

OFFERING MEMORANDUM

# 22 MALAGA COVE PLAZA

*FOR SALE*  
*With 2% Cooperating Broker Fee*

PALOS VERDES ESTATES, CA 90274

SUBJECT  
PROPERTY



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COMPARABLES

*Exclusively  
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# PREMIER RETAIL OFFERING

*Historic & Iconic Mixed-Use Retail Building  
in the Prestigious Malaga Cove Plaza.*

This is a rare opportunity to acquire a landmark commercial property located in the heart of the historic Malaga Cove Plaza. 22 Malaga Cove Plaza offers timeless Spanish Revival architecture, exceptional visibility, and flexible potential for retail, office, or boutique service use.

ADDRESS	22 Malaga Cove Plaza Palos Verdes Estates, CA 90274
SALE PRICE	\$5,950,000
PRICE PER SF (BLDG)	\$749/SF
BUILDING SIZE	±7,945 SF (Three Levels)
LAND SIZE	5,769 SF
YEAR BUILT	1957
LOT NUMBER	9
APN	7539-017-009
ZONING	Retail/Commercial/Mixed-Use



**\$5.95M**

SALE PRICE

**±7,945**

SF OF SPACE

**1957**

YEAR BUILT

## SQUARE FOOTAGE BREAKDOWN

FIRST LEVEL (RETAIL FRONTAGE)	±4,351 SF
SECOND LEVEL	±2,016 SF
THIRD LEVEL	±1,478 SF
<b>Total Square Footage</b>	<b>±7,945 SF</b>

## INVESTMENT HIGHLIGHTS

Located in one of the most architecturally significant and scenic retail centers in Southern California

High visibility and foot traffic from both tourists and affluent locals

Adjacent to Palos Verdes Library, schools, beach clubs, and civic buildings

Ideal for boutique retail, gallery, office, medical, or specialty tenants

Part of the National Register Historic District – enhancing long-term value and identity

Surrounded by Mediterranean-style architecture, lush landscaping, and terracotta courtyards

Strong long-term tenant demand in the plaza; excellent upside in rents and/or repositioning

Ready to issue approved core and shell plans

Outstanding street exposure and visibility from Malaga Cove Plaza

### AS-IS BUILDING FEATURES

20-foot pedestrian pathway under the arches

Three arches at the front façade of the building

Four HVAC units totaling 15,000 tons with heat pumps

Concrete and wood floors throughout

Rear access to building on Malaga Lane

One ADA handicapped restroom

Former bank building with 2 original vaults in place

Ceiling heights ranging from 10 to 18 feet

225 amps 120/240 G/E panel and single phase





## AS-IS PHOTOS





# PROPERTY OVERVIEW

**5 New Business Ventures Coming**

**LEGEND**

- Coming Soon

**Logos and Businesses:**

- SCHRA
- JVI CONSULTANTS
- PCA
- UNITED STATES POSTAL SERVICE
- Pacific Construction Incorporated
- Joseph & Joseph's JOURNAL
- DELARME
- VIRTU
- MALAGA BANK
- CORNERS OF THE WORLD
- GEORGE M SWEENEY ARCHITECT
- SHANNA SHEVNE INTERIOR DESIGN
- JOHN WINKWORTH RAYMOND JAMES
- MICHAEL A. BARTH ATTORNEY
- WINE BAR
- MALAGA COVE RANCH MARKET
- LEE
- MALAGA COVE LIBRARY
- NEPTUNE'S FROZEN TREATS
- GOODY
- Yellow
- LETTERS from CAPRI
- RE/MAX ESTATE PROPERTIES
- WEST COAST ESCROW
- PILATES STUDIO
- COLDWELL BANKER REALTY
- PALOS VERDES REAL ESTATE SALES
- Compliance Works
- ERIN BLAKESLEE AT COLDWELL BANKER REALTY
- STEMS
- PENINSULA E-GROW



# RTI *OPTION*

## *RTI (Ready to Issue) Plan for Core & Shell Renovation*

### SQUARE FOOTAGE

SUITE A	2,171 SF
SUITE B	2,381 SF
SUITE C	2,798 SF

### SUITE HIGHLIGHTS

#### Suite A & B

- All retail uses
- Ground-level space
- Excellent corner visibility
- Suited for a wine bar, wellness, gourmet café, or lifestyle retail
- Beautiful brick 30 foot outdoor covered arcade

