

**7751 GLENCOE DRIVE
HUNTINGTON BEACH, CA**



Silver Ln

± 4,110 SQ. FT. ON ± 15,548 SQ. FT. OF LAND

OWNER/USER OR REDEVELOPMENT OPPORTUNITY

Voit
REAL ESTATE SERVICES

BC
BOUMA CAPUTO

OWNER/USER OR REDEVELOPMENT OPPORTUNITY

7751 Glencoe Drive, Huntington Beach, CA



OFFERING SUMMARY

Voit Real Estate Services is pleased to offer the rare opportunity to acquire a 4,110 SF religious facility located on a 15,548 sq.ft land parcel. This property presents a versatile investment opportunity:

For Owner/Users: A well maintained, conveniently located facility ready to serve as a house of worship, day care, school, or community meeting place.

For Investor/Developers: A unique investment / redevelopment opportunity with zoning potential to construct up to 15 units per acre.

PROPERTY DESCRIPTION

BUILDING AREA: Sanctuary Building: ± 2,610 SF
Children's Ministry : ± 1,500 SF
Total: ± 4,110 SF
Main Sanctuary Max Occupancy: 120

LAND AREA: ±15,548 Sq. Ft. (±0.36 Acres)

PARCEL DIMENSIONS: ± 135' x 115'

PARCEL NUMBER: 142-101-01

PARKING: 19 On-Site Parking Spaces
37 Additional Parking Spaces at Adjacent Oceanview School Site (subject to continuation of parking agreement to be negotiated by Buyer)

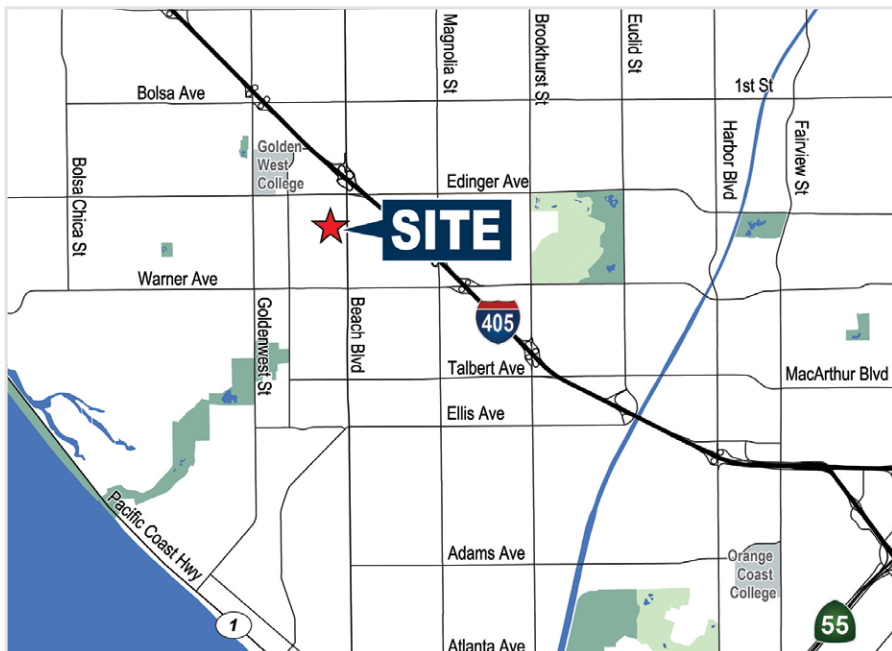
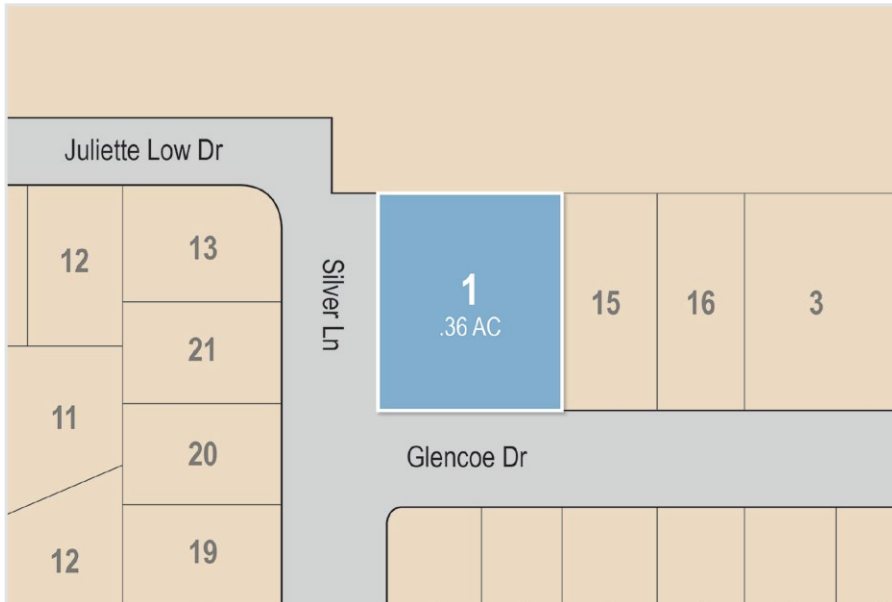
CURRENT USE: Religious Facility leased on a month-to month basis to two church tenants. Continued use subject to compliance with Conditional Exception (Use Variance 67-39) and continuation of existing parking agreement.

