION, PLEASE CONTACT:

CHRIS BURY | 949.939.6238

Partner, Senior Vice President

Chris.Bury@foundrycommercial.com

Licensed Real Estate Broker

CHARLIE HOWARTH | 949.542.9484

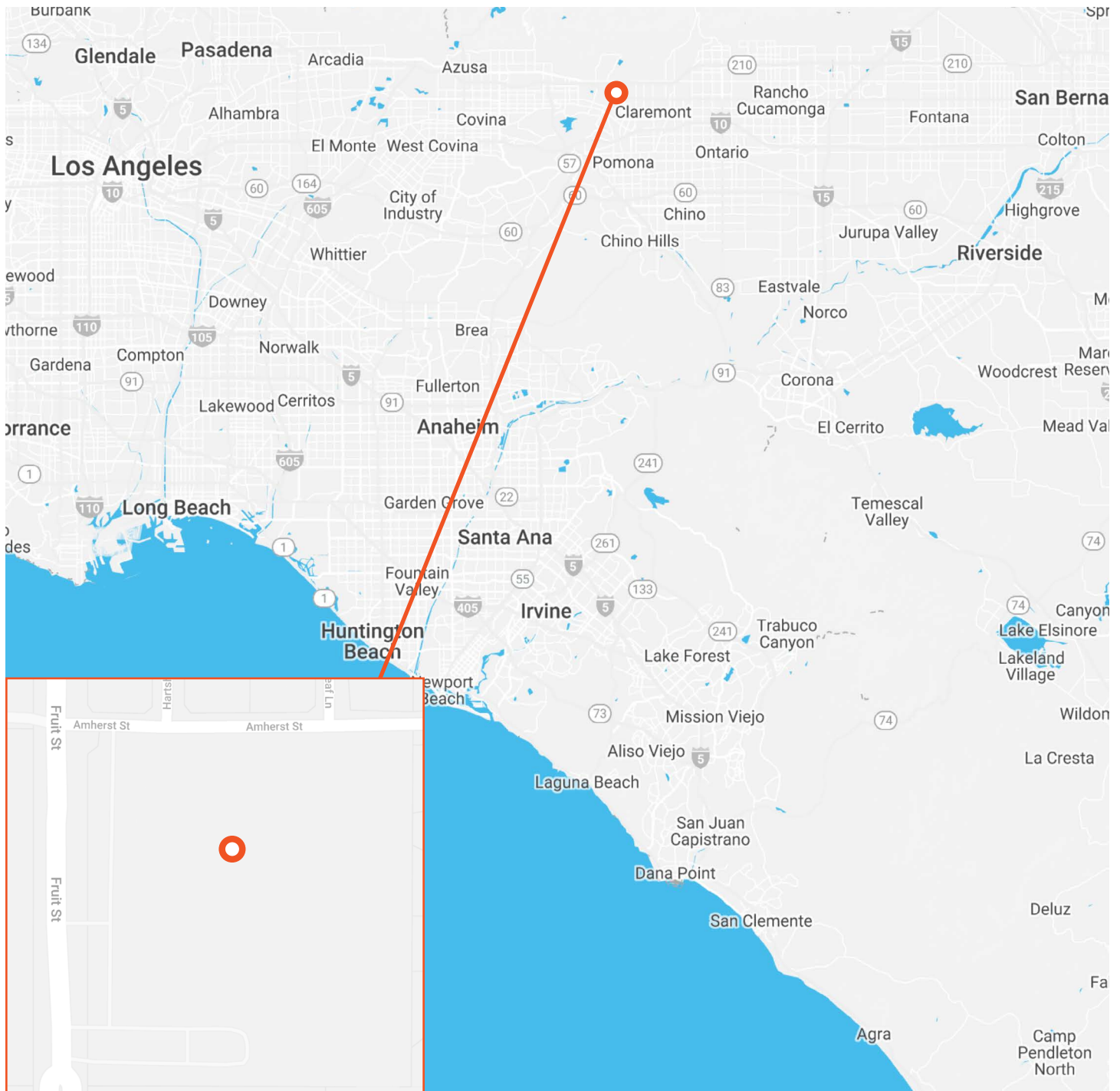
Senior Associate

Charlie.Howarth@foundrycommercial.com

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PROPERTY LOCATION



