

RELIGIOUS/EDUCATIONAL PROPERTY FOR SALE

3960 FRUIT STREET, LA VERNE, CA 91750

foundrycommercial.com

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 Modulars)
APN	8666-018-009
ZONING	I Institutional
COUNTY	Los Angeles
USE	Religious/Educational
PRICE	Undisclosed

FOR MORE INFORMATION, PLEASE CONTACT:

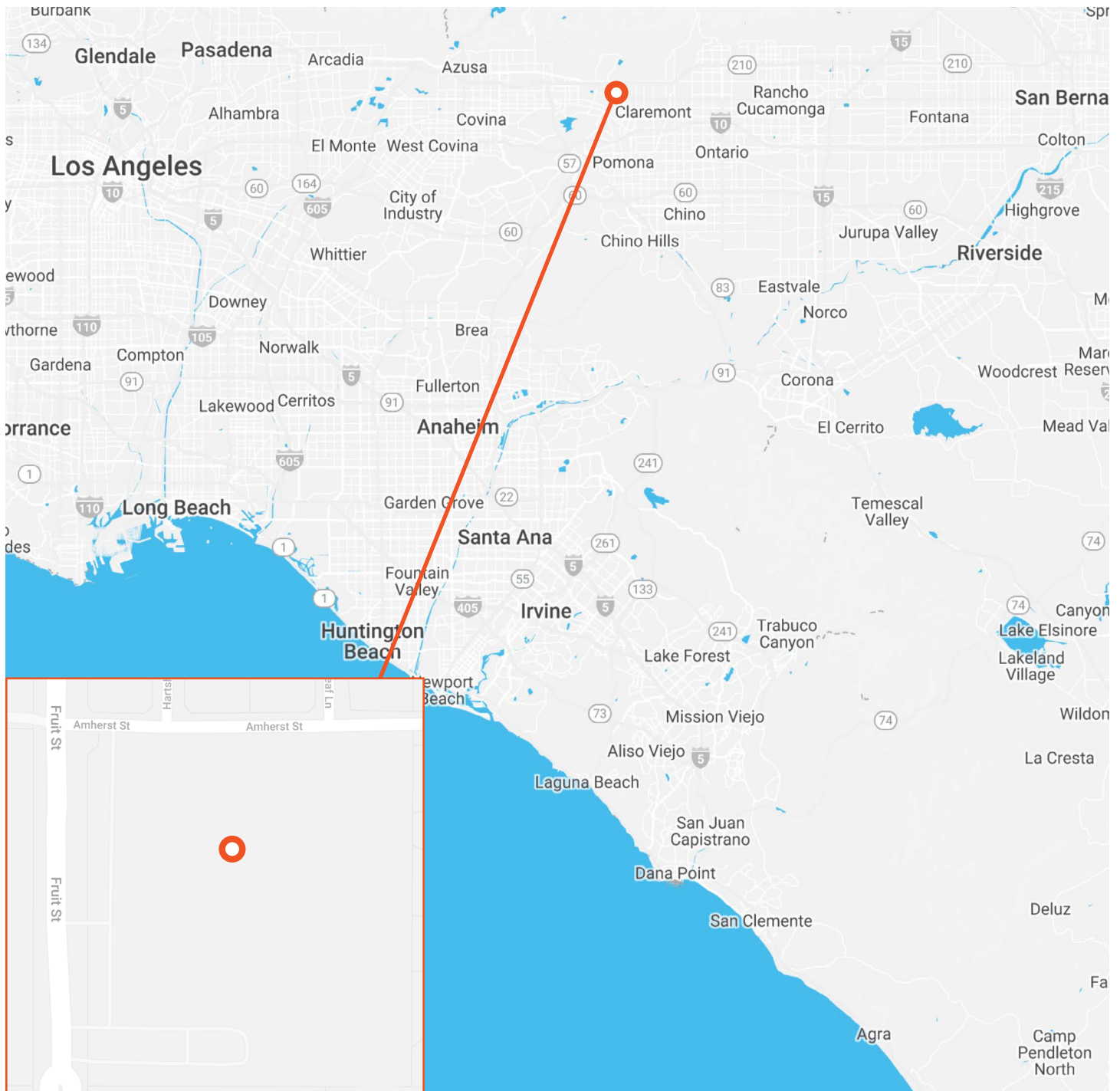
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PROPERTY LOCATION



