

**OPPORTUNITY SITE  
11111 FLORENCE AVE  
(FORMER WORLD OF DÉCOR SITE)**



**DESCRIPTION**

This site offers great visibility from two major freeways (I-5 and I-605). This site is also conveniently located to serve the adjacent cities of Norwalk, Santa Fe Springs, La Habra, and Pico Rivera. Having over 650 feet of frontage to the I-5 freeway at grade makes this site ideal for larger-format retail or large-scale commercial developments including automotive sales.

**PROPERTY INFO**

**TOTAL** 425,581sf (9.77 acres)

**DIMENSIONS:** 590' deep  
776' Florence frontage

**TRAFFIC VOLUME** 54,000 cars per day  
on Florence Ave.

**LAND USE INFO**

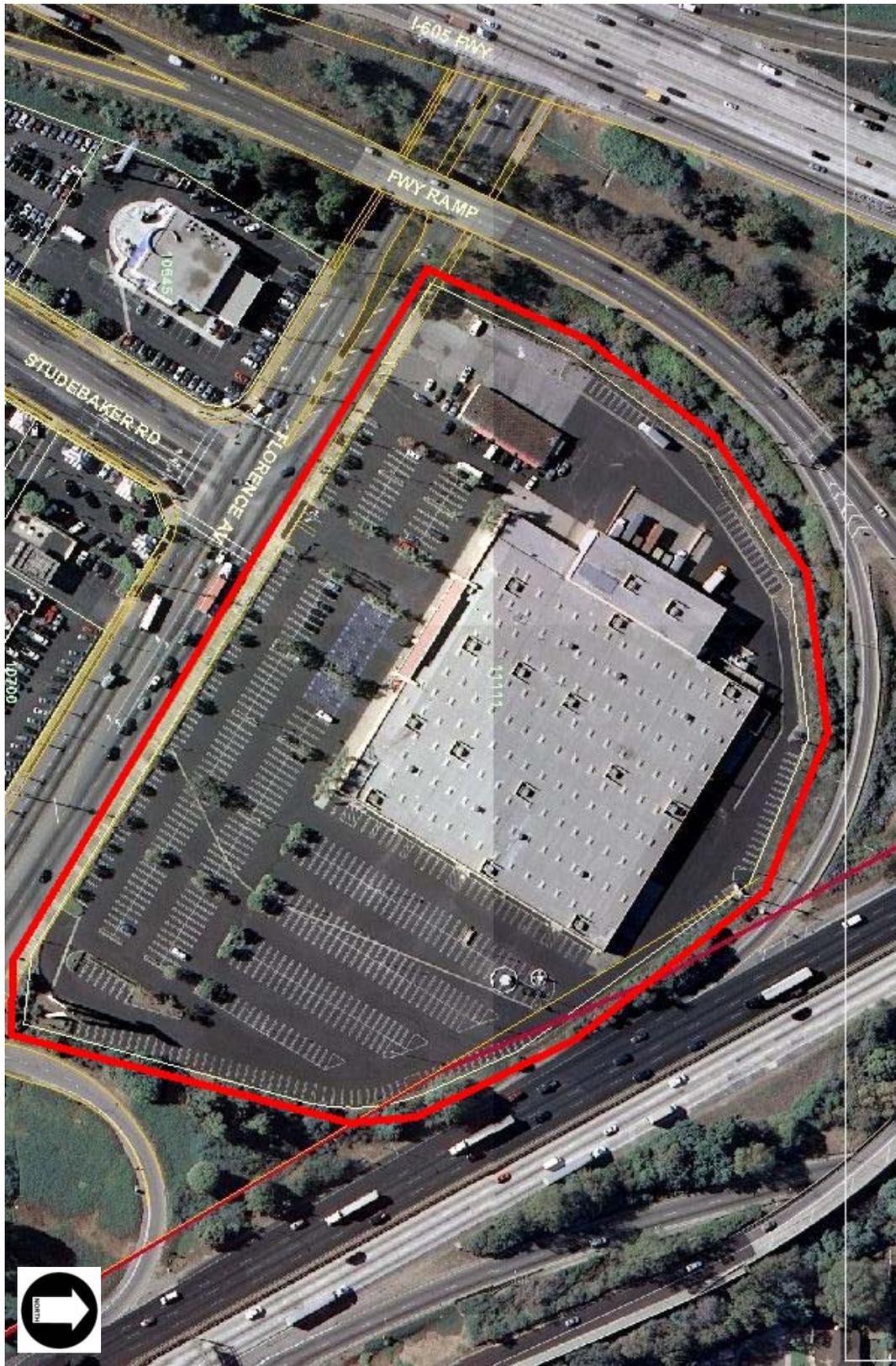
Zoning Specific Plan 90-1  
General Plan: General Commercial  
Redevelopment Area No  
Maximum Floor Area Ratio 1.4  
Maximum Lot Coverage 50 percent  
Maximum Building Height 60feet/4 stories  
Setbacks Front = 15',  
side = 15', rear = 15'

