

FOR SALE

READY TO ISSUE PERMIT (RTI)

30044 ANDROMEDA LANE

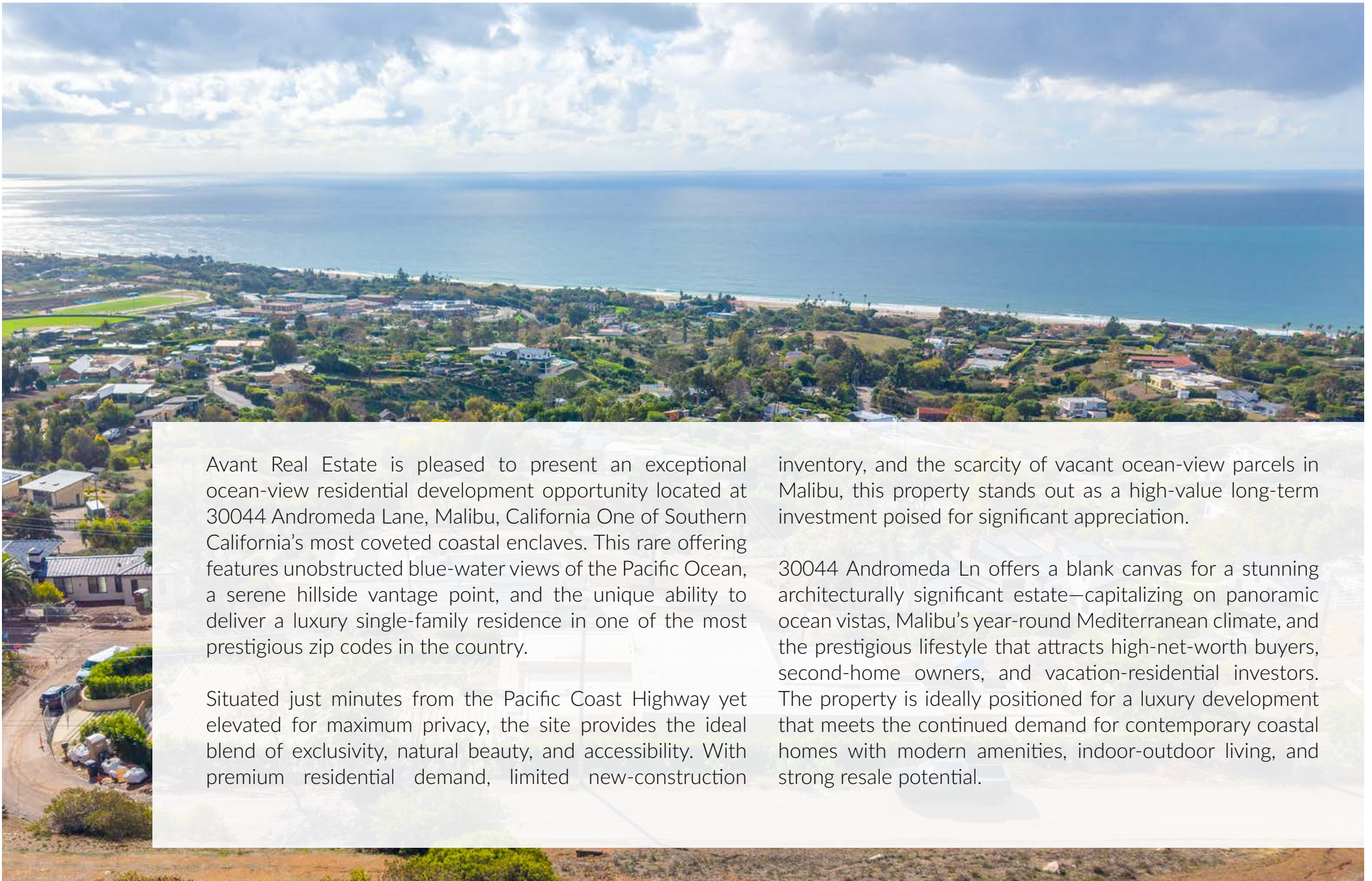
MALIBU CA 90265



A PREMIER OCEAN-VIEW

Luxury Residential Development Opportunity in Malibu
Spectacular, Unobstructed Views of the Blue Pacific





Avant Real Estate is pleased to present an exceptional ocean-view residential development opportunity located at 30044 Andromeda Lane, Malibu, California One of Southern California's most coveted coastal enclaves. This rare offering features unobstructed blue-water views of the Pacific Ocean, a serene hillside vantage point, and the unique ability to deliver a luxury single-family residence in one of the most prestigious zip codes in the country.

