

**OPPORTUNITY SITE
9450 IMPERIAL HIGHWAY
(DOWNEY LAND LIMITED)**



DESCRIPTION

Located on the northeast corner of Imperial Hwy and Bellflower Blvd in southeast Downey, this property has great commercial redevelopment potential. This site is conveniently located near major commercial developments such as the Downey Landing Shopping Center and several other key Downey employers such as Kaiser Downey Medical Center and Los Angeles County offices. The site is also minutes away from four major freeways: San Gabriel (I-605), Long Beach (I-710), Century (I-105) and Santa Ana (I-5).

Property Size:

9450 Imperial Hwy 43,124 SF
 9440 Imperial Hwy 65,340 SF
TOTAL 108,464 SF/2.49 acres

LAND USE INFO

Zoning	C-2
General Plan:	General Commercial
Redevelopment Area	No
Maximum Floor Area Ratio	1.4
Maximum Lot Coverage	50 percent
Maximum Building Height	45 feet/3 stories
Setbacks	Front = 15', side = 15', rear = 15'

DIMENSIONS

429' deep
 321' Imperial frontage
 188' Bellflower front
 age

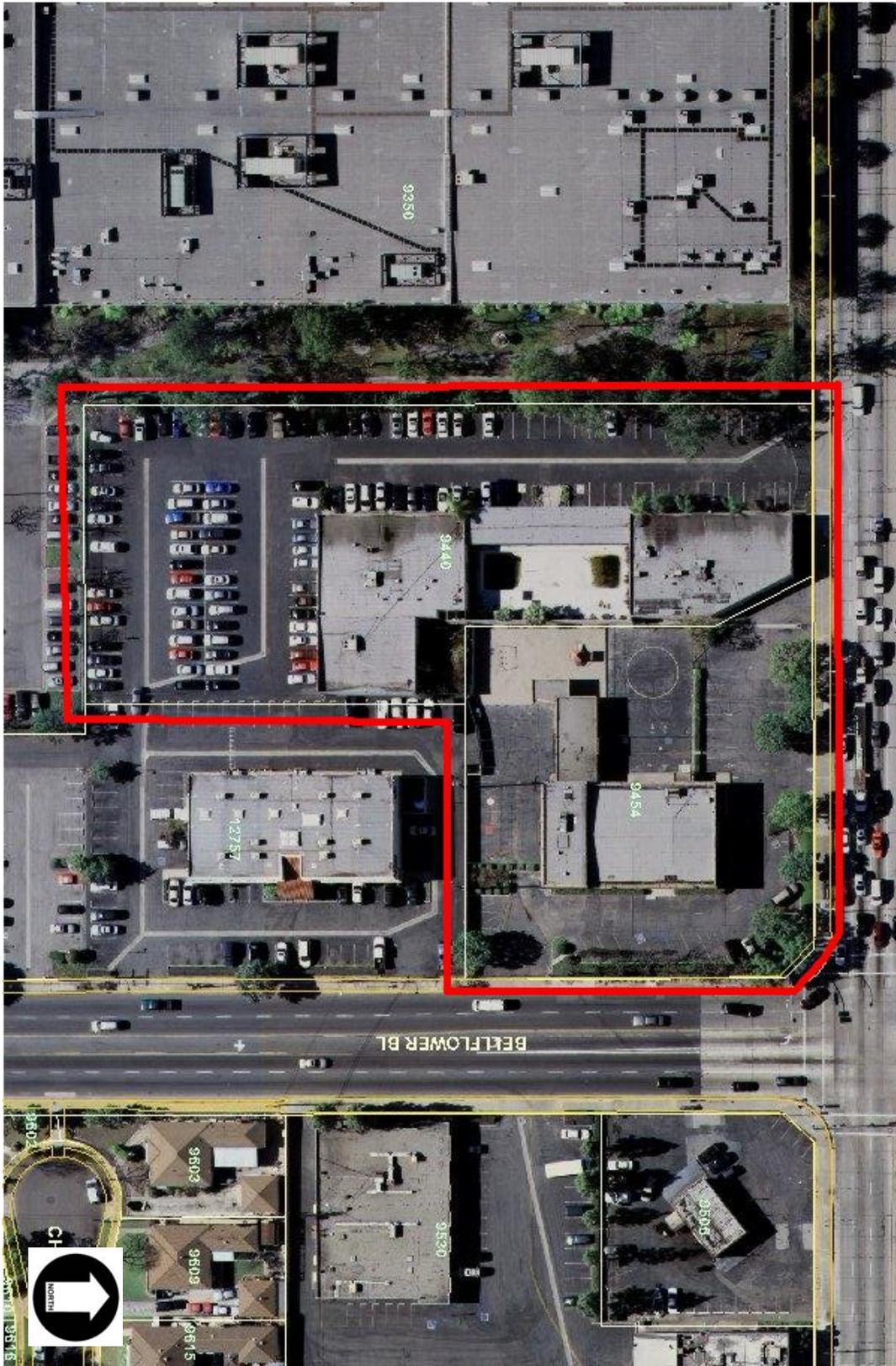
TRAFFIC VOLUME

29,000 cars per day
 on Imperial Hwy

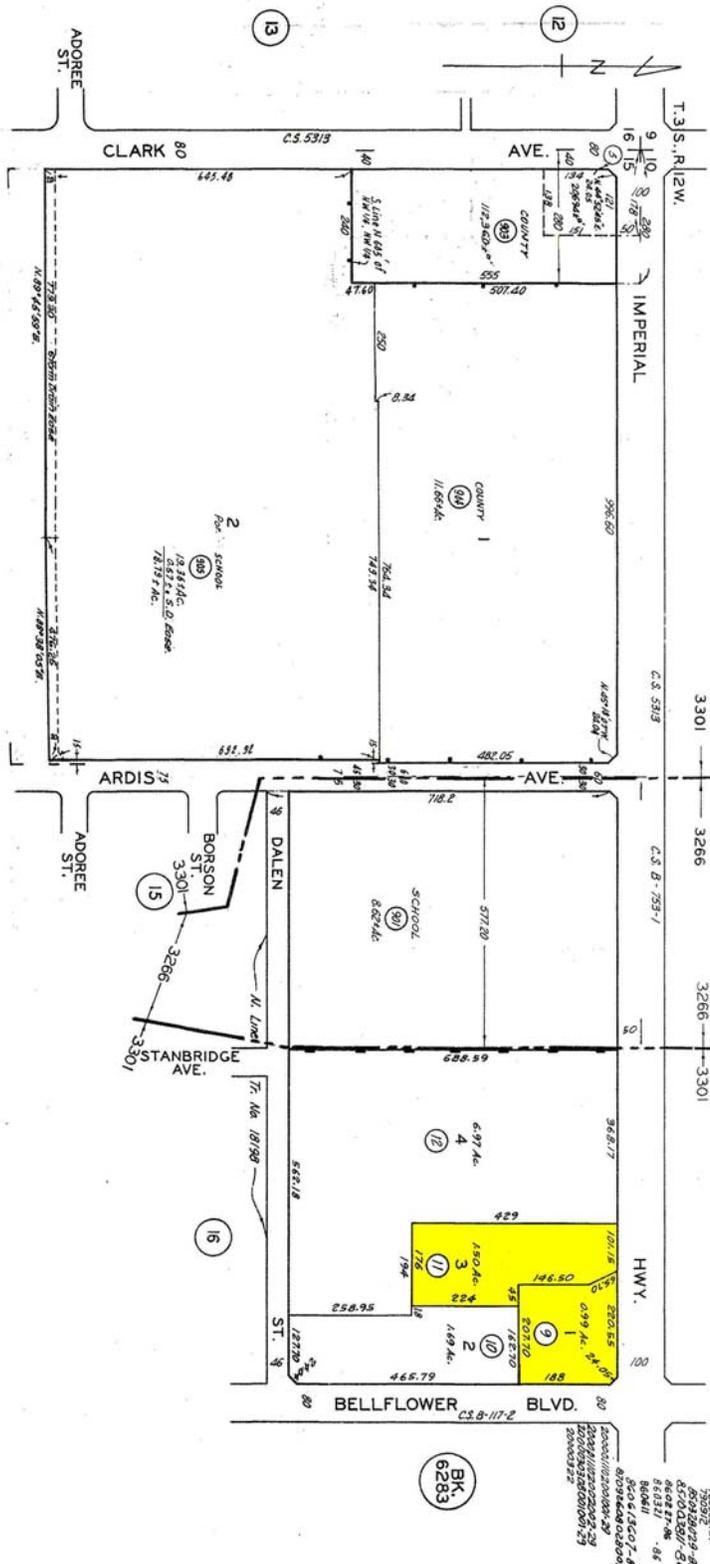
ASSESORS ID #s

6256-014-009; 011





6256 14
SCALE 1" = 200'
2000



CODE
3266
3301

CENTURY

RTE 105
BK 3282

FRWY

PARCEL MAP

P.M. 27-51

FOR PREV. ASSMNT. SEE:
6202-1 & 35

RANCHO SANTA GERTRUDES SEC., TWP. & RGE.
AS PER. M. R. 32-18

PARCEL MAP P.M. 90-92-93

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



