



# 824, 826, 830, 832 Torrance Blvd & 301 S. Lucia Ave.

Listed by:  
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Prime South Redondo Beach location! 8,980 square feet of residential and commercial property on a very desirable highly-visible corner lot, six blocks from the beach on Torrance Boulevard and Lucia Ave. 3 separate parcels adjoined and sold as one! 3 residences, one of which is a stand alone SFR. A 1,376 square foot business space which can easily accommodate 2 business tenants, a 1,140 square foot 4 stall garage including laundry, a bathroom and 7 additional outside parking spaces. Redevelop the entire property, keep it as is and collect multiple rental incomes, or sell a parcel and keep the others! New luxury development is in progress on the block!

This property consists of three parcels APN 7506-017-010, 7506-017-011 and 7506-017-012, sits on a corner site with 8,980 square feet of total lot area and 4,833 square feet of Commercial/Residential structures. Approximately 90 feet of street frontage along Torrance Blvd and 104.5 Feet of frontage on Lucia Ave, being sold all together. Zoned C-2. Price \$2,050,000.

The building that faces Torrance Blvd is addressed 830, 824 and 826. It is a two story building which is 2,945 Square feet with retail below measuring 1,376 square feet and two 1bed,1bath residential units above measuring 1,509 square feet of net rentable area with seven open parking spaces. Constructed in 1935. Wood/Frame Construction. Stucco Exteriors. Raised Foundation. Composition Roof

**830 Torrance Blvd** (lower-level retail space)

1,376 square feet  
Tiled Floor Reception Area  
4 carpeted Rooms. 2 1/2 Baths  
Fixed Glass block windows on lower retail space  
Dual Pane windows on upper units  
Forced air heating and central air conditioning  
Can be separated in to 2 or 3 businesses,  
4 separate entrances.

**826 Torrance Blvd** (upper level residential unit) Potential to convert to commercial use.

860 square feet. Upper East side of the Building  
1 bed 1 bath,dining room,living room kitchen and service porch  
Dual Pane Windows, new paint, carpet, linoleum, ceiling fans, and fixtures  
Forced air heating and central air conditioning

**824 Torrance Blvd** (upper level residential unit) Potential to convert to commercial use

649 square feet  
1 bed, 1 bath, kitchen and living room  
Dual Pane windows. Only one shared wall between the two units.  
Forced air heating and central air conditioning  
Abundance of natural light and ocean breeze. In excellent condition

**301 S. Lucia Ave** (single family residence) Built in 1924 (Potential to convert to commercial use)

748 Square feet Completely remodeled  
flat rolled roof, (2 years old)  
Dual Pane windows  
1 bed 1bath, kitchen, living room, breakfast area  
Slate Flooring, skylights, recessed lighting  
Forced air- Central heat and air conditioning  
Gated driveway and private Lanai patio

**832 Torrance Blvd** - Garage 1,140 square feet. built in 1925. 4 Garage Doors (New Metal skinned and remote controlled) Bathroom and Laundry inside with access to back patio of 301 S. Lucia.