

OFFERING MEMORANDUM

MALIBU GOLF CLUB (2018)

THE MALIBU GOLF CLUB, HOTEL & RESORT

Destination Resort Development Opportunity

901 ENCINAL CANYON RD, MALIBU, CA 90265



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THE OFFERING

DESTINATION GOLF CLUB, HOTEL & RESORT

Malibu is one of the most famous places in the world. Kidder Mathews & Pacifica Capital are pleased to present for sale The Malibu Club, Hotel & Resort, a unique acquisition and development opportunity in this exclusive community on the California Coast.



THE OFFERING

Approvals have been received from the Los Angeles County Planning Commission and the California Coastal Commission to create a new mixed-use destination resort in Malibu, California. Approval for such a large resort has been extremely rare in Southern California for decades due to very strict environmental regulations.

The overall property contains 637 acres. Of this amount, 456 acres will be dedicated natural open space surrounding the resort for enjoyment by guests of the new resort as well as the general public. 151 acres are dedicated to restoring the Malibu Golf Club golf course which was a popular destination for golfers all over the world. The course and all supportive buildings burned in a major fire in 2018, and have been closed since. The remaining 29 acres will be a brand new resort featuring overnight accommodations, a conference center, and clubhouse complex.

OFFERING HIGHLIGHTS

637 acres in spectacular scenic Malibu Hills location

Already approved by Los Angeles County and the California Coastal Commission

Final tract map approved June 2023

Last golf course & development of its size to be permitted in the Malibu area

Golf course design by Jackson Kahn (formerly Fazio Team) with revisions done by Nicklaus Design

Approvals allow for 40 bungalows with each containing four individual 1BR suites at an average size of 682 SF for a total of 160 rooms, 48,164 sq. ft. conference center, 30,000 sq. ft. clubhouse, restoration of 18-hole Malibu Golf Club golf course which was destroyed in a fire in 2018

A total of 224,760 sq. ft. of buildable space

456 acres of open space with trails and outdoor recreation uses



ENTITLEMENTS

VTTM	No. TR071735-(3); dated 04/30/2014
CONDITIONAL USE PERMIT	2011-00122-(3)
COASTAL DEVELOPMENT PERMIT	201400006; approved 02/24/2015
PARKING PERMIT	2011-000005-(3)
PROJECT LOTS	5 & 6 of VTTM
PROJECT SIZE	185.35 acres
PROPOSED TYPE	Health and wellness retreat; Golf resort
PROPOSED GOLF COURSE	Par 72; 18 holes, 6,834 yards
PLANNED BUILDING AREA	224,760 SF



PROJECT DETAILS



Individual Use Calculation		Area	Reqs	Over Load	Parking
Description	Use Classification				
Information Building	Commercial Office	447	4		11.25
Malibu Institute	Assembly	48164	192		11.3
Cart Storage	Industrial	9182	2		11.2
Venue	Industrial	4523	9		11.18
Clubhouse	Assembly	30147	121		11.3
Pro Shop/Grill	Recreation	12104	N/A		18.1
Maintenance Building	Industrial	10500	11		11.2
Surfline	Hotel	109140	190		11.2
Total		224287		495	

Stalls provided

Parking Ratios cited in Zoning Code:

Office: 22.52.1100-Office: 1:250' of area.

Assembly: 22.52.110.A.1-Entertainment, assembly and dining: 1:3 occupants based on

Guest Rooms: 22.52.110.B.1-Hotels, Clubs, Fraternity and Sorority houses, and Dormitories

Recreation: 22.52.115-Golf courses: 10 spaces/1 hole

Industrial: 22.52.1140-Industrial Uses: 1:1,000' of or 1:2 full-time employees

Industrial: 22.52.1140-Industrial Uses: 1:2 employees or 1/1,000' of area

PROJECT DETAILS

Approvals allow for complete restoration of the 151-acre golf course and supportive buildings, including pro shop, indoor/outdoor grill, cart storage, maintenance, caretaker’s house, etc. As proposed, the existing Malibu Golf Club golf course will be redesigned with an improved 18-hole public access golf course. It is an 18-hole championship course, playing 6,834 yards from the back tees and meandering through the Santa Monica Mountains, offering scenic views of the mountains and valleys. Another 29 acres are planned to be the new resort structures, totaling 224,760 square feet. A detailed master plan for the use, size, and design of these buildings has been approved by Los Angeles County and the Coastal Commission.

