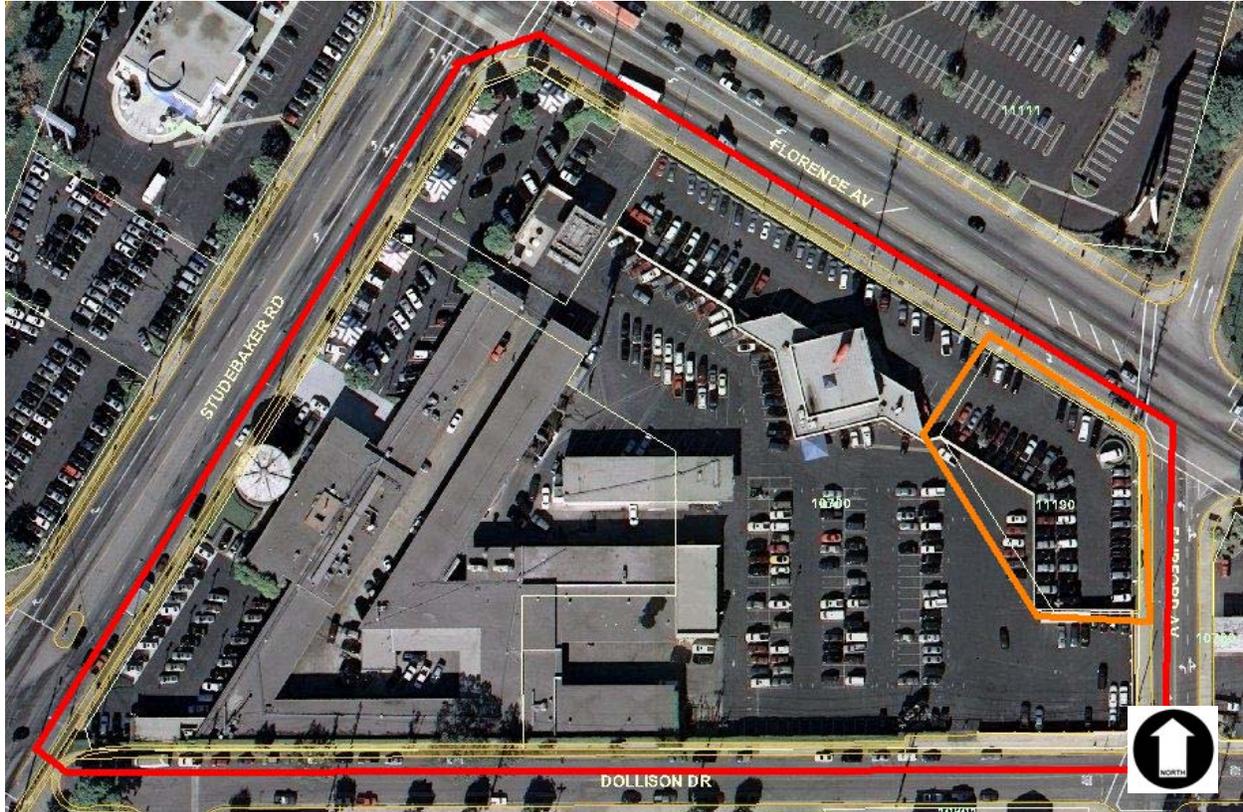


**OPPORTUNITY SITE
10700 STUDEBAKER ROAD
(FORMER CHEVROLET/CADILLAC DEALERSHIP)**



DESCRIPTION

Ideally located for a regional commercial destination, the former Chevrolet/Cadillac dealership site enjoys great visibility from two major freeways (I-605 and I-5). This site is perfect for larger format commercial/retail development, including automotive sales. The former Chevrolet/Cadillac site is located in north Downey, which boasts great purchasing power, and is also just adjacent to Santa Fe Springs, another stable community with good demographics.

PROPERTY INFO

TOTAL SIZE 307,969SF/7.07 acres

DIMENSIONS

605' Studebaker front frontage
600' Florence frontage

TRAFFIC VOLUME

54,000 cars per day on Florence Ave.

FREEWAY VOLUME

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

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 38 feet/3 stories
Setbacks Front = 15', side = 15', rear = 15'

ASSESORS ID #s

8019-033-013; 016;
017

