

FOR SALE: RETAIL/OFFICE BUILDING IN PRESTIGIOUS MALAGA COVE



316 TEJON PLACE
PALOS VERDES ESTATE, CALIFORNIA 90274



SCAN FOR VIDEO

For more information contact:

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316 TEJON PLACE

P A L O S V E R D E S E S T A T E S , C A L I F O R N I A 9 0 2 7 4



PROPERTY INFORMATION

SALE PRICE:	\$3,350,060 (\$422/PSF)
BUILDING SF:	7,936 SF
LOT SIZE SF:	18,360 SF
ZONING:	C ZONE
PARKING:	26 SPACES
APN:	7539-016-018
YEAR BUILT:	1956

HIGHLIGHTS

- Rare opportunity to acquire a commercial property in the prestigious Malaga Cove area
- Prime location just steps from the shops and restaurants of Malaga Cove Historical Plaza
- Second-floor office suites feature breathtaking ocean views
- On-site parking lot located behind the building
- Recently remodeled with updated HVAC system and plumbing

PROPERTY DESCRIPTION

Coldwell Banker Commercial and Sage Real Estate Group are pleased to present a rare opportunity to acquire 316 Tejon Place in the highly desirable Malaga Cove area of Palos Verdes Estates. This two-story commercial property is ideally located within walking distance of the historic Malaga Cove Plaza, known for its charming boutique shops, restaurants, and neighborhood services. The property features 16 small retail and office suites with a diverse and stable tenant mix, making it an attractive investment opportunity. An onsite rear parking lot with 26 spaces provides convenient access for tenants and customers. The second floor units have breathtaking ocean views, offering an attractive workspace for tenants and their clients. This property presents an excellent opportunity for investors seeking upside potential or owner-users looking to establish their business in one of the South Bay's most picturesque coastal communities.

ZONING

The property is located in the C (Commercial) Zone. Permitted uses include general retail stores, specialty shops, barber shops, beauty salons, financial institutions, medical, dental and optometry offices, professional offices, law firms, and other general business services.

For a complete list of permitted uses, please refer to the City of Palos Verdes Estates Municipal Code.



HISTORY OF MALAGA COVE

Malaga Cove is located in the heart of Palos Verdes Estates and is known for its 1920's Mediterranean Revival architecture. The Malaga Cove Plaza was added to the National Register of Historic Places in 2022. The plaza was built over the span of 40 years beginning in 1925 through 1964. In 1913, A New York banker named Frank Vanderlip bought the peninsula, sight unseen, from the influential landowner Jotham Bixby. Vanderlip had the idea of turning his new purchase into a sort of California version of Italy's Amalfi Coast. The firm of Webber, Staunton & Spaulding was chosen to design the Malaga Cove Plaza. Construction began in late 1924 on the first building at the Malaga Cove Plaza, called the Gardner Building after its landowner patron, W.W. Gardner. Next came the Alpha Syndicate Building (aka Casa del Portal) in 1929, also a Webber, Staunton & Spaulding joint. The local police department was an early tenant there. In 1930 the Malaga Cove Plaza got a real showpiece with its Neptune Fountain, a size replica of a 16th century fountain in Bologna, Italy, carved by Giambologna and Tommaso Laureti. The replica was sculpted in the 17th century entirely of white Carrara marble, imported from Italy by collector Arnolfo Adolfo di Segni in the late 1920s, and then purchased by Jay Lawyer of the Palos Verdes Project, who donated it to the community. Even in this smaller size, the fountain is an over-the-top delight, with its lactating nereids, water-snorting sea monsters, spitting dolphins and a butt nekkid Neptune, lording over it all with a mighty trident in hand. Finally in 1949, Dr. Berthold Starr broke ground on the Starr Building, a two-story complex right next to the arch of the Syndicate Building. Designed by architect George Smith Morlan, the Starr has the same clay tile roof, faded brick facade and arched arcade as its neighbor. Next came the Davis Building, completed 1952 by owner/architect Walter S. Davis, which housed a market and two engineering companies early on. Five more buildings followed in 1954 (The Courtyard Building – designed by Davis & Quigley), 1957 (Security First National Bank – Carrington H. Lewis), 1959 (Woodcock Building – Conrad "Pete" Clark), 1960 (Towle Building – Leroy Young) and 1963 (the Medical Plaza/Barnett Building – Jack V. Ouzounian).