This redesign will decrease the maintenance footprint and environmental impacts of the existing golf course by reducing the overall turf acreage, planting more drought tolerant grasses, replacing an antiquated irrigation system, and removing non-native trees and plants.

Use	Acres
TOTAL PROPERTY	636.51
DEDICATED OPEN SPACE	456.16
ENTITLED DEVELOPMENT AREA	180.35
GOLF COURSE	150.90
NEW RESORT STRUCTURES	29.45

Use within "New Resort Structures"	Sq. Ft.
HOTEL WITH 160 ROOMS	109,140
CONFERENCE CENTER	48,164
CLUBHOUSE	30,147
PRO SHOP	12,104
SUPPORT BUILDINGS	25,205
TOTAL	224,760

NEW RESORT STRUCTURES

29 acres of the total 637 acres are defined in the approvals as the "development envelope." Within this envelope will be the new resort structures. Total building area in these structures is approved for 224,760 square feet.

A fairly detailed master plan for the use, size and design of buildings within the 224,760 square feet has been approved by the County and the Coastal Commission.

RESORT STRUCTURES

- 01 Information Building
- 02 Valley View Bungalows
- 03 Conference Center
- 04 Warehouse
- 05 Cart Storage
- 06 Clubhouse
- 07 Pro shop/Grill
- 08 Maintenance Building
- 09 Outdoor Swimming Pool
- 10 Hillside Bungalows



PROJECT DETAILS

ACCOMMODATIONS

The hotel will be built in 40 “bungalows,” with each bungalow containing an average of about 2,728 square feet, for a total of 109,140 square feet. There will be multiple floor plans. Most bungalows will contain four individual suites at an average of 682 square feet, and a central social space. Most will be detached, and have views of the golf course, other parts of the resort and/or the nearby mountains.

Most will be two-story, but some will be one. The bungalows will be uniquely designed, in harmony with the Santa Monica Mountain environment.

The hotel most likely will attract wide attention due to being in Malibu, new, uniquely designed, and integrated into a larger resort with golf course.

CONFERENCE CENTER

The conference center has been approved for 48,164 square feet. It is referred to as the Institute Building in the site plan. Spaces will range from boardroom size meeting rooms to a 450-person ballroom. There currently are no golf-oriented conference facilities with a hotel in Los Angeles County.

It is planned to attract educational and business gatherings, conferences, seminars, large social events, live entertainment, sports academies, and so forth. As shown in the accompanying renderings, it will be uniquely designed and non-intrusive with the surrounding environment. It could include the pro shop.

CLUBHOUSE

The clubhouse is centrally located in the resort, overlooking the golf course. It will contain 30,147 square feet, and also be uniquely designed. It could include the pro shop.

Intended uses will be a full service spa and wellness center, outdoor swimming pool, changing rooms, venues for weddings, live entertainment, other activities, bar, grill and fine-dining restaurant.

PRO SHOP

The pro shop will be at the golf course, and replace the burned one. It will contain 12,104 square feet. Besides check-in facilities for tee times, it will contain retail, a bar and grill, and eight indoor computerized driving range bays. A short-game practice facility will be adjacent to the pro shop. It could be a stand alone building or attached to the conference center or the clubhouse.

Other approved buildings/spaces associated with the golf course and overall resort include a golf cart storage barn with 9,162 square feet, maintenance building with 10,500 square feet, warehouse with 4,623 square feet, security building with 120 square feet, and caretaker’s house with 800 square feet.

PARKING

387 parking spaces with 180,000 square feet in two separate pods.

RENDERING OF POSSIBLE CONFERENCE FACILITY



RENDERING OF POSSIBLE BUNGALOWS



RENDERING OF POSSIBLE CLUBHOUSE



SUSTAINABILITY PROPOSALS



SOLAR ARRAY

A high tech solar array will be installed over the three parking lot areas to provide a substantial source of clean energy power. The panels will function as a shade structure and will provide for parking lot lighting.



