

## HOUSING OPPORTUNITY SITE 8438 & 8454 5<sup>th</sup> Street



### DESCRIPTION

Located at the southwest corner of 5<sup>th</sup> Street & Brookshire Avenue in a very stable north Downey neighborhood, this former church site is one block north of the Downey Civic Center and Downey High School. The site has easy access to freeways and is walking distance to Downtown Downey. This site has excellent access to public transit and is walking distance to the Stonewood Center, a regional shopping mall.

### PROPERTY INFO

8438 5<sup>th</sup> Street; 9,256 square feet; (52' x 178').  
8454 5<sup>th</sup> Street; three merged lots; 23,852 est. square feet  
(irregular 134' x 178') .76 acres combined

### ASSESSOR #

6254-014-019  
6254-014-022

### PROPERTY INFO

Lot and Church buildings

### ZONING

R3 Medium Density  
Multi-Family  
Max Lot Coverage: 50%  
Max. Bldg. Height: 35'  
Min. Lot Area: 1,815 sf./unit  
Est. Units Permitted: 13-16

### REDEVELOPMENT AREA

No