

# **Underutilized Commercial and Industrial Areas and Potential Brownfield Sites in the Gateway Cities Region**

*Note: This information was gathered over the past six months and we make no guarantees about the current status or availability of the properties identified. Additional information is available by emailing Dion Jackson or calling her at the Gateway Cities Partnership, Inc. We strongly recommend interested developers contact the cities to find out what type of development they would like to see on these sites as well as conducting your own due diligence as to the current status of the property.*

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### **Bellflower**

- Artesia Boulevard corridor between Bellflower Blvd. and Lakewood Blvd. has many commercial development opportunities due to the recently installed median and landscape improvements
- Lakewood Boulevard near the Hollywood Sports Park Recreation facility holds opportunity for associated commercial development. Of particular interest are sporting goods, apparel, and active lifestyle ventures.
- Bellflower Boulevard in the downtown area has unique restaurant and commercial locations. A city-owned building on the block is anchored by a national coffee chain and the city has recently invested in several pedestrian-oriented plazas which create opportunities for outdoor cafes and other boutique style walk-up shops.

### **Cerritos**

- 18310 Carmenita Boulevard at 183<sup>rd</sup> is adjacent to the 605 freeway. The lot is 23,210 sq. ft. and contains a 1,624 sq. ft. structure built in 1970.

### **Downey**

- 8300 Telegraph is a 2.5 acre vacant parcel
- 7940 Telegraph is a commercial/industrial parcel currently used as a parking lot

### **Long Beach**

- 5450 Cherry is a 7.3 acre vacant one tenant commercial site

### **Norwalk**

- The north side of Firestone Boulevard between Pioneer Blvd. and Kalnor Avenue contains a mix of underutilized/vacant commercial property.
- 11005 Firestone Boulevard at Studebaker Road contains a vacant supermarket building and vacant units on a large commercial property.
- The southwest corner of Pioneer Boulevard and Alondra Boulevard contains an indoor swap meet on a large sized lot, some vacant lots and a commercial center.
- The northwest corner of Imperial Highway and Bloomfield Avenue is a 5 acre vacant lot in the Civic Center area adjacent to several multi-story office buildings.

### **Signal Hill**

- The Beach City Site consists of the former Beach City Chevrolet dealership and body shop and two hotels covering nine parcels:
  - 2801 E. Pacific Coast Highway – 9,220 sq. ft.
  - 2865 E. Pacific Coast Highway – 12,998 sq. ft.
  - 2901 E. Pacific Coast Highway – 41,079 sq. ft.
  - 2939 E. Pacific Coast Highway – 17,487 sq. ft.

- 2975 E. Pacific Coast Highway –17,791 sq. ft. currently vacant
- 1835 Orizaba Avenue – 11,877 sq. ft. currently vacant
- 1845 Orizaba Avenue – 7,500 sq. ft. currently vacant
- 1899 Orizaba Avenue – 72,950 sq. ft. currently vacant
- 1860 Ellis Avenue – 5,475 sq. ft.
- Across the street from the Beach City site are four industrial/commercial parcels:
  - 1830 Orizaba Avenue – 26,571 sq. ft.
  - 1860 Orizaba Avenue – 13,095 sq. ft.
  - 1870 Orizaba Avenue – 13,095 sq. ft.
  - 1890 Orizaba Avenue – 13,095 sq. ft.
- 1845 E. Willow Street – Oil field adjacent to newer commercial development