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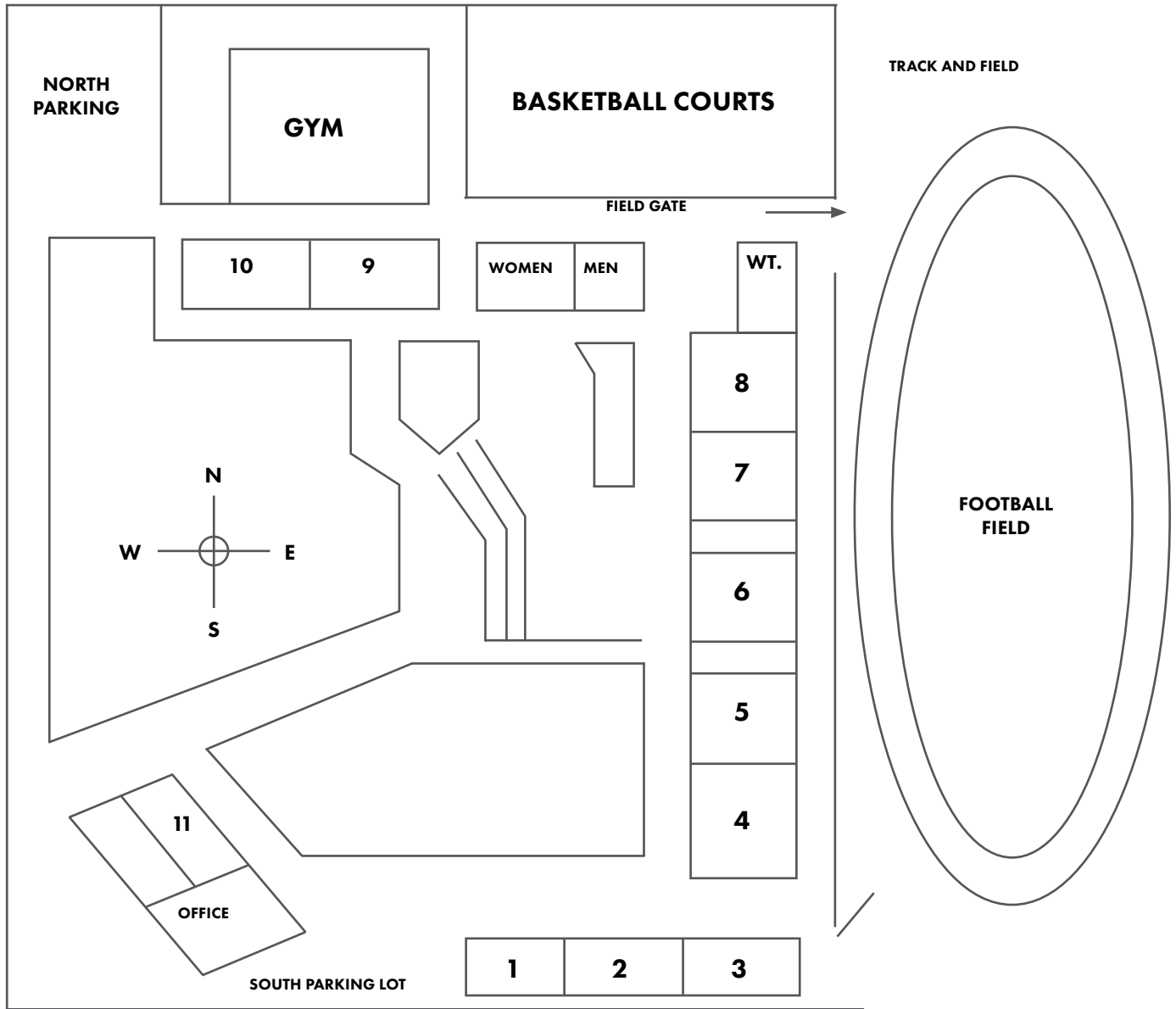
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FLOOR PLAN



