

For *Sale*

28925 PACIFIC COAST HIGHWAY, MALIBU, CA



THE MARELLA GROUP
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The Heart of Malibu

Retail and Office Asset for Sale

Situated along one of California's most iconic stretches of coastline, 28925 Pacific Coast Highway offers an exceptional opportunity in the heart of Malibu—one of Southern California's most affluent and in-demand markets. Surrounded by top dining and lifestyle destinations including Paradise Cove, Geoffrey's, Zuma Beach, Spruzzo, and Point Dume Village anchored by Pavilions, Starbucks, Sunlife Organics, and Lily's, the location captures steady traffic from residents, visitors, and Pepperdine University's student base. With powerful demographics, high consumer spending, and extremely limited supply of quality commercial space, this is a rare chance to secure a premier position on PCH in Malibu.

The Property



The Details

PRICING

Contact broker

INTERSECTION

Kanan Rd and Pacific Coast Highway

ADDRESS

28925 CA-1, Malibu, CA 90265

VISIBILITY

31,000+ Vehicles per day

PARKING

30 Spaces

ZONING

LACCPD



Site Plan

The property features a mix of ground-floor retail and restaurant spaces along Pacific Coast Highway, including fully built-out restaurant space with patio, boutique retail suites, and flexible configurations that can be combined for larger concepts. The second floor offers office and service-driven retail with access to a spacious $\pm 1,000$ SF common deck overlooking PCH. Several spaces are available or becoming available soon—presenting a unique opportunity to create a culinary or lifestyle experience in the heart of Malibu.

First Floor



Second Floor

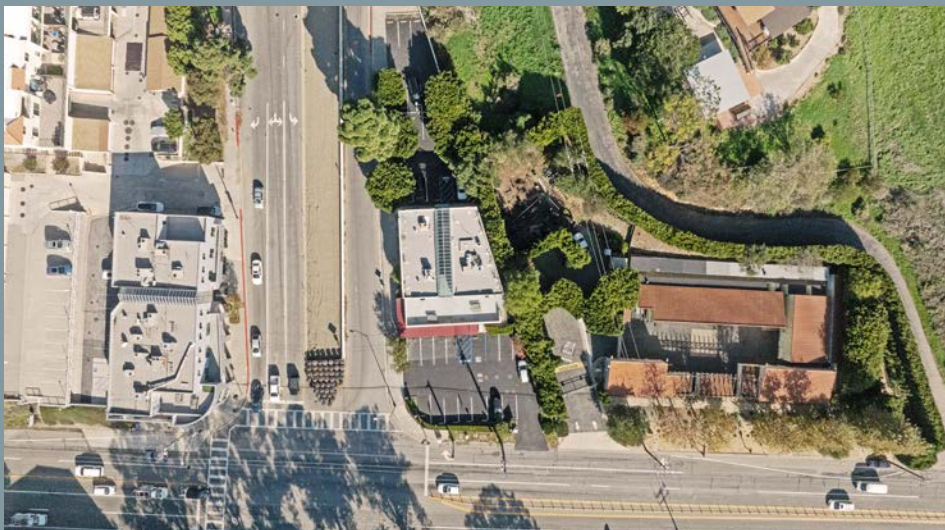


For Sale

28925 CA-I, MALIBU, CA

Rent Roll

TENANT	RENT	TERM	UNIT	SPACE
Vacant Retail	-	-	100	287 SF
Vacant Retail	-	-	101	1,350 SF
Gravina Italian Restaurant	\$6,200/month	Vacant upon close of escrow	102	1,741 SF
Salon by the Sea	\$1,600/month	Expiration on February 14th, 2027	103	277 SF
Vacant Office	-	-	200	539 SF
Farmers Insurance	\$1,800/month	Expiration on 2/1/2026. No options.	203	677 SF
Vacant Office	-	-	210	1,165 SF





Western Malibu

RESTAURANTS & CAFÉS

1. Broad Street Oyster
2. Café de la Plage
3. Geoffrey's Malibu
4. Howdy Malibu
5. La Nena Mexican Restaurant
6. Lily's Malibu
7. Lucky's Malibu
8. Nobu Malibu
9. Paradise Cove Beach Café
10. Spruzzo Restaurant & Bar
11. SunLife Organics

HOTELS

12. Calamigos Ranch
13. Hotel June Malibu
14. Malibu Beach Inn
15. The Surfrider Malibu

ATTRACTIONS

16. Malibu Country Mart
17. Malibu Pier
18. Pepperdine University
19. Point Dume State Beach
20. Zuma Beach

GROCERY & ESSENTIALS

21. Pavilions (Point Dume Village anchor)
22. Vintage Grocers
23. Whole Foods Market

CARS PER DAY

31K+

At Pacific Coast Hwy
& Kanan Dume Road



Malibu Demographics Snapshot

1 Mile	3 Miles	5 Miles
Population		
3,518	6,239	8,090
Average Household Income		
\$237,314	\$245,491	\$241,129
Consumer Spending		
\$90.3M	\$174.5M	\$220.9M