ZONING: RM - Residential Medium Density

LOCATION: Located a half mile from the Bella Terra Mall, 405 freeway, and extensive retail amenities along Beach Blvd (Highway 39)

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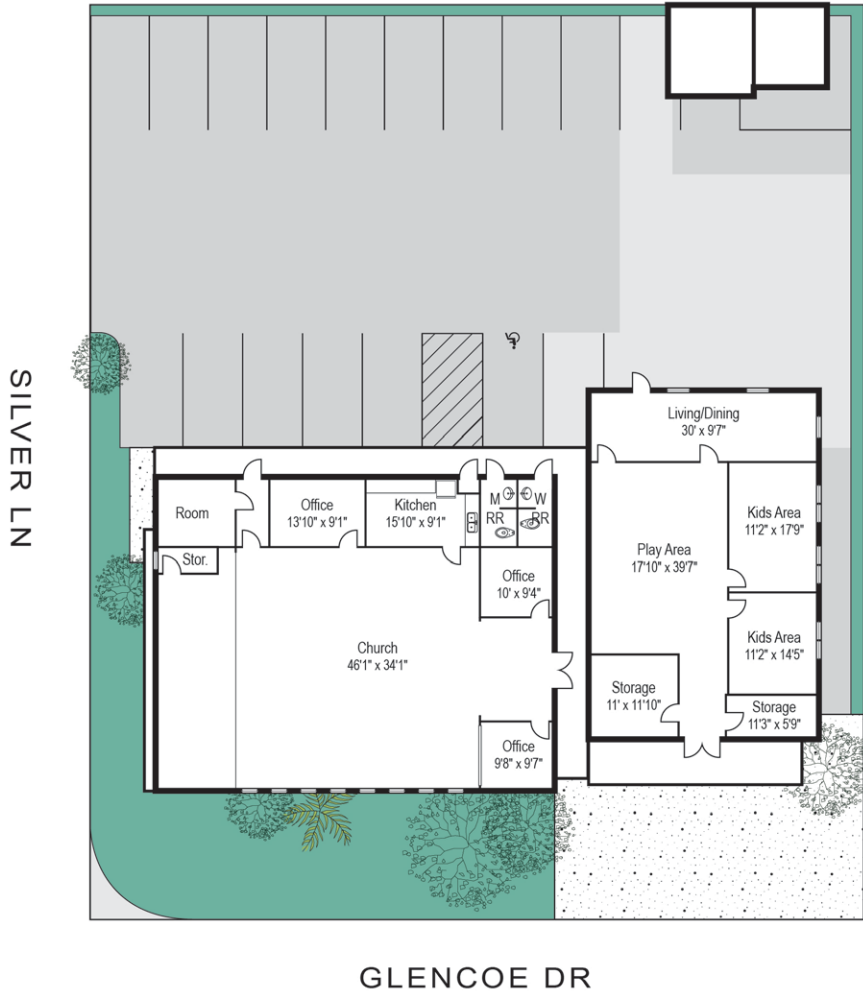
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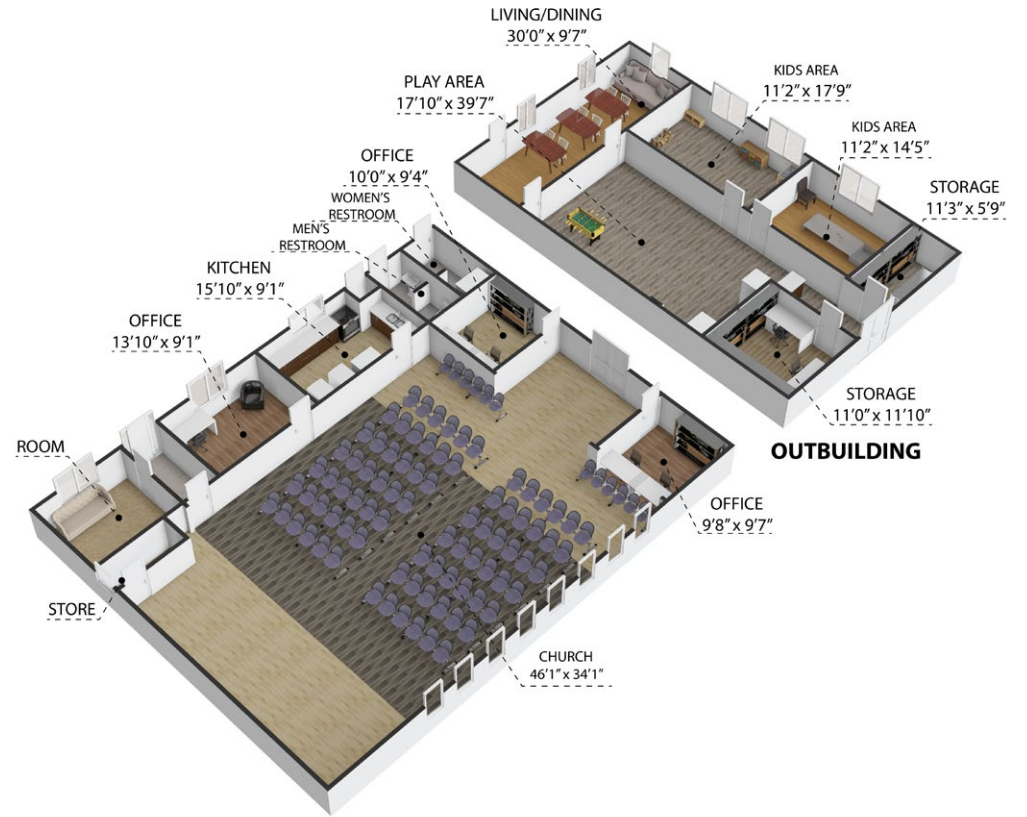
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SITE PLAN