#### Suite C

Use: Creative office & all retail use, medical, gym, wellness studio

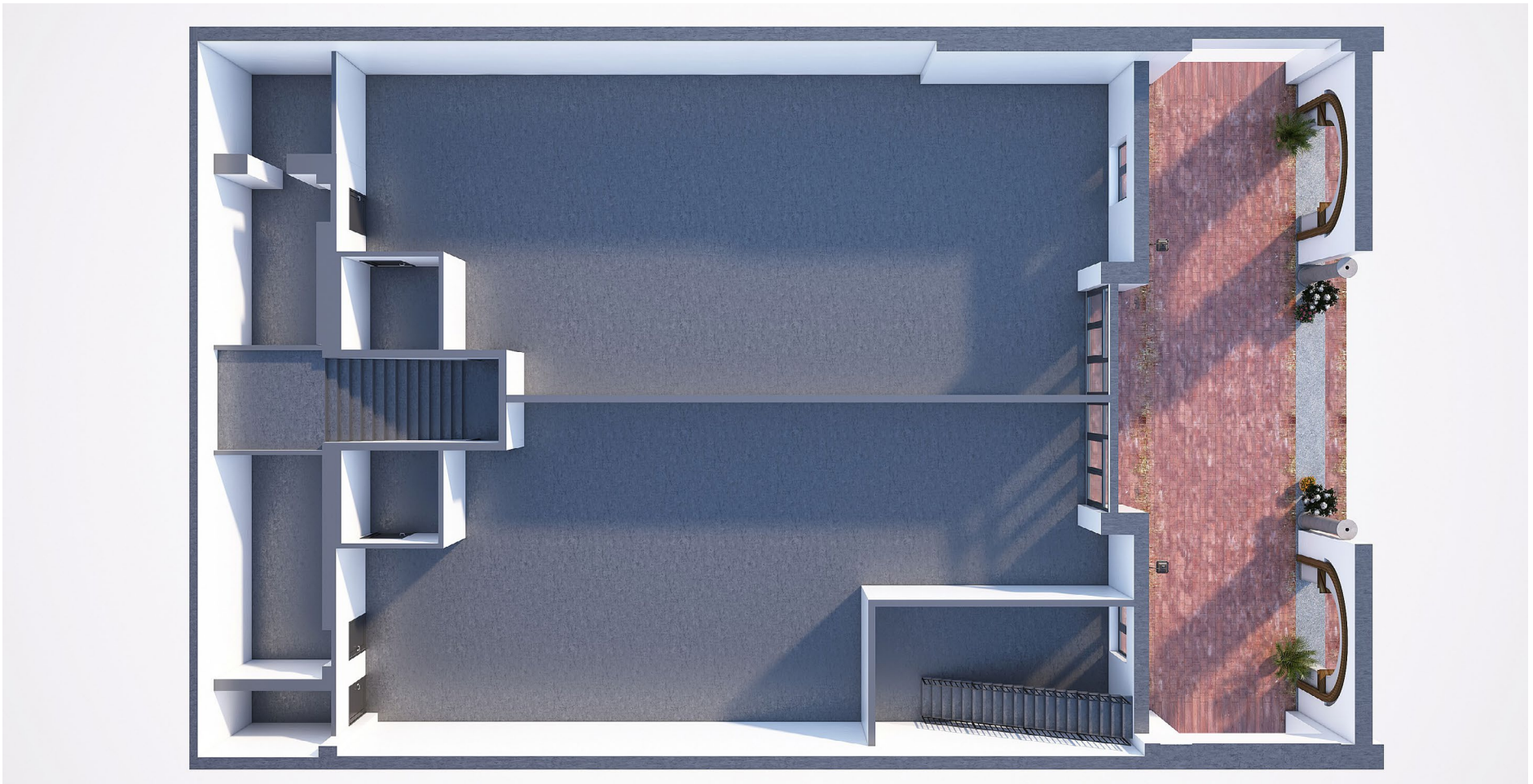
- First floor lobby entrance – 266 SF
- Second floor ocean view – 1,763 SF
  - Soaring 2-story glass wall
  - Private balcony
  - Natural light and airflow
  - Ocean views from upper levels
  - Private balcony with sliding glass access
- Third floor mezzanine – 769 SF
  - Vaulted exposed wood ceilings
  - Ideal for executive office, private treatment room, or lounge