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R E N T R O L L

Rent Roll	SF	Rent	Rent PSF	Term End
316	230	\$ 534.00	\$ 2.32	Month-to-Month
318	473	\$ 1,657.00	\$ 3.50	3/1/2028
320	473	\$ 1,609.00	\$ 3.40	Month-to-Month
322	473	\$ 1,609.00	\$ 3.40	Month-to-Month
324	473	\$ 1,582.00	\$ 3.34	Month-to-Month
326-328A	625	\$ 1,379.00	\$ 2.21	Month-to-Month
328B-330	565	\$ 1,083.00	\$ 1.92	Month-to-Month
332	336	\$ 747.00	\$ 2.22	2/1/2028
334	504	\$ 955.00	\$ 1.89	8/1/2027
336	504	\$ 1,200.00	\$ 2.38	Month-to-Month
338	504	\$ 1,430.00	\$ 2.84	8/1/2028
340	504	\$ 1,430.00	\$ 2.84	6/1/2028
342	504	\$1,130.00	\$ 2.24	Month-to-Month
344	504	\$ 1,469.00	\$ 2.91	Month-to-Month
346	504	\$ 1,473.00	\$ 2.92	3/1/2028
348	360	\$ 1,169.00	\$ 3.25	Month-to-Month
Total Monthly Rent		\$ 20,456.00		
Total Annual Rent		\$ 245,472.00		