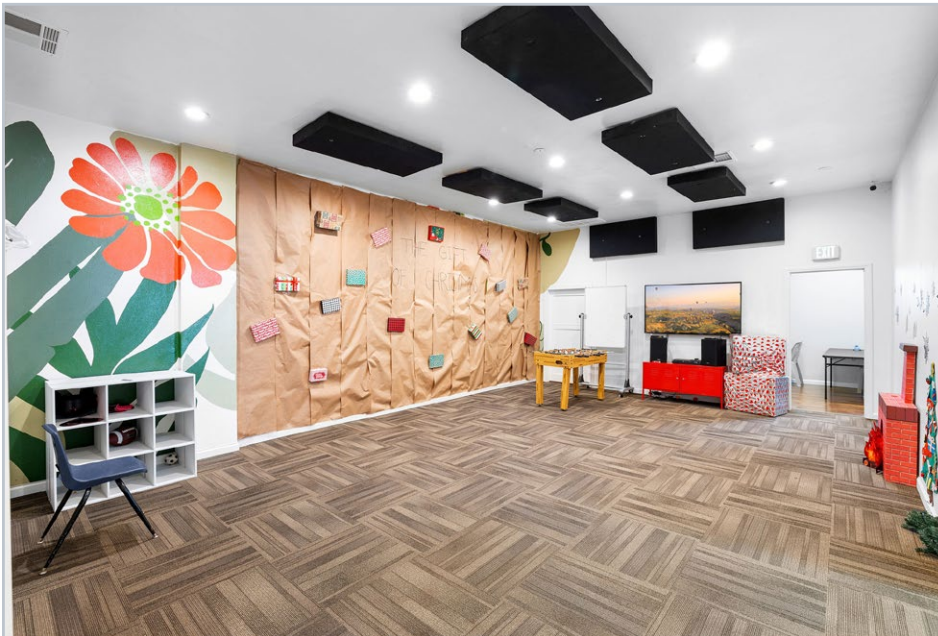
FLOOR PLAN



* Not to scale

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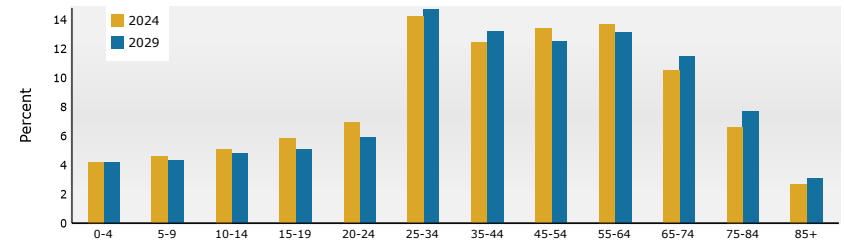
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Demographic, Income Profile & Zoning (3-MILE RADIUS)

