

22422 Palos Verdes Blvd, Torrance, CA 90505

 Off Market

* Public Record

Property Facts

Property Facts	Public Facts	Listing Facts
Property Type	Special Purpose	—
Property Subtype	Parochial School	—
Number of Buildings	2	—
Number of Units	0	—
Number of Stories	1	—
Building Area (sq ft)	7,452	—
Lot Size	0.52 acres	—
Lot Dimensions	22550 SF	—
Year Built	1956	—
Garage (spaces)	0	—
Construction	Wood	—

Extended Property Facts

Exterior Details

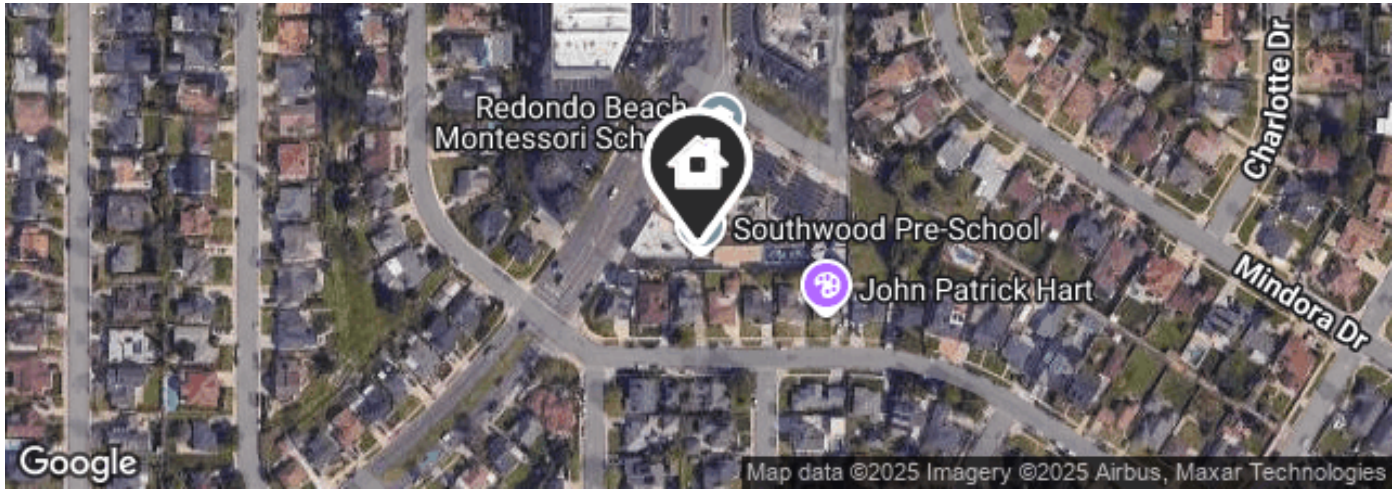
Lot Size - Square Feet	22,550 sq ft
Lot Size - Acres	0.52 acres
Neighborhood Code	26/26683

Schools (based on location)

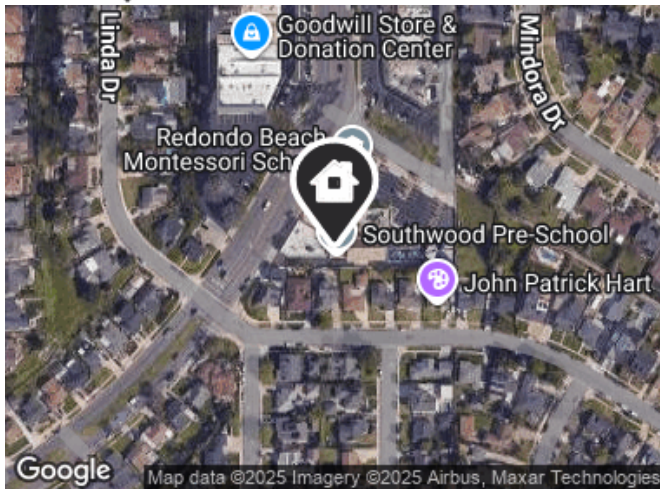
Elementary School	Seaside Elementary School
Middle School	Calle Mayor Middle School
High School	South High School
School District	Torrance Unified School District

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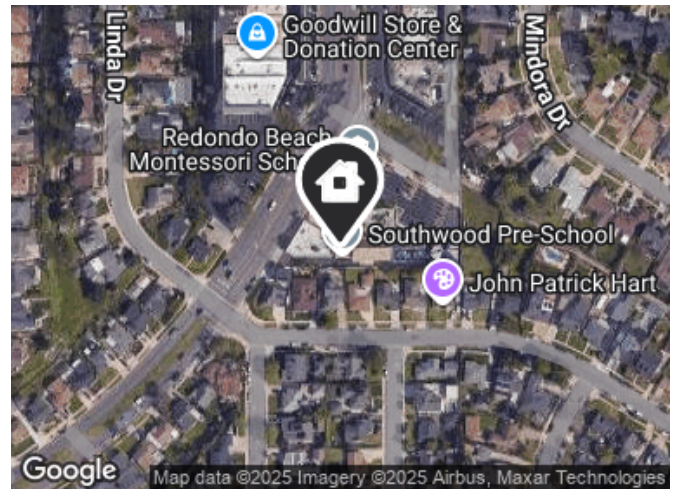
Maps