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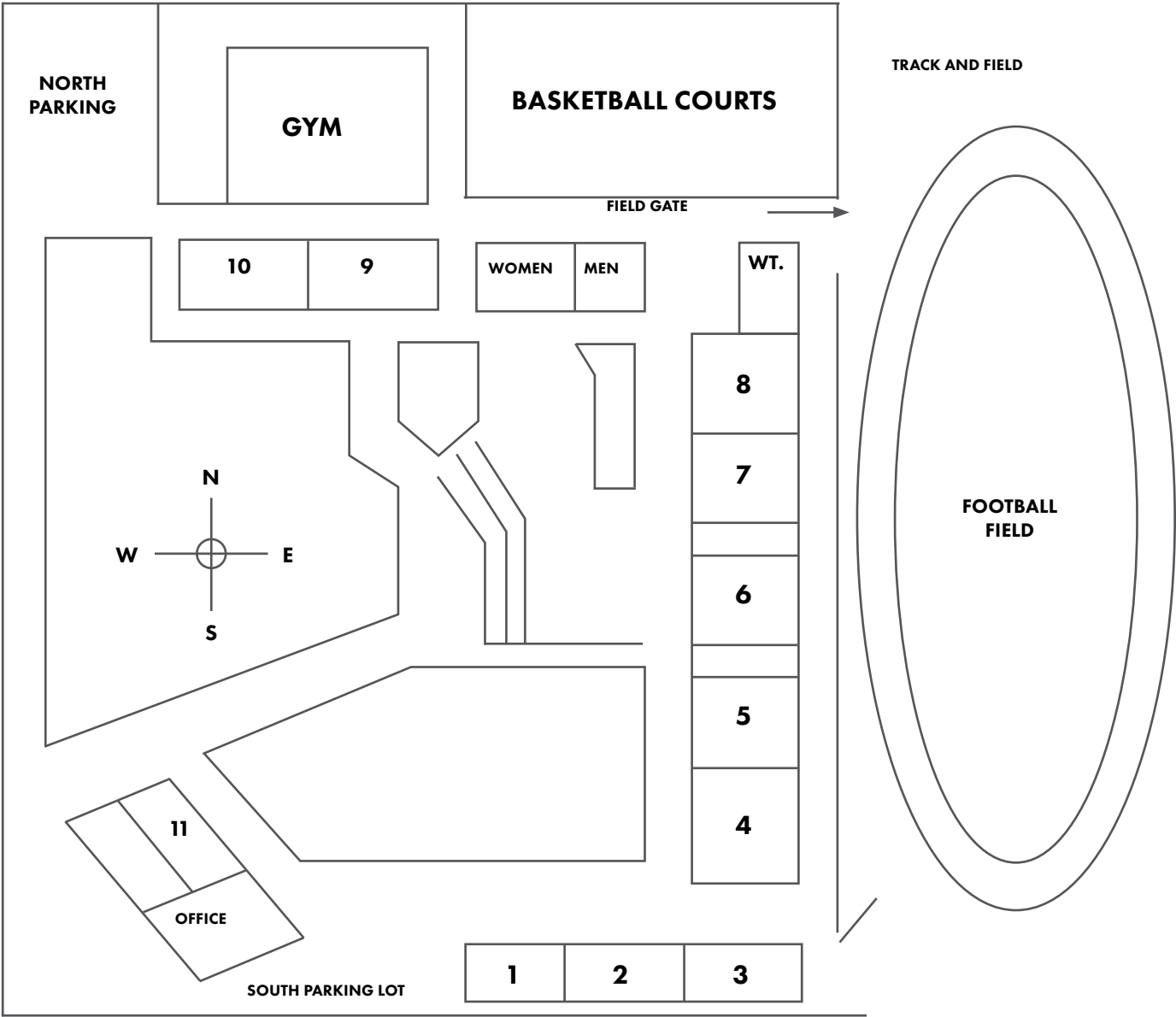
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FLOOR PLAN



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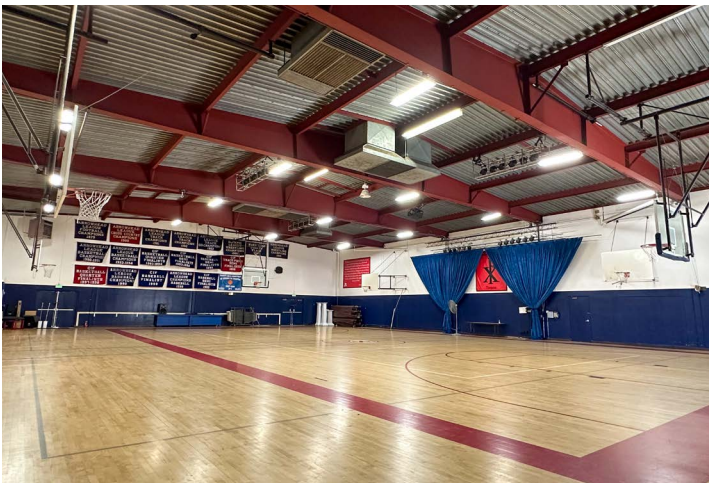
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PHOTOS