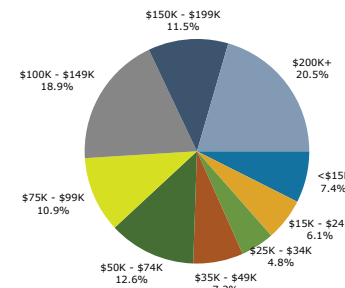
Summary	Census 2010	Census 2020	2024	2029				
Population	212,128	218,407	214,597	213,873				
Households	69,755	74,070	74,100	76,341				
Families	50,686	52,818	51,775	53,334				
Average Household Size	3.02	2.92	2.87	2.78				
Owner Occupied Housing Units	39,455	38,261	38,113	39,345				
Renter Occupied Housing Units	30,300	35,809	35,987	36,996				
Median Age	38.8	42.2	42.5	43.3				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	-0.07%	0.09%	0.38%					
Households	0.60%	0.38%	0.64%					
Families	0.60%	0.37%	0.56%					
Owner HHs	0.64%	0.58%	0.97%					
Median Household Income	2.66%	2.70%	2.95%					
Households by Income	2024		2029					
	Number	Percent	Number	Percent				
<\$15,000	5,498	7.4%	4,936	6.5%				
\$15,000 - \$24,999	4,514	6.1%	3,470	4.5%				
\$25,000 - \$34,999	3,572	4.8%	2,927	3.8%				
\$35,000 - \$49,999	5,338	7.2%	4,501	5.9%				
\$50,000 - \$74,999	9,307	12.6%	8,154	10.7%				
\$75,000 - \$99,999	8,098	10.9%	7,944	10.4%				
\$100,000 - \$149,999	14,031	18.9%	15,074	19.7%				
\$150,000 - \$199,999	8,555	11.5%	10,705	14.0%				
\$200,000+	15,189	20.5%	18,630	24.4%				
Median Household Income	\$101,704		\$115,954					
Average Household Income	\$138,240		\$159,848					
Per Capita Income	\$47,767		\$57,088					
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,875	5.6%	9,173	4.2%	9,035	4.2%	8,929	4.2%
5 - 9	13,158	6.2%	10,880	5.0%	9,765	4.6%	9,149	4.3%
10 - 14	14,265	6.7%	12,999	6.0%	11,016	5.1%	10,322	4.8%
15 - 19	14,954	7.0%	14,224	6.5%	12,359	5.8%	10,969	5.1%
20 - 24	13,727	6.5%	14,571	6.7%	14,779	6.9%	12,632	5.9%
25 - 34	26,587	12.5%	28,454	13.0%	30,392	14.2%	31,408	14.7%
35 - 44	31,303	14.8%	25,968	11.9%	26,697	12.4%	28,149	13.2%
45 - 54	32,009	15.1%	31,431	14.4%	28,844	13.4%	26,679	12.5%
55 - 64	24,328	11.5%	30,525	14.0%	29,405	13.7%	27,940	13.1%
65 - 74	16,796	7.9%	21,676	9.9%	22,454	10.5%	24,666	11.5%
75 - 84	9,551	4.5%	13,213	6.0%	14,076	6.6%	16,412	7.7%
85+	3,576	1.7%	5,291	2.4%	5,774	2.7%	6,619	3.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	111,704	52.7%	86,550	39.6%	80,447	37.5%	75,496	35.3%
Black Alone	2,150	1.0%	2,523	1.2%	2,574	1.2%	2,555	1.2%
American Indian Alone	1,067	0.5%	1,645	0.8%	1,664	0.8%	1,666	0.8%
Asian Alone	67,696	31.9%	77,536	35.5%	78,924	36.8%	81,594	38.2%
Pacific Islander Alone	817	0.4%	788	0.4%	792	0.4%	791	0.4%
Some Other Race Alone	19,937	9.4%	25,945	11.9%	26,457	12.3%	27,293	12.8%
Two or More Races	8,757	4.1%	23,420	10.7%	23,738	11.1%	24,478	11.4%
Hispanic Origin (Any Race)	45,304	21.4%	50,152	23.0%	50,957	23.7%	52,630	24.6%



