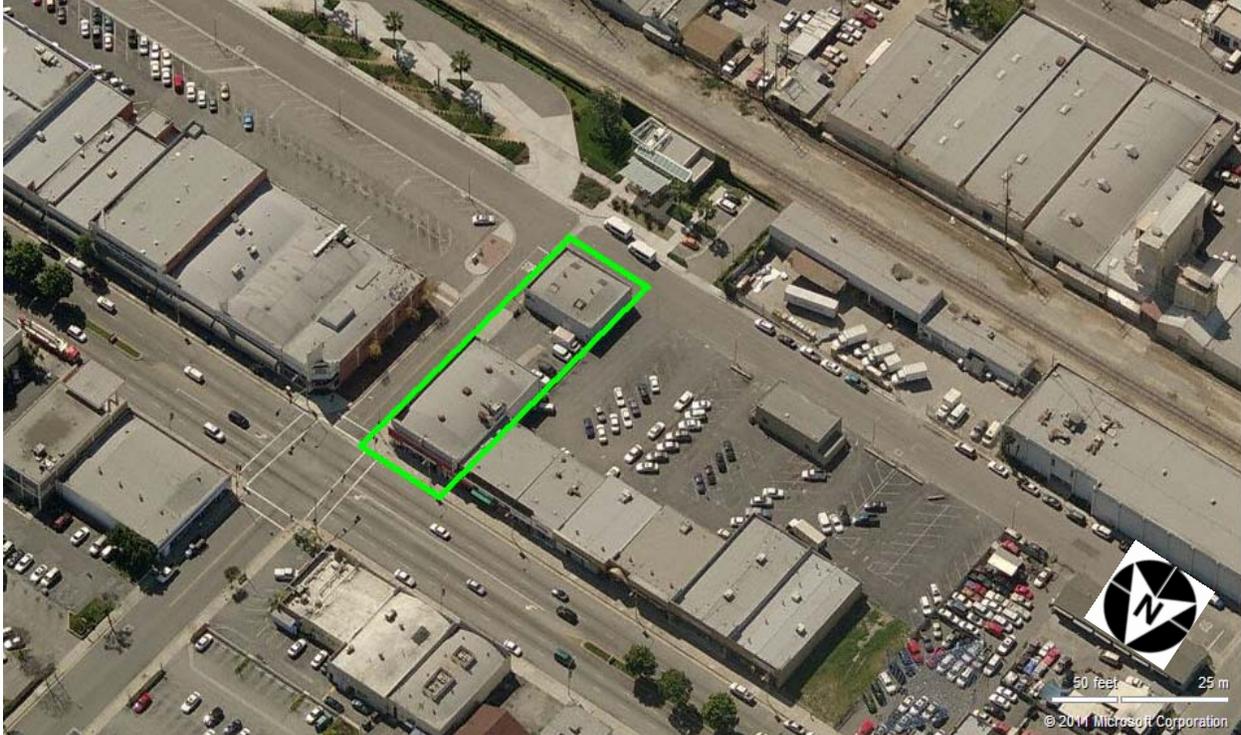


**OPPORTUNITY SITE
8152 FIRESTONE BLVD**



DESCRIPTION

This property is located on the corner of Firestone Blvd (one of Downey' most traveled corridors) and La Reina Ave. Set in the heart of Downtown Downey, several new development projects and businesses such as Porto's Bakery (a popular Southern California eatery) and Fresh & Easy Neighborhood Market have made the Firestone Blvd. Gateway District a popular location. Located within walking distance of downtown attractions such as the Krikorian Theatre make this property ideal for several commercial retail, restaurant, and service uses. This property is also part of the new Downtown Downey Specific Plan which facilitates mixed uses and new development standards.

PROPERTY INFO

TOTAL 12,915 SF/ 0.29 acres

DIMENSIONS 61' Firestone frontage
210' La Reina frontage

TRAFFIC VOLUME 77,000 cars per day
Firestone Blvd.

LAND USE INFO

Zoning Downtown Downey
SP (Firestone Blvd.
Gateway District)

General Plan: Mixed Use
Redevelopment Area Yes

Maximum Floor Area Ratio 3.0
Maximum Lot Coverage 50 percent
Maximum Building Height 75 feet/6 stories
Setbacks Front = 0',
side = 0', rear = 0'