### READY-TO-ISSUE (RTI) PLANS & PERMITS

- Approved by the City of Palos Verdes Estates. Each suite benefits from pre-approved infrastructure that includes:
  - New storefront systems (glass windows & doors)
  - Dedicated 5-ton HVAC units
  - 400 amp, 3-phase electrical panels with separate meters
  - Common trash enclosure access
  - Upgraded ADA compliance provisions
  - 12'–20' open beam ceilings
  - Concrete slab flooring on base level
  - Stainless steel bank vault room (available in Suite A or B)
  - Large plaza parking in front of stores
  - Architectural heritage location in a high-traffic tourist + residential area

## FIRST FLOOR PLAN

*Ready to Issue Permit*

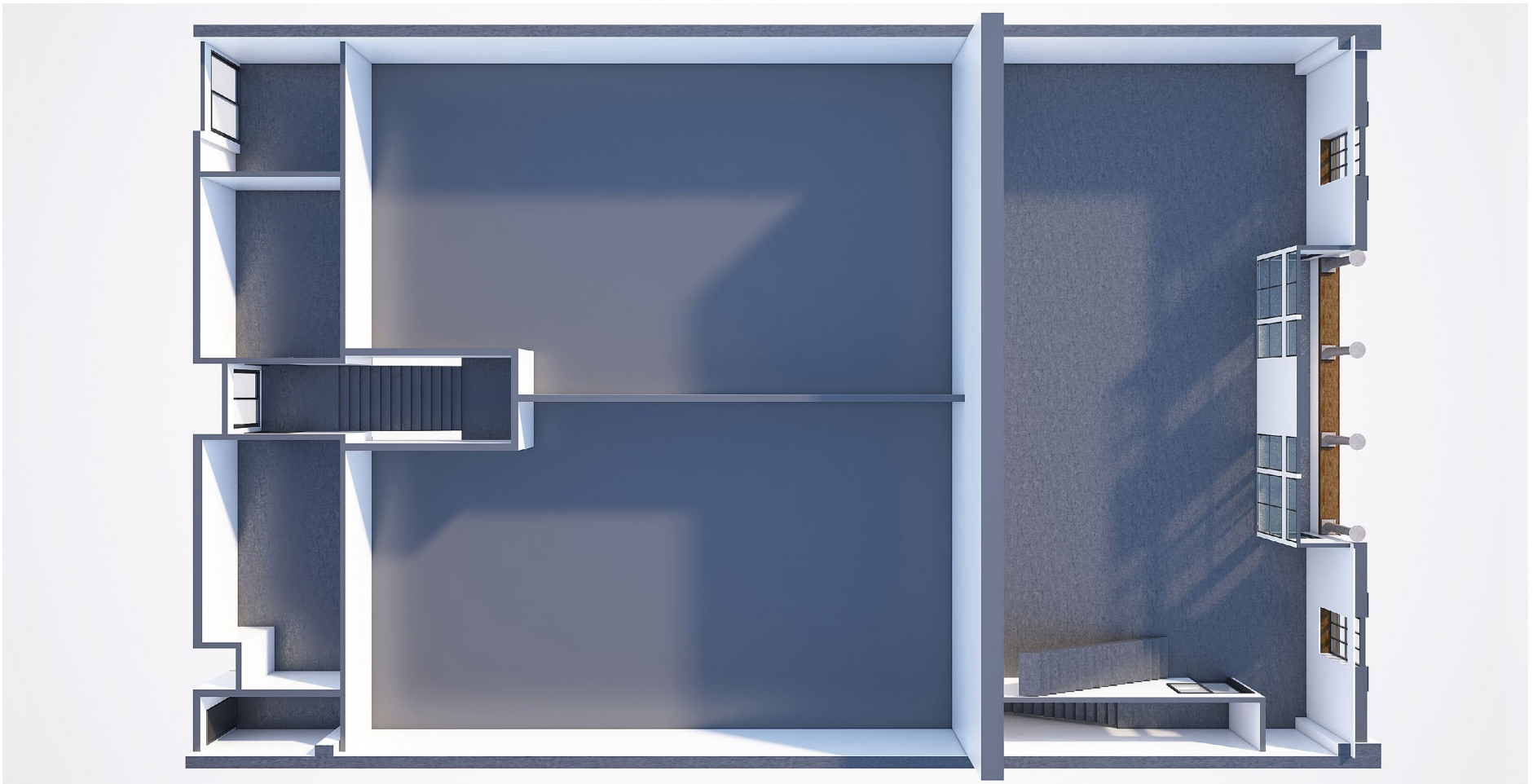


\*Rendering based on potential TI build-out of approved core and shell remodel



## SECOND FLOOR PLAN

*Ready to Issue Permit*



\*Rendering based on potential TI build-out of approved core and shell remodel

## SUITE A

### *Potential Renderings*



\*Rendering based on potential TI build-out of approved core and shell remodel



## SUITE B

### *Potential Renderings*



\*Rendering based on potential TI build-out of approved core and shell remodel



## SUITE C

### *Potential Renderings*



\*Rendering based on potential TI build-out of approved core and shell remodel



## *CITY OVERVIEW* PALOS VERDES ESTATES, CA

*Palos Verdes Estates is a neighborhood located on the Palos Verdes Peninsula in the South Bay region of Los Angeles.*

The peninsula contains Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills, and Rolling Hills estates. This upscale community has stunning views of the Pacific Ocean and the South Bay of Los Angeles, with high end homes, and beautiful parks and beaches.

The area is known as one of California's wealthiest and most charming beach communities, and for its excellent school district, making it a highly sought-after location for families. The Palos Verdes Peninsula school district has a variety of schools including 10 elementary schools, 3 intermediate schools, and 3 high schools.

Other notable highlights include the coastline, which provides access to several hiking trails and beaches. The Peninsula Shopping Center in Rolling Hills Estates is a popular destination for locals and tourists alike, featuring a variety of shops, restaurants, and entertainment options. Along at the North coast, Malaga Cove Plaza, with its commanding Neptune fountain is the cultural heart of the Peninsula.



