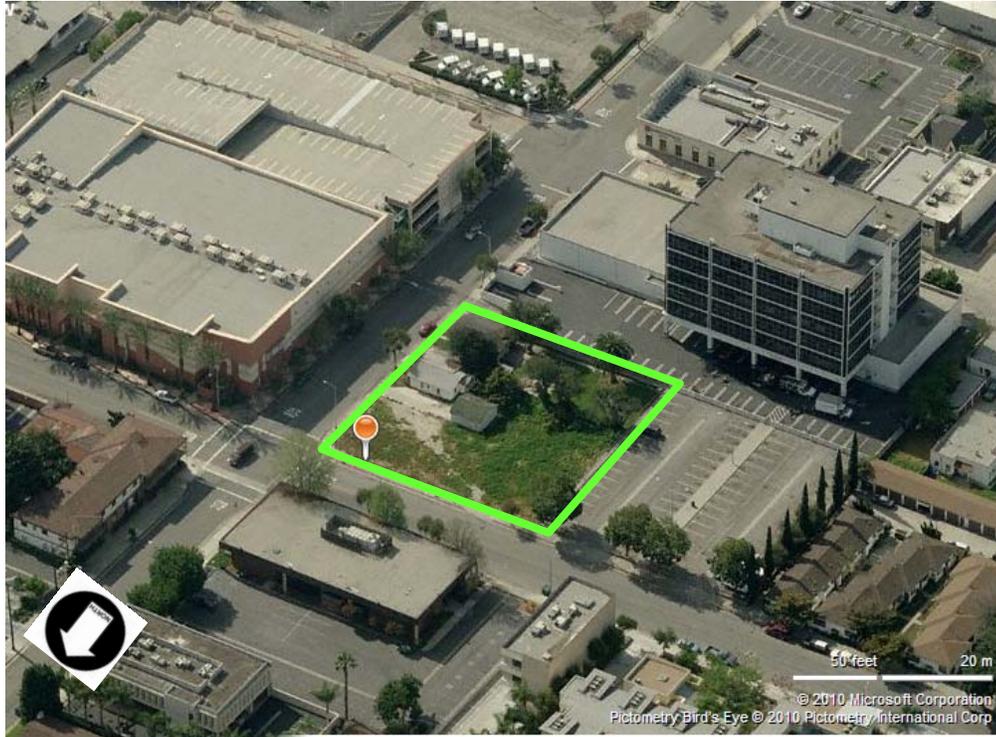


**OPPORTUNITY SITE  
11011 LA REINA AVENUE**



**DESCRIPTION**

The site is a tremendous redevelopment opportunity site due to its proximity to a great Downey neighborhood and the intersection of La Reina Ave and 3rd St. This site is located in the heart of downtown Downey and walking distance from several destinations, including the Krikorian Theater and Porto's Bakery. The site is also a part of the Downtown Downey Specific Plan, which will facilitate new land uses and set forth new development standards for the site.

**PROPERTY INFO**

**TOTAL** 21750 SF/ 0.49 acres

**DIMENSIONS** 150' La Reina frontage  
145' Third St frontage

**TRAFFIC VOLUME** 77,000 cars per day  
Firestone Blvd. closest major street.

**LAND USE INFO**

Zoning DDSP  
General Plan: Mixed Use  
Redevelopment Area Yes  
Maximum Floor Area Ratio 3.0  
Maximum Lot Coverage 50 percent  
Maximum Building Height 105 feet/7 stories  
Setbacks Front = 0', side = 5, rear = 15'

**ASSESORS ID #s** 6254-002-011 to 014