Situated just minutes from the Pacific Coast Highway yet elevated for maximum privacy, the site provides the ideal blend of exclusivity, natural beauty, and accessibility. With premium residential demand, limited new-construction

inventory, and the scarcity of vacant ocean-view parcels in Malibu, this property stands out as a high-value long-term investment poised for significant appreciation.

30044 Andromeda Ln offers a blank canvas for a stunning architecturally significant estate—capitalizing on panoramic ocean vistas, Malibu's year-round Mediterranean climate, and the prestigious lifestyle that attracts high-net-worth buyers, second-home owners, and vacation-residential investors. The property is ideally positioned for a luxury development that meets the continued demand for contemporary coastal homes with modern amenities, indoor-outdoor living, and strong resale potential.

This is a rare chance to secure a premier ocean-view residential parcel in Malibu—an opportunity defined by natural beauty, market strength, and lasting investment value.

Located within close proximity to Malibu's world-renowned beaches, hiking trails, top-rated schools, the Trancas Country Market, and Malibu's finest dining and shopping destinations, the parcel is surrounded by premier lifestyle amenities. The Malibu market continues to outperform broader regional trends due to its scarcity of land, consistent demand from affluent buyers, and global brand appeal.

This Offering Memorandum provides an in-depth analysis of the opportunity, including demographic insights, economic drivers, property highlights, local market conditions, and development considerations. Avant Real Estate is committed to supporting investors, developers, and builders in evaluating the full potential of this unique Malibu development site.





Surrounded by Malibu's natural beauty, privacy, and prestige—positioning the site as a signature luxury home opportunity in one of California's most iconic oceanfront communities.



Development Highlights

- **Unobstructed Ocean-View Residential Vacant Land Opportunity** in Malibu, offering commanding blue-water vistas overlooking the Pacific Ocean.
- **Premier cul-de-sac location** featuring breathtaking ocean and sunset views, including sweeping sightlines of **Palos Verdes, Catalina Island, the Malibu coastline, and surrounding mountains.**
- **Turnkey development opportunity** ideal for investors, builders, or owner-users seeking to create a private Malibu retreat enhanced by world-class lifestyle amenities.
- **Highly desirable Malibu submarket** with exceptional long-term value, strong resale demand, and continued buyer appetite for modern coastal homes.
- **Entitled project** offering significant time and cost savings for developers, eliminating major development uncertainties.
- **Shovel-ready trajectory** with anticipated **plan pre-approval by end of 2025**, streamlining the design-to-construction timeline.
- **Rare chance to build a new luxury home** in a coastal market with extremely limited new-development availability.
- **Prime proximity to Malibu's finest beaches, including:**
 - Broad Beach — ±2.1 miles
 - Zuma Beach — ±3.1 miles
 - Lechuza Beach — ±3.3 miles



Vacant Land



APN

4469-004-010



LOT SIZE

±39,624 Sq. Ft.



RTI

Planning approved this contemporary style home of approximately 5,154 sq. ft. total.

Plans anticipated to be pre-approved prior to end of 2025.

Planned Residence Features

- 2-Story Single-Family Residence
- Living Space $\pm 4,154$ SF
- Basement $\pm 1,000$ SF with Gym, Steam Room, Full Bathroom, Light Well and Utility Room
- Master Suite & Three Bedrooms
- 2-Car Garage Attached
- Lap Pool 47' x 10' & Separated Spa
- Pool Deck ± 96 SqFt; Upper Deck ± 848 SqFt