Legend:  Subject Property

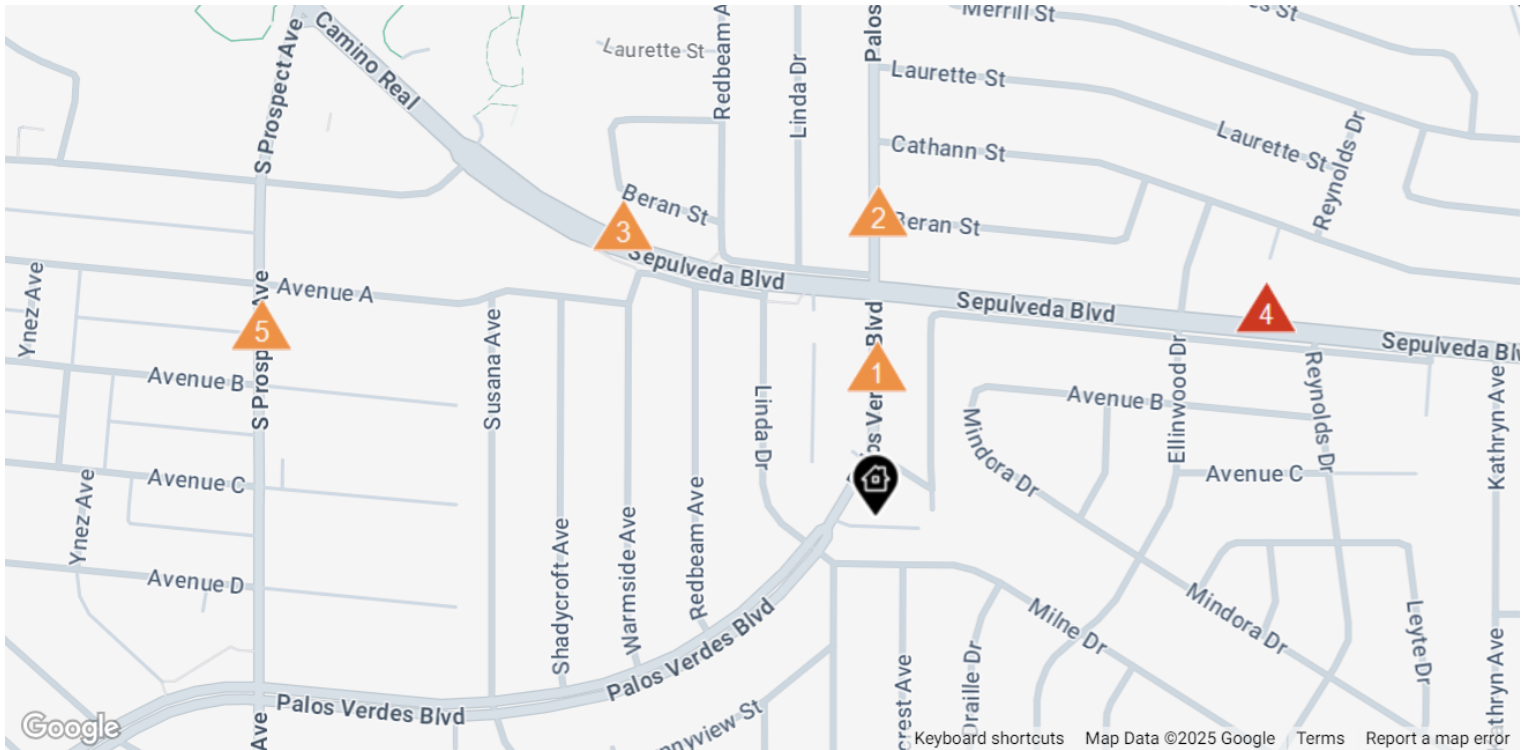


Legend:  Subject Property



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Traffic Counts



Daily Traffic Counts:  Up 6,000 / day  6,001 – 15,000  15,001 – 30,000  30,001 – 50,000  50,001 – 100,000  Over 100,000 / day

1

13,162

2024 Est. daily traffic counts

Street: Palos Verdes Blvd
Cross: Sepulveda Blvd
Cross Dir: N
Dist: –

Historical counts

Year	Count	Type
2008	 12,860	AADT
2007	 12,450	ADT
2005	 14,000	ADT
1999	 13,800	ADT
1994	 14,000	ADT

2

8,859

2024 Est. daily traffic counts

Street: Palos Verdes Blvd
Cross: Beran St
Cross Dir: N
Dist: –

Historical counts

Year	Count	Type
2008	 8,800	AADT

3

14,222

2024 Est. daily traffic counts

Street: Sepulveda Blvd
Cross: Redbeam Ave
Cross Dir: E
Dist: –

Historical counts

Year	Count	Type
2008	 14,730	AADT
2005	 13,000	ADT
1999	 15,650	ADT
1994	 15,000	ADT

4

25,493

2024 Est. daily traffic counts

Street: Sepulveda Blvd
Cross: Ellinwood Dr
Cross Dir: W
Dist: –

Historical counts

Year	Count	Type
2011	 24,000	ADT
2008	 27,150	AADT
2005	 24,000	ADT
1999	 24,960	ADT

5

12,172

2024 Est. daily traffic counts

Street: S Prospect Ave
Cross: Ave B
Cross Dir: S
Dist: –

Historical counts

Year	Count	Type
2007	 12,550	ADT
2003	 11,500	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)