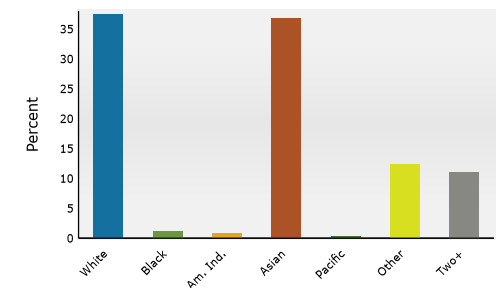
POPULATION BY AGE



2024 HOUSEHOLD INCOME



2024 POPULATION BY RACE



Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Zoning Information

The RM Low Density Residential District provides opportunities for housing of a more intense nature than single-family detached dwelling units, including duplexes, triplexes, town houses, apartments, multi-dwelling structures, or cluster housing with landscaped open space for resident's use. Single-family homes, such as patio homes, may also be suitable. Maximum density is 15 units per acre.

ZONING LEGEND

RL, RM, RMH, RH, and RMP Districts: Land Use Controls

- P = Permitted
- L = Limited (see Additional Provisions)
- PC = Conditional use permit approved by Planning Commission
- ZA = Conditional use permit by Zoning Administrator
- TU = Temporary use permit
- P/U = Requires
- = Not Permitted

Note: Buyer must independently verify directly with the city of Huntington Beach its intended use or development plans are allowed under the current zoning. Broker makes absolutely no representation as to the accuracy or completeness of this information.

	RL	RM	RMH, RH	RMP	Additional Provisions
RESIDENTIAL USES					(A)(M)(Q)
DAY CARE, LTD.	P	P	P	P	
GROUP HOMES INCL. SOBER LIVING HOMES	L-8	L-8	L-8	L-8	
GROUP RESIDENTIAL	-	-	PC	-	
MULTI-FAMILY RESIDENTIAL					(B)(C)(D)(R)
2-4 UNITS	ZA	P	P	-	
5-9 UNITS	ZA	ZA	ZA	-	
10 OR MORE UNITS	PC	PC	PC	-	
MANUFACTURED HOME PARKS	ZA	ZA	-	ZA	(E)(F)
REFERRAL FACILITY	-	L-9	L-9	L-9	L-9
RESIDENTIAL CARE FACILITY	P/PC	P/PC	P/PC	P/PC	(T)
SINGLE-FAMILY RESIDENTIAL	P	P	P	P	(B)(D)(F)(P)(R)(S)
SUPPORTIVE HOUSING	L-7	L-7	L-7	L-7	
TRANSITIONAL HOUSING	L-7	L-7	L-7	L-7	
PUBLIC AND SEMIPUBLIC					(A)(O)
CLUBS & LODGES	PC	PC	ZA	ZA	
DAY CARE, LARGE FAMILY	L-6	L-6	L-6	L-6	
DAY CARE, GENERAL	L-1	ZA	ZA	ZA	
PARK & RECREATION FACILITIES	L-2	L-2	L-2	L-2	
RELIGIOUS ASSEMBLY	L-3	PC	PC	PC	
RESIDENTIAL CARE, GENERAL	-	PC	PC	PC	
SCHOOLS, PUBLIC OR PRIVATE	PC	PC	PC	PC	
UTILITIES, MAJOR	PC	PC	PC	PC	
UTILITIES, MINOR	P	P	P	P	
COMMERCIAL					
COMMUNICATION FACILITIES	L-5	L-5	L-5	L-5	
HORTICULTURE	ZA	ZA	ZA	ZA	
NURSERIES	ZA	ZA	ZA	ZA	
VISITOR ACCOMMODATIONS					
BED AND BREAKFAST INNS	-	-	L-4	-	
ACCESSORY USES	P/U	P/U	P/U	P/U	(A)(G)(H)(I)(L)(M)
TEMPORARY USES					(J)(M)
COMMERCIAL FILMING, LIMITED	P	P	P	P	
REAL ESTATE SALES	P	P	P	P	(N)
PERSONAL PROPERTY SALES	P	P	P	P	
STREET FAIRS	TU	TU	TU	TU	
NONCONFORMING USES					(K)(L)

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EXCLUSIVELY
LISTED BY:

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REAL ESTATE SERVICES

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