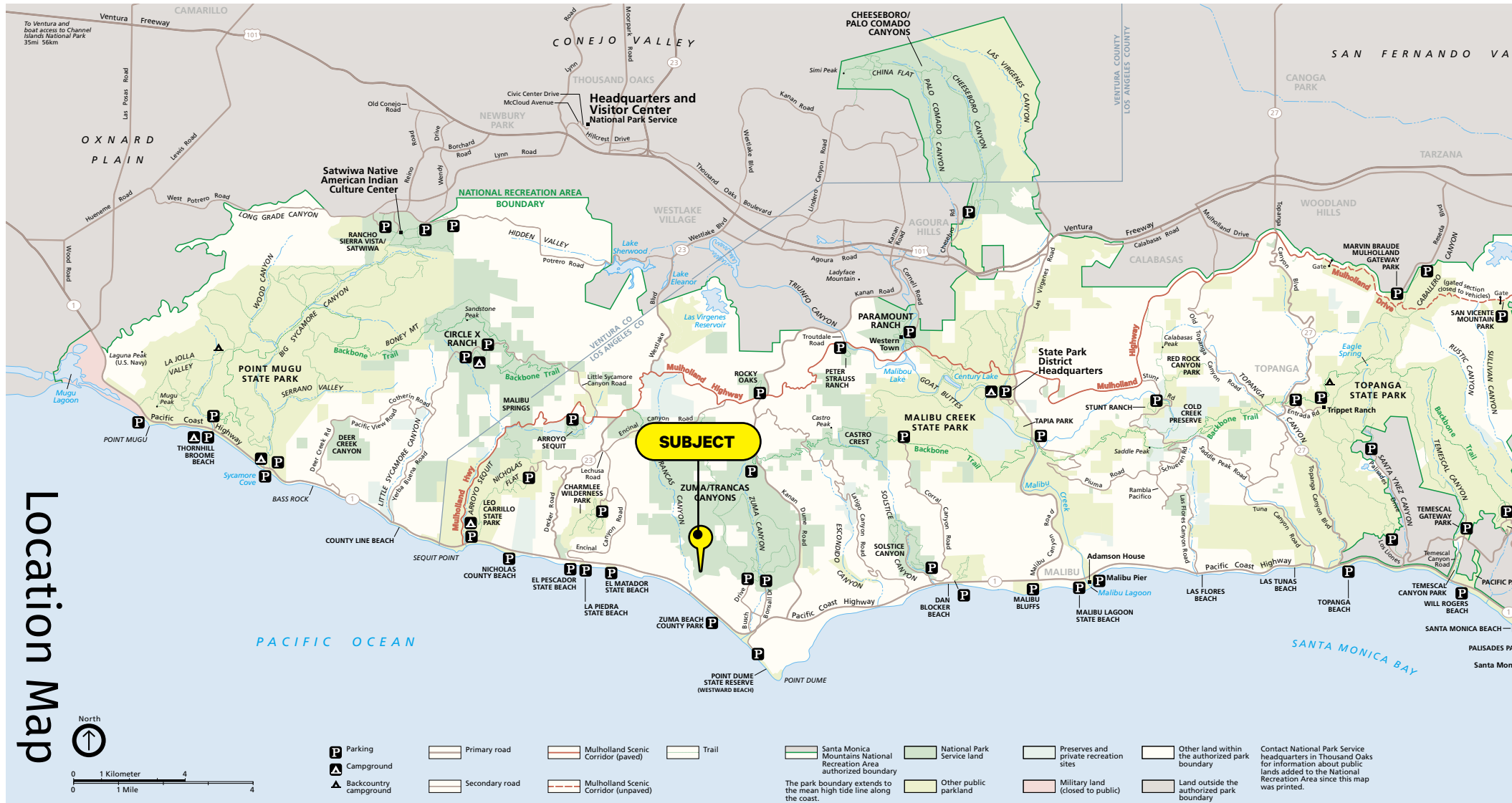


Conceptual Renderings



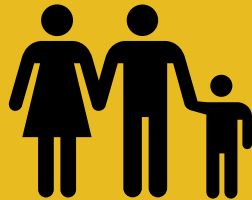


Area Overview



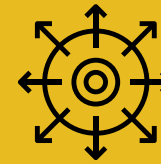
Area Overview

Malibu, California is a coastal city in Los Angeles County, located about 30 miles west of downtown Los Angeles. Incorporated as a city on March 28, 1991, it spans roughly 19.9 square miles ($\approx 51.5 \text{ km}^2$) and includes around 21 miles of Pacific Ocean coastline. The region is widely known for its dramatic natural setting — beaches, hills of the Santa Monica Mountains, upscale residences, and its appeal to high-net-worth individuals and lifestyle-buyers.