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PHOTOS



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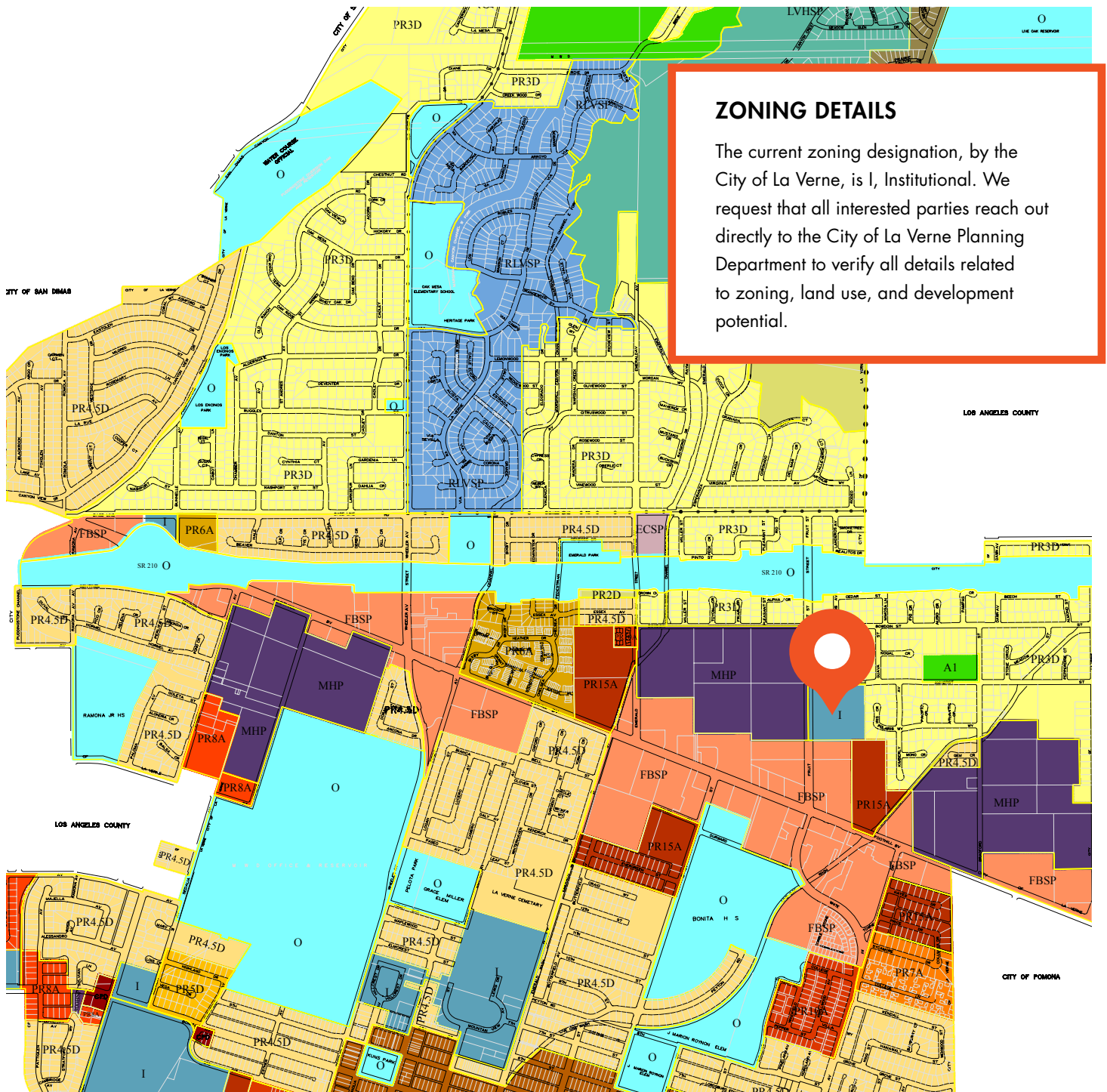
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ZONING MAP



ZONING DETAILS

The current zoning designation, by the City of La Verne, is I, Institutional. We request that all interested parties reach out directly to the City of La Verne Planning Department to verify all details related to zoning, land use, and development potential.