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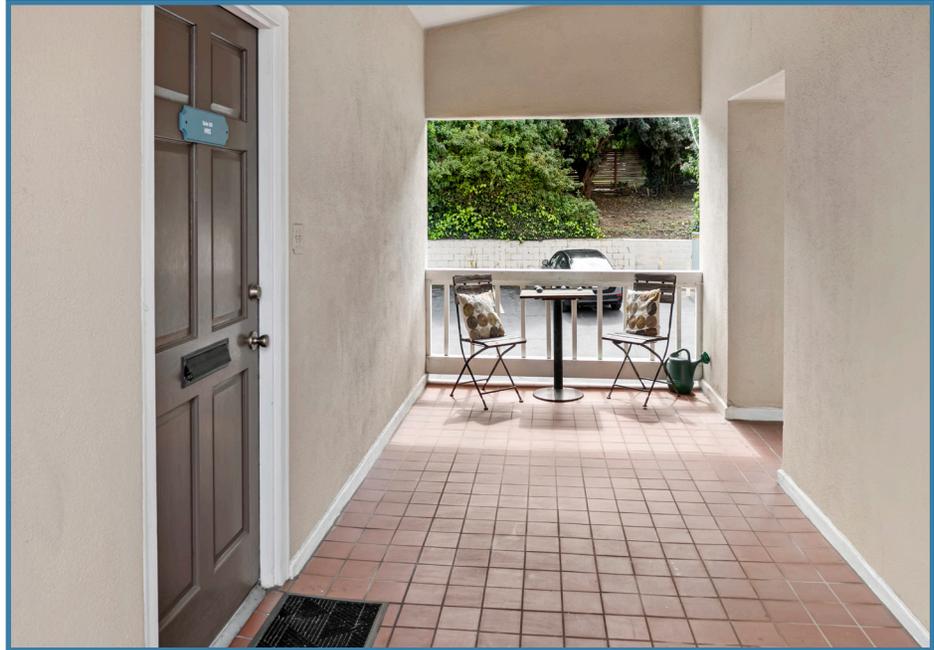
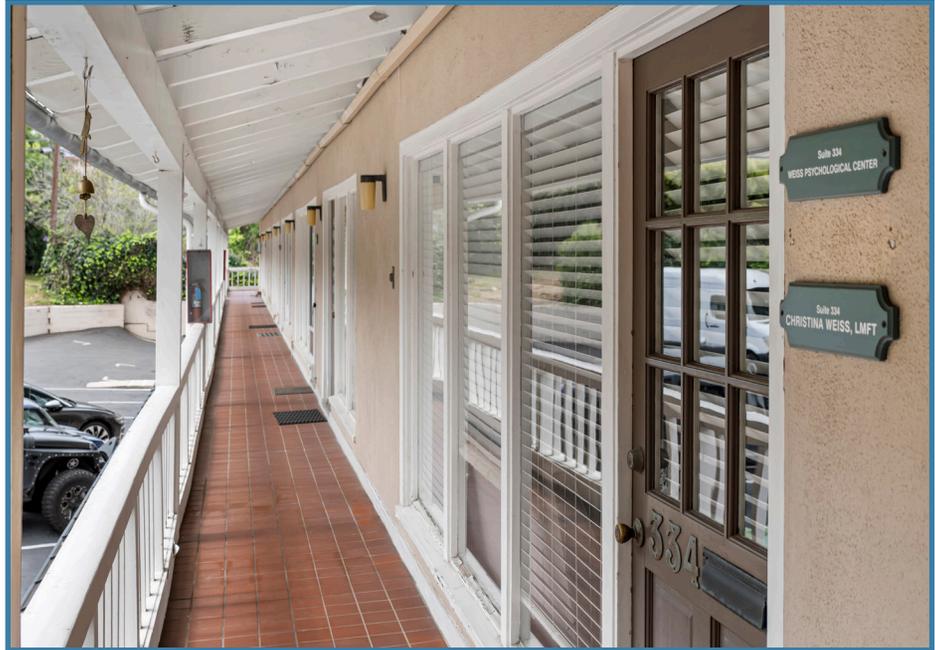
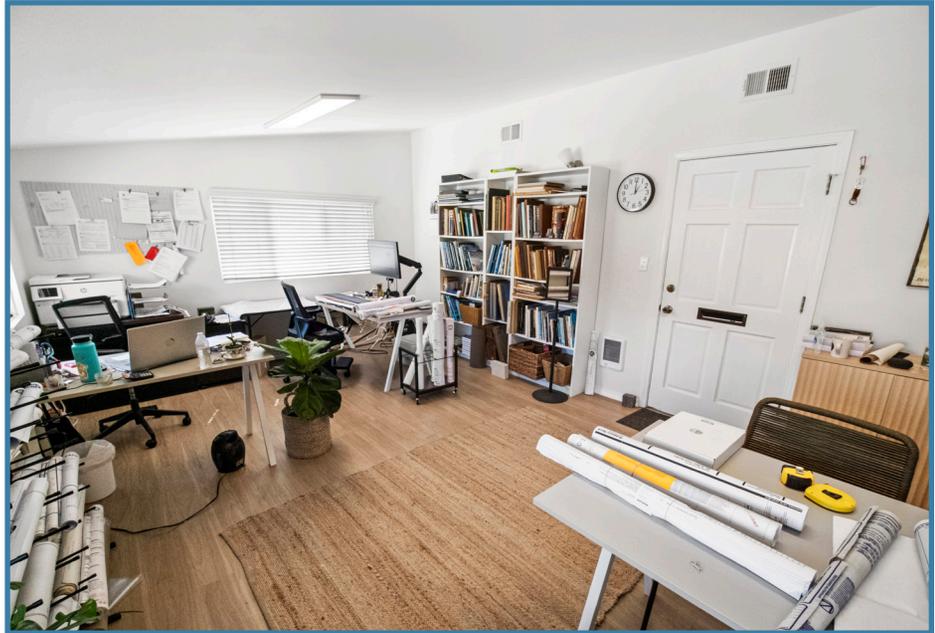
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G R O U N D F L O O R O F F I C E S P A C E