Household income: median household income is approximately

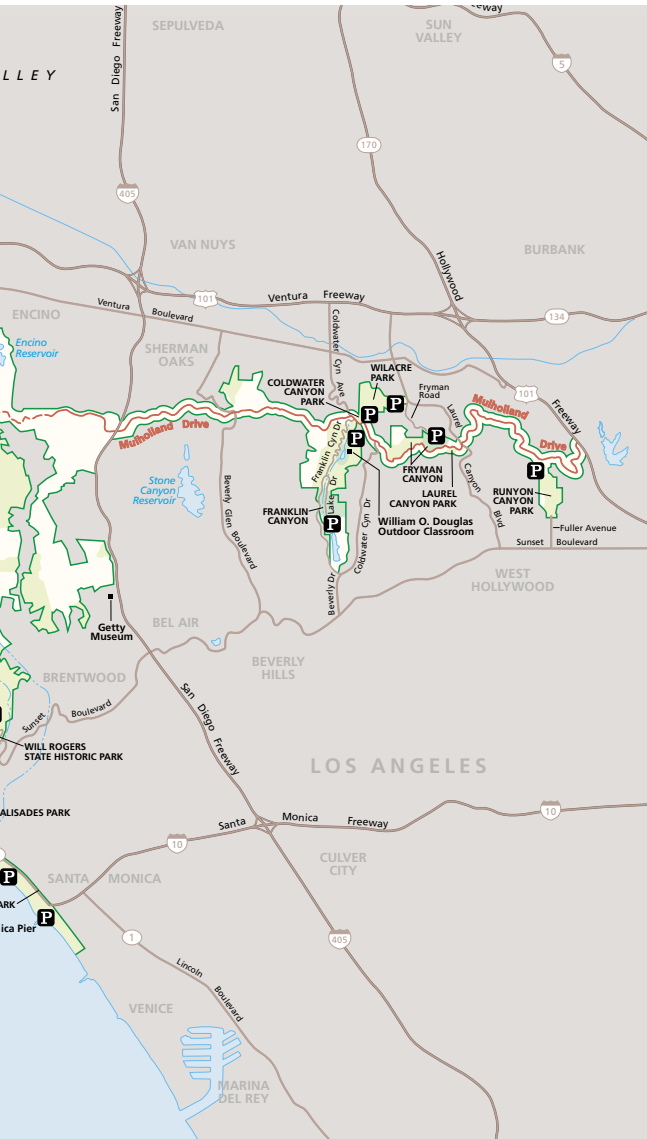
\$192,159



Malibu is famed for its

21-Mile

stretch of Pacific coastline



Economy & Major Employers

Malibu's economy is somewhat specialised given its size and geography. One of its largest employers is HRL Laboratories, LLC (formerly Hughes Research Laboratories), a high technology R&D facility based in Malibu that focuses on advanced materials, sensors, photonics, etc. Wikipedia

The city also benefits from real estate / luxury residential markets, tourism and service industries tied to its coastal lifestyle, beachfront living, and celebrity/high-net-worth homeowners.

Many local businesses are small (luxury retail, hospitality, wellness, construction, design) serving the high-end residential and lifestyle market.



Note: While there are employers within Malibu itself, for many residents employment may be outside Malibu (e.g., Los Angeles metro region), or in entrepreneurial/remote roles given the affluence.

Education

- The public school system is served by the Santa Monica-Malibu Unified School District, and one notable institution is Malibu High School (grades 9-12, enrolled ~390 students as of 2024-25).
- Malibu High School has a favorable student-teacher ratio (~13:1) and test-score proficiency of ~57% in math and ~82% in reading.
- Graduation rates and school quality are strong; Malibu High is regarded as above average in the California context.
- Private schooling options and higher-education nearby: Pepperdine University is a prominent private university located in Malibu, adding to the educational cachet of the area.