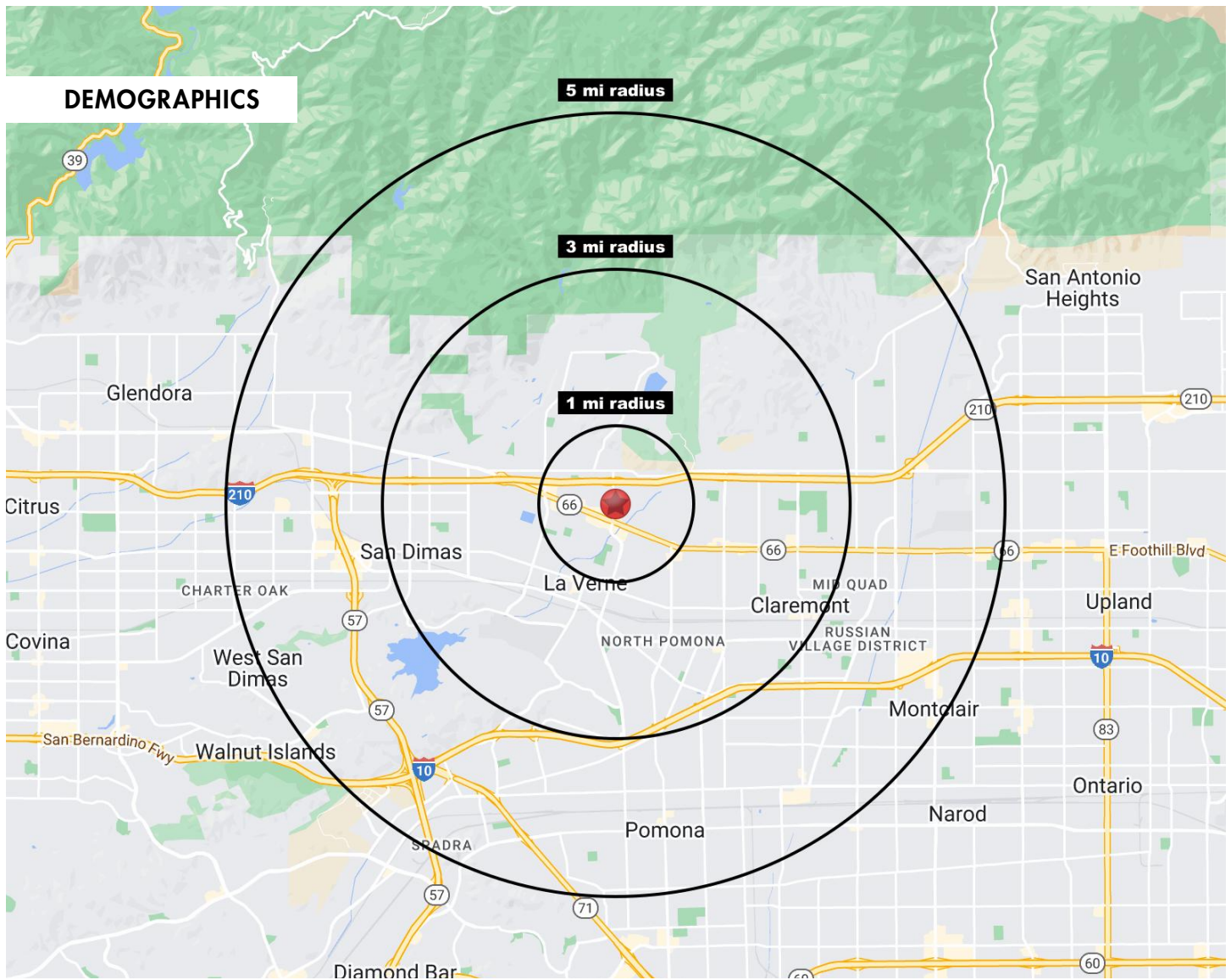
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DEMOGRAPHICS

5 mi radius





3 mi radius

1 mi radius





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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