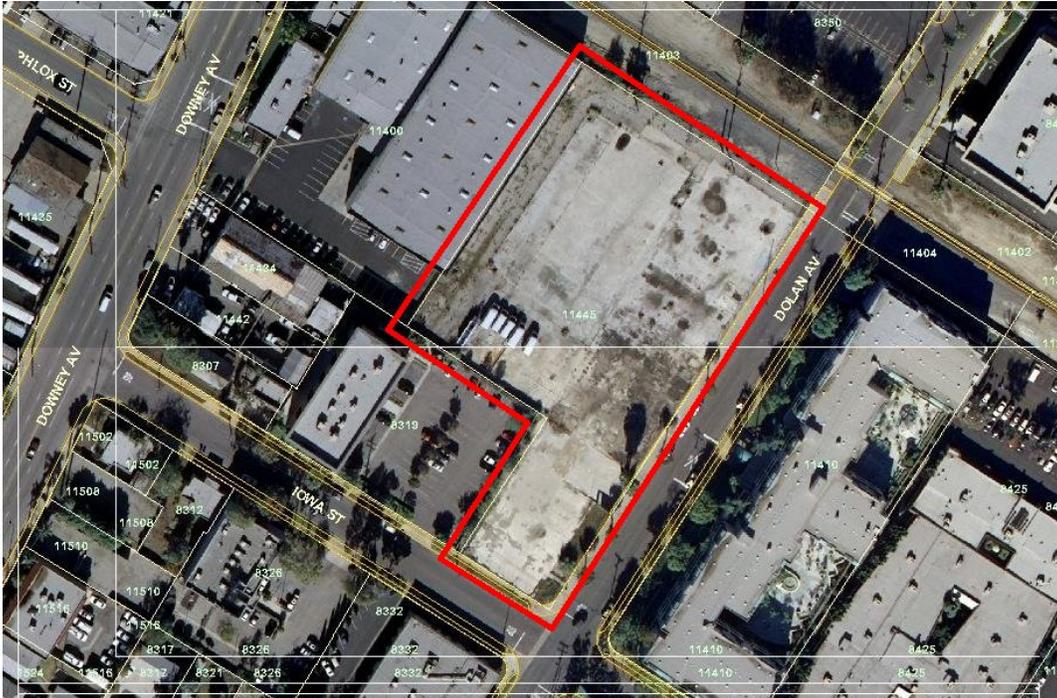


HOUSING OPPORTUNITY SITE 11445 DOLAN AVE.



DESCRIPTION

This large site is located near the medical services cluster at the corner of Dolan Avenue and Iowa Street. Currently zoned for manufacturing, this site could be developed for senior housing or possibly other housing. This site is near public transportation, shopping centers, medical offices, and amenities and services that are ideal for senior housing. It is also minutes away from four major freeways, Long Beach Freeway (710) Santa Ana Freeway (5), San Gabriel River Freeway (605), Century Freeway (105)

PROPERTY INFO

91,040 sq. ft. (2.08 acres)
450 lf. ft. of street coverage on Dolan Ave.

ASSESSOR

6255-008-020

LAND USE INFO

Zoning: M2 : General Manufacturing
General Plan: Allows senior housing under the HM zone
Max. Lot Coverage: 60%
Max. Bldg. Height: 45' - (3 stories)
Min. Lot Area/Unit : 871 sq. sf. (50 units / acre)
Est. Units Permitted: 104 units

REDEVELOPMENT AREA

Yes