Points of Interest & Lifestyle Attributes



Beaches & Coastline

Malibu is famed for its 21-mile (approx) stretch of Pacific coastline, including beaches such as Zuma Beach, El Matador Beach, Surfrider Beach, and others.



Recreation / Outdoors

The intersection of ocean and the Santa Monica Mountains offers hiking, surfing, road-cycling (the famous Pacific Coast Highway), horse-riding, trail access and scenic views.



Cultural / Luxury Lifestyle

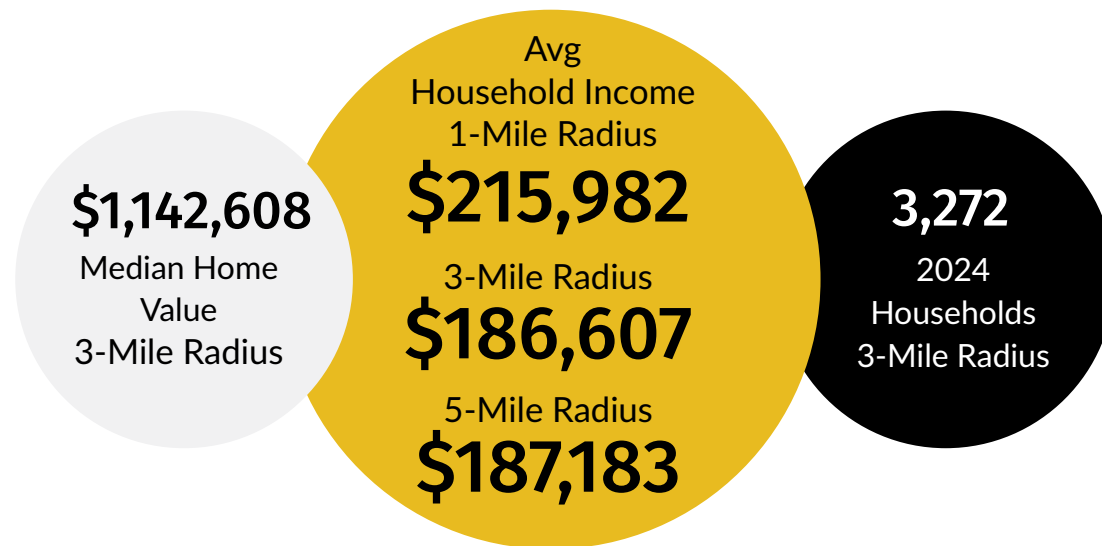
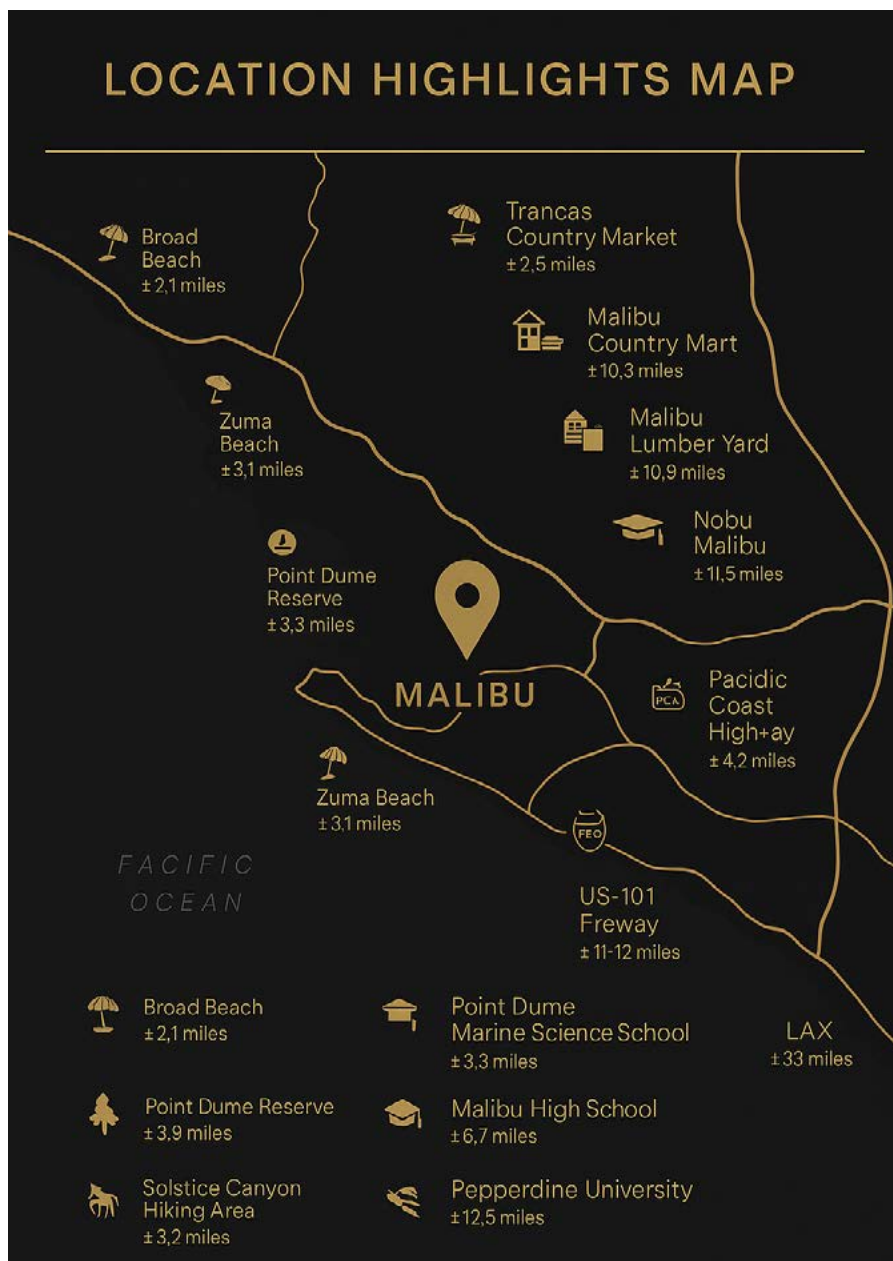
Malibu features upscale retail centres such as the Malibu Country Mart, celebrity homes, and a high-end, relaxed coastal luxury lifestyle appeal.