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SECOND FLOOR OFFICE SPACE



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ADDITIONAL PHOTOS



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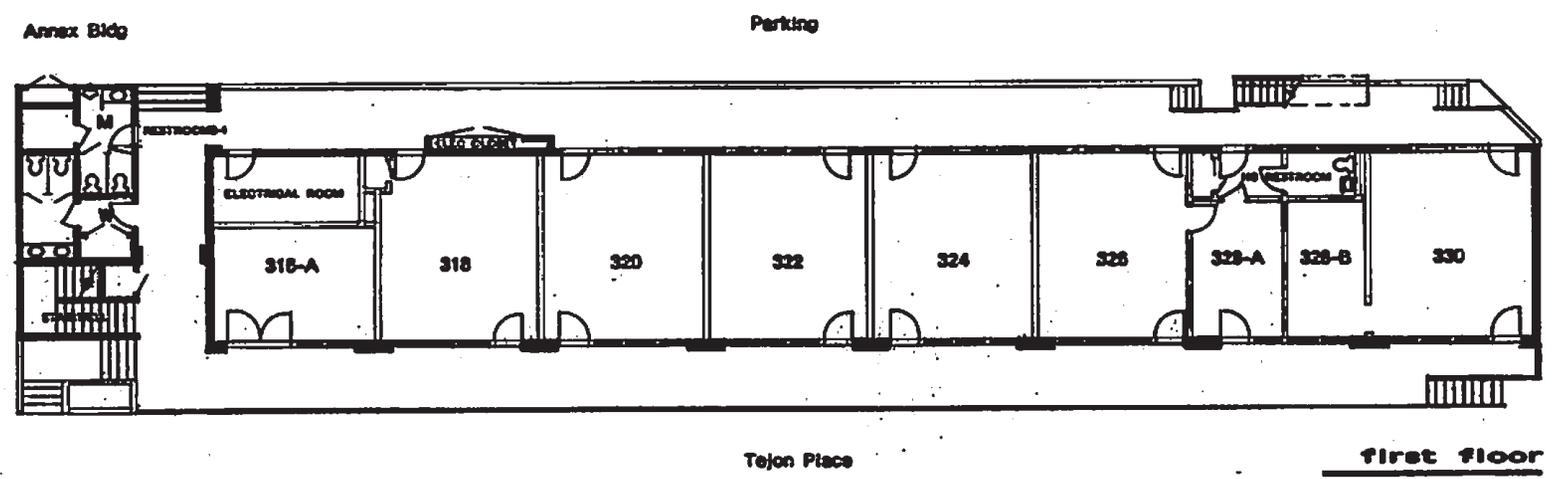
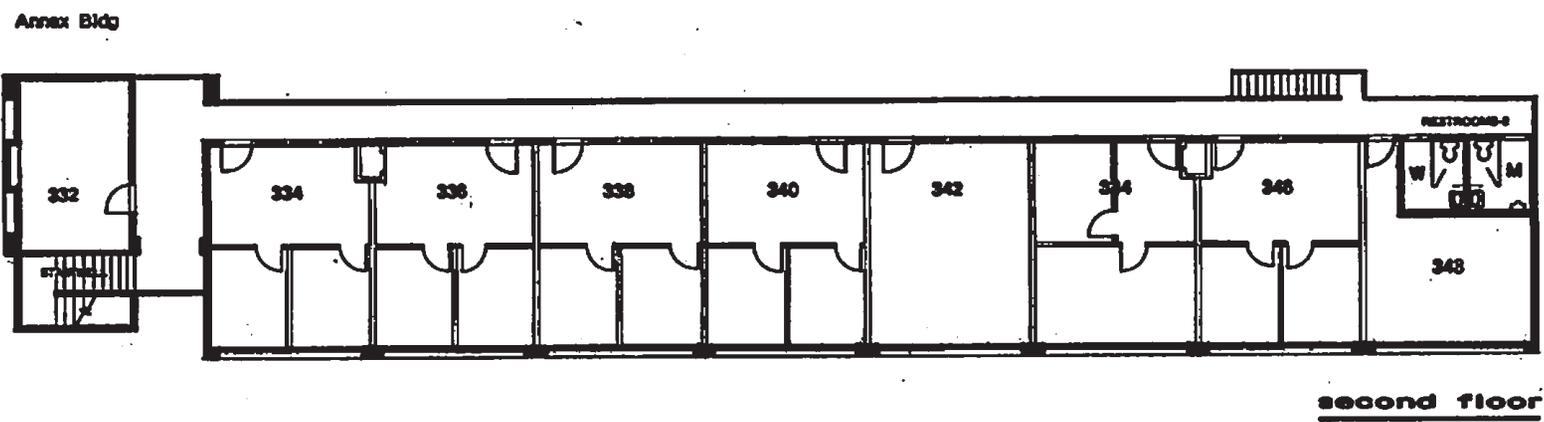
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FLOOR LAYOUT



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A E R I A L M A P



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