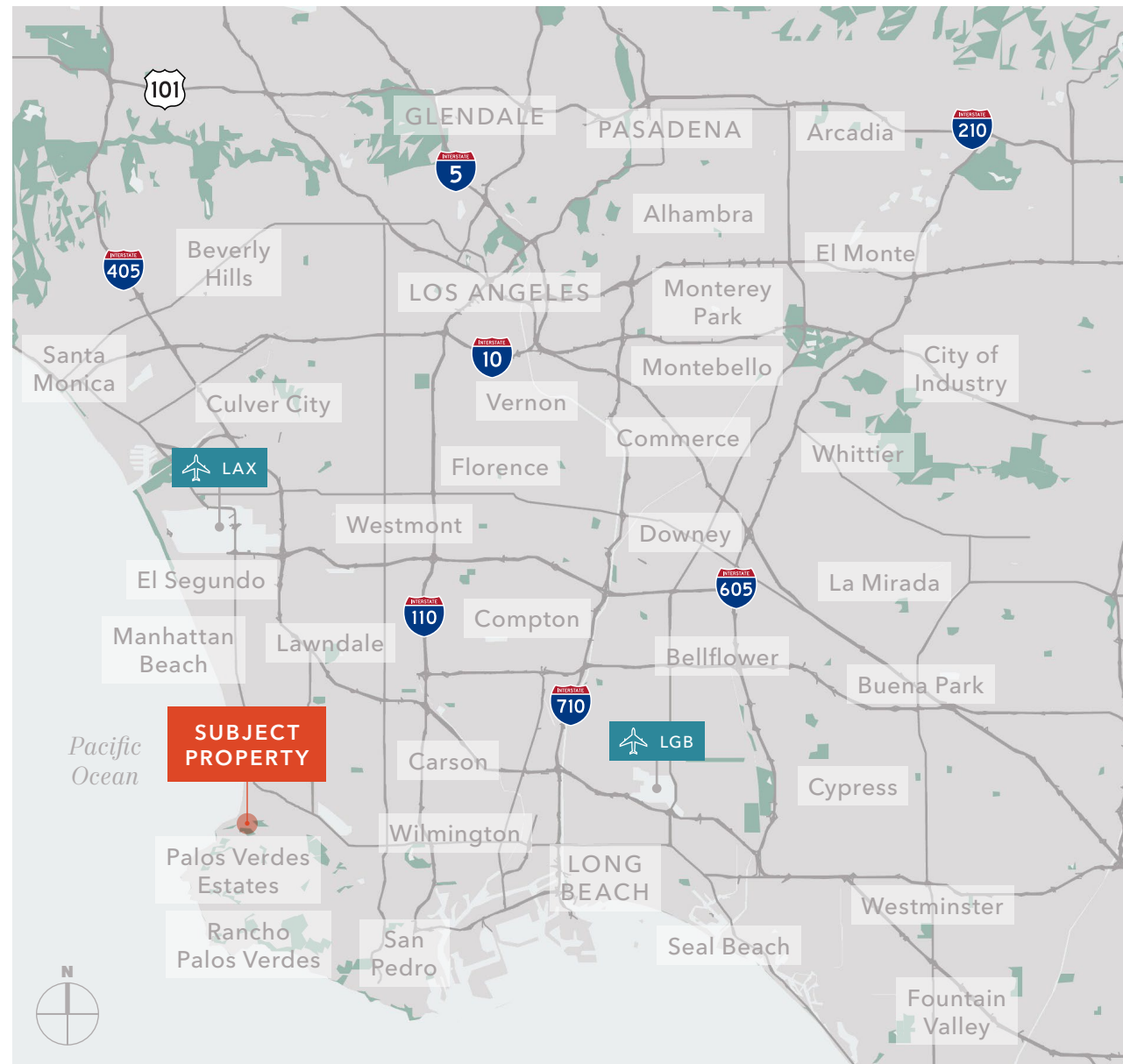
# LOCATION HIGHLIGHTS

Situated at the gateway to the Palos Verdes Peninsula

Close to Torrance, Redondo Beach, Rolling Hills, and Rancho Palos Verdes

Walkable access to Malaga Cove Elementary, the beach bluff, and multiple trailheads

Prestige tenant mix in the plaza includes fine dining, wine bars, boutique retailers, and wellness studios

