

**OPPORTUNITY SITE  
8649 FIRESTONE BLVD.  
(FORMER SAMBIS RESTAURANT)**



**Description:**

Located in the heart of Downey, this site is near an improved high volume intersection of Firestone Blvd. and Lakewood Blvd. This site is near Downtown Downey and the Downey Civic Center. Within its vicinity is Stonewood Regional Mall and the Downey Landing Shopping Center. This site enjoys excellent access from four major freeways: San Gabriel (I-605), Long Beach (I-710), Century (I-105), and Santa Ana (I-5). If assembled with adjacent available properties, this site would suit a large scale development.

**PROPERTY INFO**

**TOTAL** 74,050 SF/1.70 acres  
14,000 SF existing  
restaurant use

**DIMENSIONS** 493' deep with 150' of  
Firestone frontage

**TRAFFIC** 70,000 cars per day  
on Firestone Blvd.

**LAND USE INFO**

Zoning C-3  
General Plan: General Commercial  
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 = 0'', rear = 15'  
**ASSESORS ID #s** 6254-031-014