POND RESTORATION

A restoration plan will be implemented at the start of construction to remove the overgrowth of vegetation that has made the ponds stagnant. The ponds will be restored and monitored as an educational living lab.



GOLF COURSE LANDSCAPE

In addition to being built within the existing course footprint, non-native trees will be removed and the course will be re-vegetated with native trees and drought-tolerant plants.



BIOSWALES

A series of bioswales will collect runoff from buildings and parking areas to detention basins that will filter and redistribute the water to landscaping. The current drainage channels directing runoff to creeks and ponds will be removed.



WASTEWATER TREATMENT

The existing 25 year old septic tank-leach field wastewater management systems that currently serve the property will be removed. A new state-of-the-art decentralized wastewater treatment system will treat all on-site wastewater for a portion of the golf course irrigation.



LEED PLATINUM CERTIFICATION

- Green roofs
- Shade structures
- EV charging
- Geothermal HVAC systems
- Shuttle service



LOCATION OVERVIEW



MALIBU, CA

The Malibu Golf Club, Hotel & Resort is nestled within the Santa Monica Mountains Recreational Area just northeast of the Malibu coastline, providing an exclusive and serene environment for the new resort.

Stretching for more than 30 miles along the Pacific and Highway 1, Malibu has achieved almost mythological status among California beach towns. Hollywood stars and top athletes live in oceanfront homes here, under an elegant veil of privacy on long strands of beach, and enjoy front-row seats for surfing and unforgettable sunsets.

Characterized by its carefully preserved rural atmosphere, Malibu is a closely-knit residential community of approximately 13,000 people. Its luxury shopping and destination dining is supported by affluent residents—the average household income within 3 miles of The Malibu Institute is \$191,299—as well as tourists, over seven million of which are drawn to the coastal city every year. Malibu is a well known area for vacationing and some of L.A.'s best dining, making it a key destination for those looking for a piece of California's famous, scenic coastal lifestyle.

53.1

MEDIAN AGE

\$191K

AVG. HOUSEHOLD
INCOME (3-MILE)

\$1.11M

MEDIAN HOME
VALUE (3-MILE)



ENTITLEMENTS

ENTITLEMENTS

Development plans for the new resort were approved by the Los Angeles County Planning Commission in April 2014. In October 2014, the California Coastal Commission approved the Local Coastal Plan for the Santa Monica Mountains. Such approval incorporated all of the proposed Malibu Golf Club, Hotel & Resort development.



IMPORTANT NOTES

The Malibu Golf Club, Hotel & Resort has been the only new golf course and resort recently approved in the region. Previously, a General Plan Amendment had been obtained to expand the golf course into a comprehensive resort.

Several hundred thousands of dollars have been spent by the seller for various studies and legal documents. The Final Map was approved June 2023.

The entitlements issued by the County of Los Angeles entail a variety of conditions. Interested purchasers of the property are encouraged to review such. They are available upon request.

Water and sewer facilities will be provided as follows:

- Potable water will be provided by the Las Virgenes Municipal Water District.
- An on-site wastewater treatment system will be constructed. It will be operated, managed and maintained by the Ventura Regional Sanitation District.
- The current septic system will be replaced by a new system.



SUMMARY

SUMMARY

The preceding document describes a one-of-a-kind acquisition and development opportunity - **The Malibu Golf Club, Hotel & Resort** in Malibu, California. The uniqueness of the opportunity is due to:

The place name of “Malibu”

The extremely difficult to obtain approvals already issued by Los Angeles County and the California Coastal Commission

The surrounding, exclusive and serene environment of the Santa Monica Mountains

Layout of a well-known 18-hole championship golf course already in place, with a Nicklaus Design involvement

No comparable destination resort in the region with hotel, golf and large conference facilities

A surrounding marketplace of almost 25 million year-round residents and over 50 million annual tourists



*For further information about
this unique opportunity,
please contact us.*

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