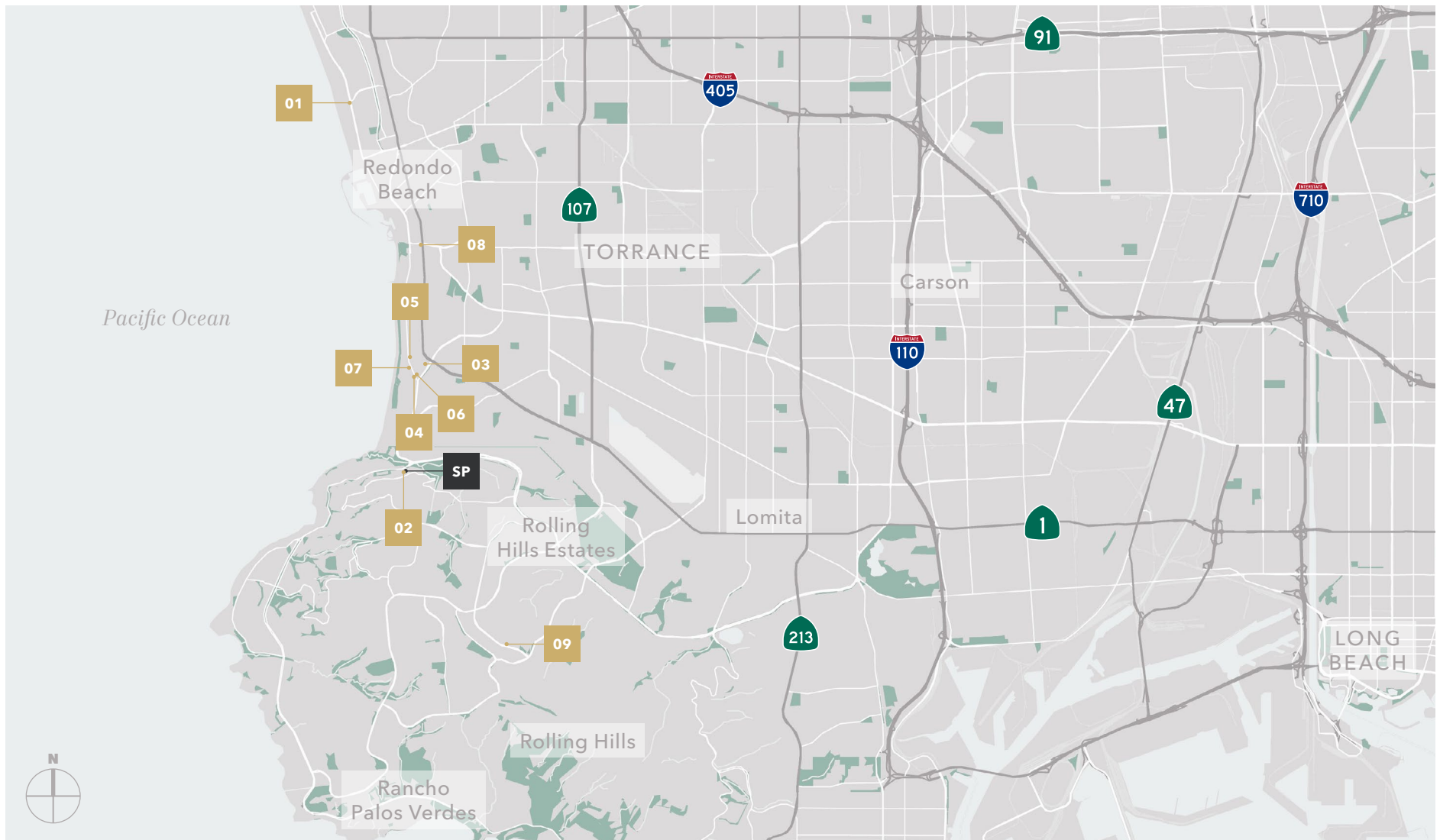




## SALES COMPARABLES

		Property Address	Sale Price	Type	RSF	Price/SF	Year Built/Reno	Sale Date
<b>SP</b>		<b>22 MALAGA COVE PLAZA</b> Palos Verdes Estates, CA 90274	\$5,950,000	Retail	7,945	\$748.89	1957	-
<b>01</b>		<b>90 PIER AVE</b> Hermosa Beach, CA 90254	\$4,600,000	Retail	6,647	\$692.04	1927	5/15/25
<b>02</b>		<b>36 MALAGA COVE PLAZA</b> Palos Verdes Estates, CA 90274	\$4,037,500	Retail	12,072	\$334.45	1963	4/18/25
<b>03</b>		<b>310 VISTA DEL MAR</b> Redondo Beach, CA 90277	\$1,775,000	Retail	2,623	\$676.71	1976	3/5/25
<b>04</b>		<b>1907-1909 S CATALINA AVE</b> Redondo Beach, CA 90277	\$2,915,000	Retail	3,600	\$809.72	1954	2/7/25
<b>05</b>		<b>1700 S CATALINA AVE</b> Redondo Beach, CA 90277	\$5,950,000	Retail	7,792	\$763.60	1981	10/16/24
<b>06</b>		<b>1870 S ELENA AVE</b> Redondo Beach, CA 90277	\$7,000,000	Retail	5,265	\$1,329.53	2009	9/27/25
<b>07</b>		<b>1729-1735 S CATALINA AVE</b> Redondo Beach, CA 90277	\$4,600,000	Retail	6,647	\$692.04	1927	5/15/25
<b>08</b>		<b>301 S PACIFIC COAST HWY</b> Redondo Beach, CA 90277	\$4,500,000	Retail	3,479	\$1,293.48	1977	11/29/23
<b>09</b>		<b>758 SILVER SPUR RD</b> Rolling Hills Estates, CA 90274	\$950,000	Retail	1,380	\$688.41	1970	5/13/22
		<b>Average</b>				<b>\$834.24</b>		

## SALES COMPARABLES MAP







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