

9826 PRISCILLA ST  
DOWNEY, CA 90242

COMPARABLE REDEVELOPMENT CASE STUDY

7360 Foster Bridge Blvd, Downey, CA

BEFORE  
(CHURCH PROPERTY)



 **Address:** 7360 Foster Bridge Blvd, Downey, CA 90240  
 **Zoning:** DOR16000  
 **Use:** Religious Facility  
 **Lot Size:** ±1.28 AC

AFTER  
(MULTI-RESIDENTIAL DEVELOPMENT)



 **Developer:** The Olson Company  
 **Project Name:** Tesoro Walk  
 **Unit Count:** 33 Townhome Condominiums  
 **Style:** Modern Spanish-Style  
 **Amenities:** Landscaping, Community Spaces

TRANSFORMED INTO  
MULTI-RESIDENTIAL  
HOUSING BY THE  
OLSON COMPANY



STRATEGIC IMPACT FOR 9826 PRISCILLA ST.



• **DIRECT PRECEDENT:** Successfully proved high-residential development on DOR16000 Zoning.



• **DENSITY INCREASE:** Showcased maximized residential buildout in Downey.



• **MARKET DEMAND:** Strong individual retail exit prices of \$780,000+ per unit demonstrate deep submarket interest.



• **PATH TO ENTITLEMENT:** Precedent set for converting specialized use parcels to profitable residential assets.

This development case study highlights the successful conversion of 7360 Foster Bridge Blvd from a legacy religious facility into Tesoro Walk, a premium 33-unit townhome community by The Olson Company. Holding the exact same DOR16000 zoning code as 9826 Priscilla St., this project establishes a powerful regulatory and market precedent. The developer successfully maximized the site's footprint to deliver high-density housing that addresses Downey's acute housing shortage while achieving robust retail exit values exceeding \$780,000 per unit.

For an investor, this comparable asset provides a clear blueprint to unlock the highest and best use for 9826 Priscilla St. It proves that the City of Downey supports transitioning underutilized specialty parcels into profitable residential tracts. While the Foster Bridge lot is slightly larger, the underlying zoning mechanics, entitlement pathways, and deep submarket demand demonstrate a replicable, de-risked development play for the subject property.