Historic Points

The area has a rich history, including the original Chumash village called "Humaliwo"

“The Surf Sounds Loudly”



Population	1 mile	3 miles	5 miles
2020 Population	1,290	5,922	8,132
2024 Population	1,844	8,140	11,096
2029 Population Projection	1,908	8,377	11,408
Annual Growth 2020-2024	10.7%	9.4%	9.1%
Annual Growth 2024-2029	0.7%	0.6%	0.6%
Median Age	52.5	52.1	50.9
Bachelor's Degree or Higher	62%	63%	61%

Close Proximity to Key Malibu Destinations



Beaches & Coastal Access

Broad Beach	±2.1 miles
Zuma Beach	±3.1 miles
Lchuzza Beach	±3.3 miles
El Matador Beach	±4.4 miles
Point Dume Reserve	±3.9 miles



Schools & Institutions

Point Dume Marine Science	±3.8 miles
Malibu High School	±6.7 miles
Pepperdine University	±12.5 miles



Recreation & Lifestyle

Malibu Equestrian Center	±4.2 miles
Solstice Canyon Hiking Area	±8.2 miles
Leo Carrillo State Park	±6.9 miles



Transportation

Pacific Coast Highway	Immediate access (35,000–45,000 ADT depending on segment)
US-101 Freeway	±11–12 miles
LAX Airport	±33 miles



Shopping, Dining & Amenities

Trancas Country Market	±2.5 miles (Vintage Grocers, specialty dining, boutique retail)
Malibu Country Mart	±10.8 miles
Malibu Lumber Yard	±10.9 miles
Nobu Malibu	±11.6 miles



Seller will provide RTI Plans to a Qualified Buyer with an accepted offer. The RTI Plans will be ready first quarter of 2026

MALIBU'S FINEST OCEAN-VIEW

RESIDENTIAL DEVELOPMENT OPPORTUNITY OVERLOOKING THE PACIFIC

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