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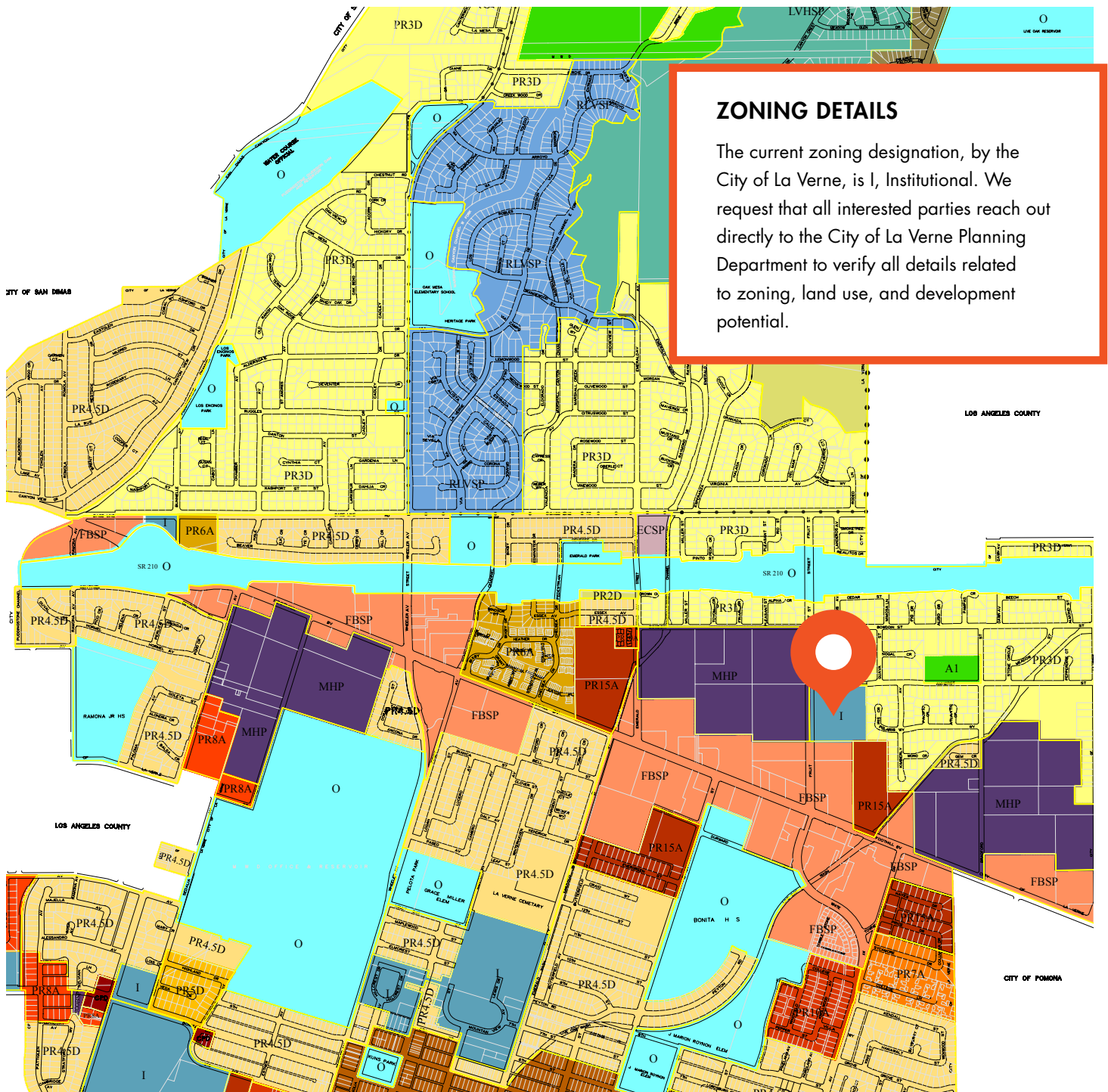
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ZONING MAP