**FREEWAY VOLUME**

605 Freeway—229,000 cars  
5 Freeway—263,000 cars

**ASSESORS ID #s**

8019-033-025

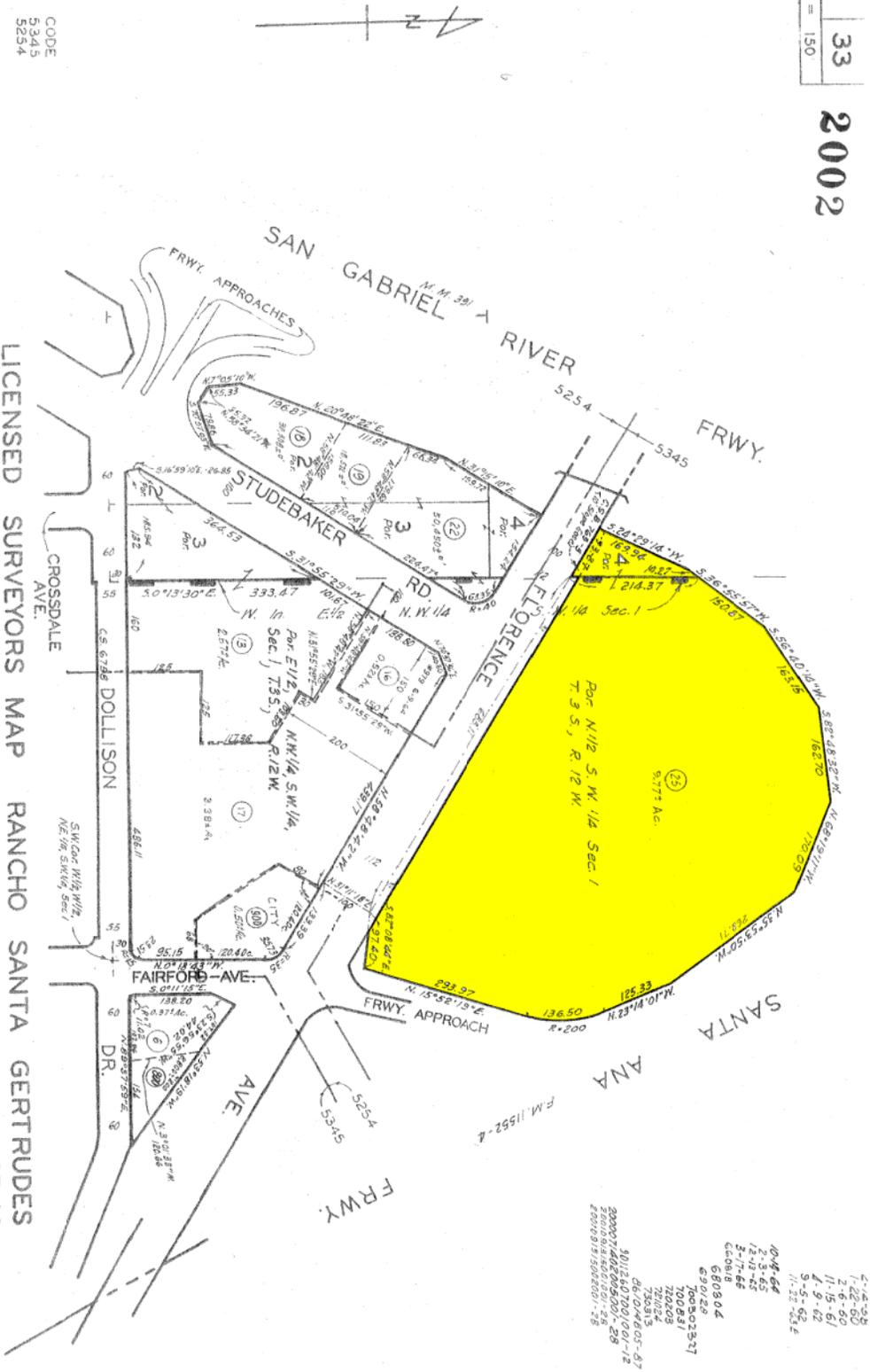


3019 33  
 SCALE 1" = 150'  
**2002**

CODE  
 5345  
 5254

FOR PREV. ASSM'T. SEE: 8019 - 33

LICENSED SURVEYORS MAP  
 L.S. 24-21  
 RANCHO SANTA GERTRUDES  
 SECTIONS, TOWNSHIP AND RANGE AS  
 PER MISC. RECORDS BK. 32 P18



- 51-4-98
- 1-22-60
- 2-6-60
- 11-15-61
- 4-9-62
- 7-27-62
- 10-4-64
- 12-18-65
- 2-17-66
- 6-08-68
- 6-05-04
- 6-01-28-03-27
- 7-00-28-01
- 7-22-09
- 7-24-04
- 4-23-05
- 5-05-47
- 5-01-54-7-00-19-01-12
- 2-01-54-14-01-01-45
- 2-01-54-14-01-01-28
- 2-01-54-14-01-01-45
- 2-01-54-14-01-01-28