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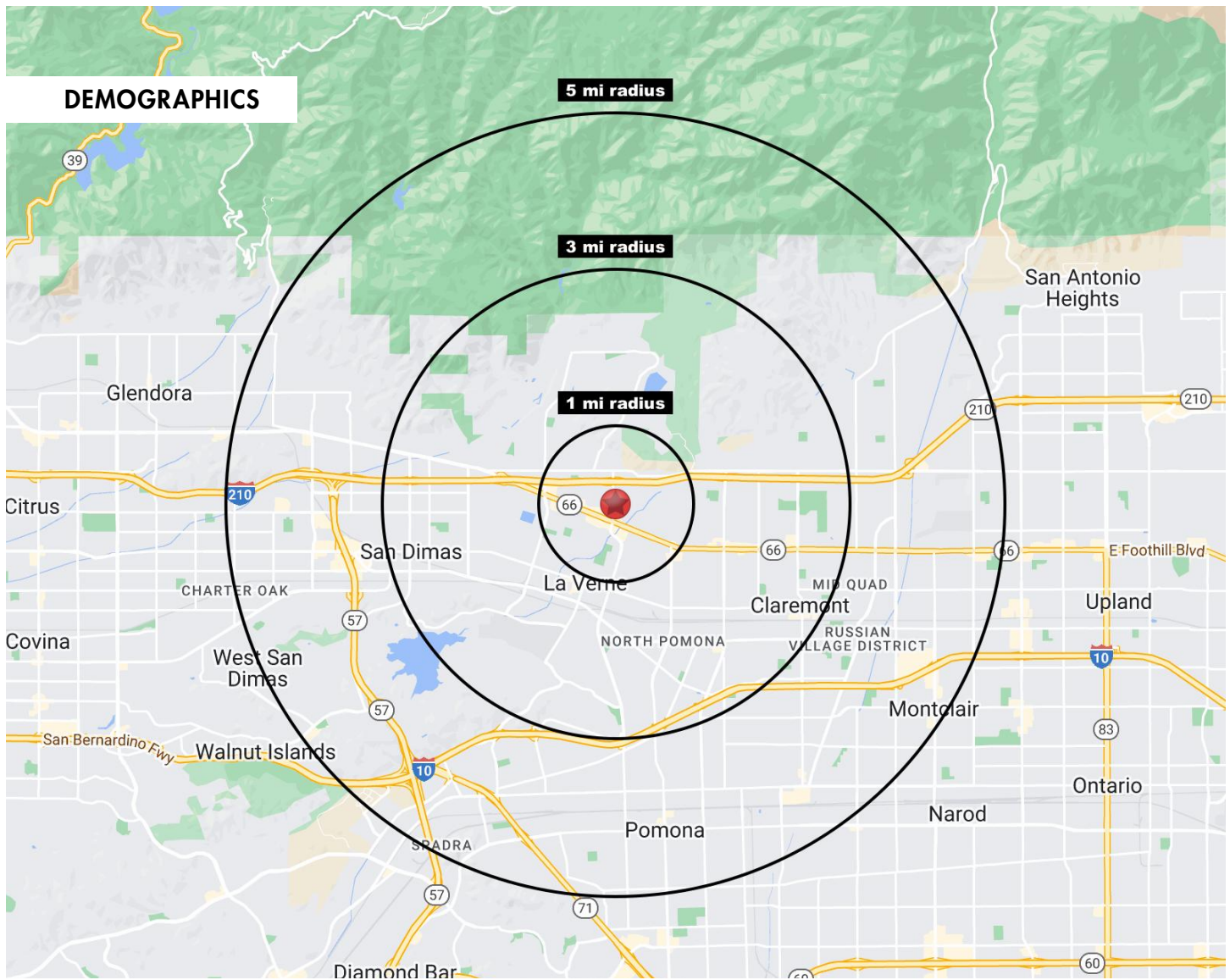
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**1 MILE RADIUS****17,764**

ESTIMATED POPULATION 2023

**41.4**

MEDIAN AGE

**\$611,830**

MEDIAN HOME VALUE 2023

**\$132,049**

AVG HOUSEHOLD INCOME

3 MILE RADIUS**99,273**

ESTIMATED POPULATION 2023

**41.4**

MEDIAN AGE

**\$674,998**

MEDIAN HOME VALUE 2023

**\$140,960**

AVG HOUSEHOLD INCOME

5 MILE RADIUS**274,906**

ESTIMATED POPULATION 2023

**37.2**

MEDIAN AGE

**\$634,798**

MEDIAN HOME VALUE 2023

**\$125,508**

AVG HOUSEHOLD INCOME

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