

AVAILABLE FOR LEASE

22 MALAGA COVE PLAZA

PALOS VERDES ESTATES, CA 90274



EXCLUSIVE OFFERING MEMORANDUM

km Kidder
Mathews

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Exclusively listed by

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THE OFFERING

Will you be one of the few to get into one of California's most iconic and historic community plazas?

New retail and restaurant concepts are already coming to the plaza. New businesses include a luxury retail boutique, frozen yogurt, a wine bar, and a pilates studio. Large community parking area, highly trafficked area by locals and visitors. Massive demographic, millennial shift, opening new demand for restaurant and services that cater to upwardly mobile families.

Rare openings for your concept include:

2 planned ground level spaces 2,171 SF & 2,381 SF, both perfect for restaurant or retail use

1 space second level 2,798 SF, ideal for gym or creative office use

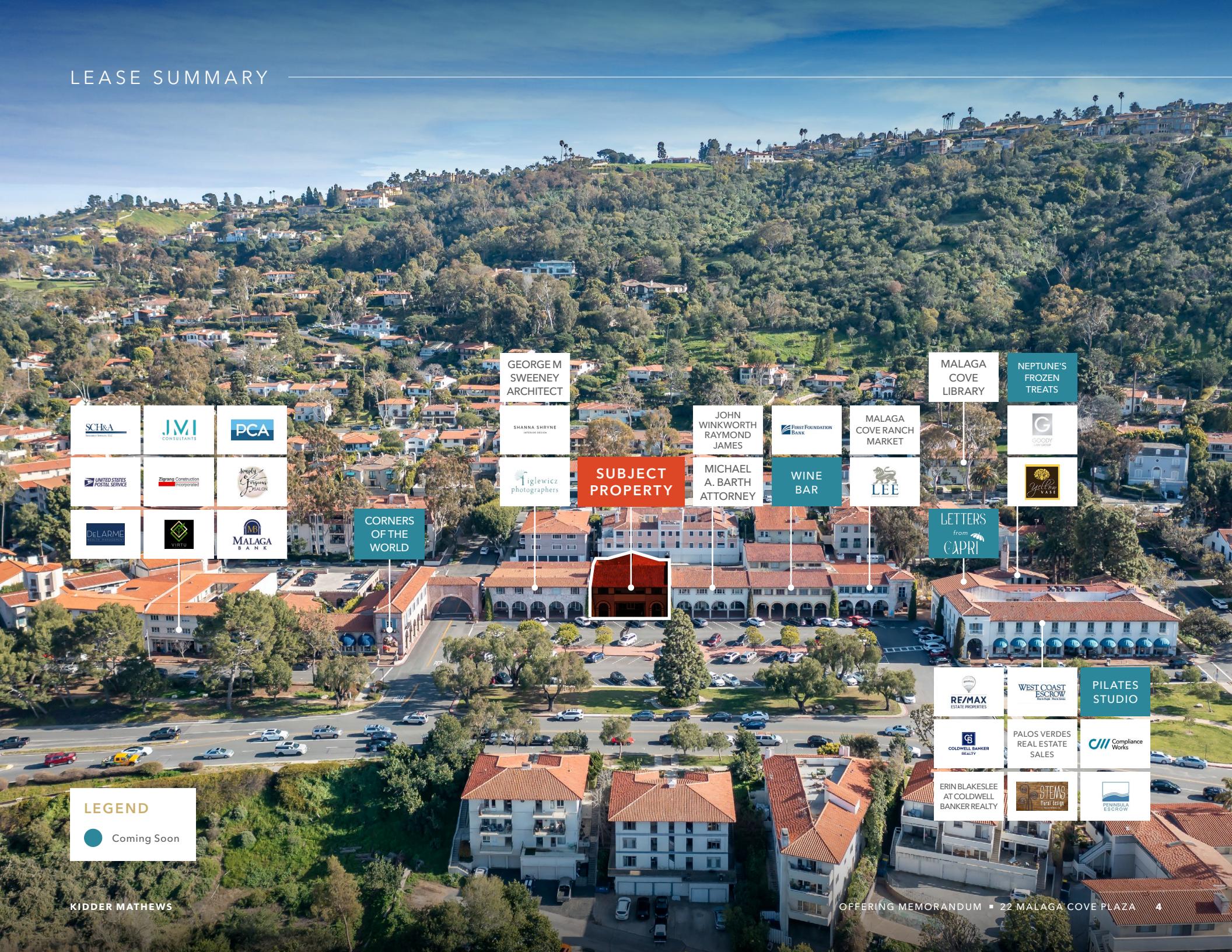
RTI plans for facade renovation and interior shell TI will include:

- 400A panel, 3 phase with separate meters
- Common trash enclosure
- 5 ton HVAC to each space
- 12-20 foot open beam ceiling
- New storefront windows and doors to all spaces
- Concrete floors on base level
- Ocean view from second story space with private balcony, new glass wall, & access will create excellent light & airflow
- Base level space includes a bank vault room with stainless vault door



SPACE A - AVAILABLE	2,171 SF	RENT	\$3.25 Base
SPACE B - AVAILABLE	2,381 SF	NNN EXPENSES	\$0.75 NNN
SPACE C - AVAILABLE	2,798 SF	TERM	5 Years

LEASE SUMMARY



SUBJECT PROPERTY

GEORGE M
SWEENEY
ARCHITECT

SHANNA SHRYNE
INTERIOR DESIGN

Iglewicz
photographers

CORNERS
OF THE
WORLD

JOHN
WINKWORTH
RAYMOND
JAMES

MICHAEL
A. BARTH
ATTORNEY

First Foundation
Bank

WINE
BAR

LEE

LETTERS
from
CAPRI

MALAGA
COVE
LIBRARY

MALAGA
COVE RANCH
MARKET

PILATES
STUDIO

RE/MAX
ESTATE PROPERTIES

WEST COAST
ESCRROW

PALOS VERDES
REAL ESTATE
SALES

COLDWELL
BANKER
REALTY

ERIN BLAKESLEE
AT COLDWELL
BANKER REALTY

STENS
New Design

PENINSULA
ESCRROW

COMPLIANCE
WORKS

SCH&A
Insured Services, Inc.

JMI
CONSULTANTS

PCA

UNITED STATES
POSTAL SERVICE

Zirano Construction
Incorporated

Simply
Fresno Salon

DELARME
INTERIOR DESIGN

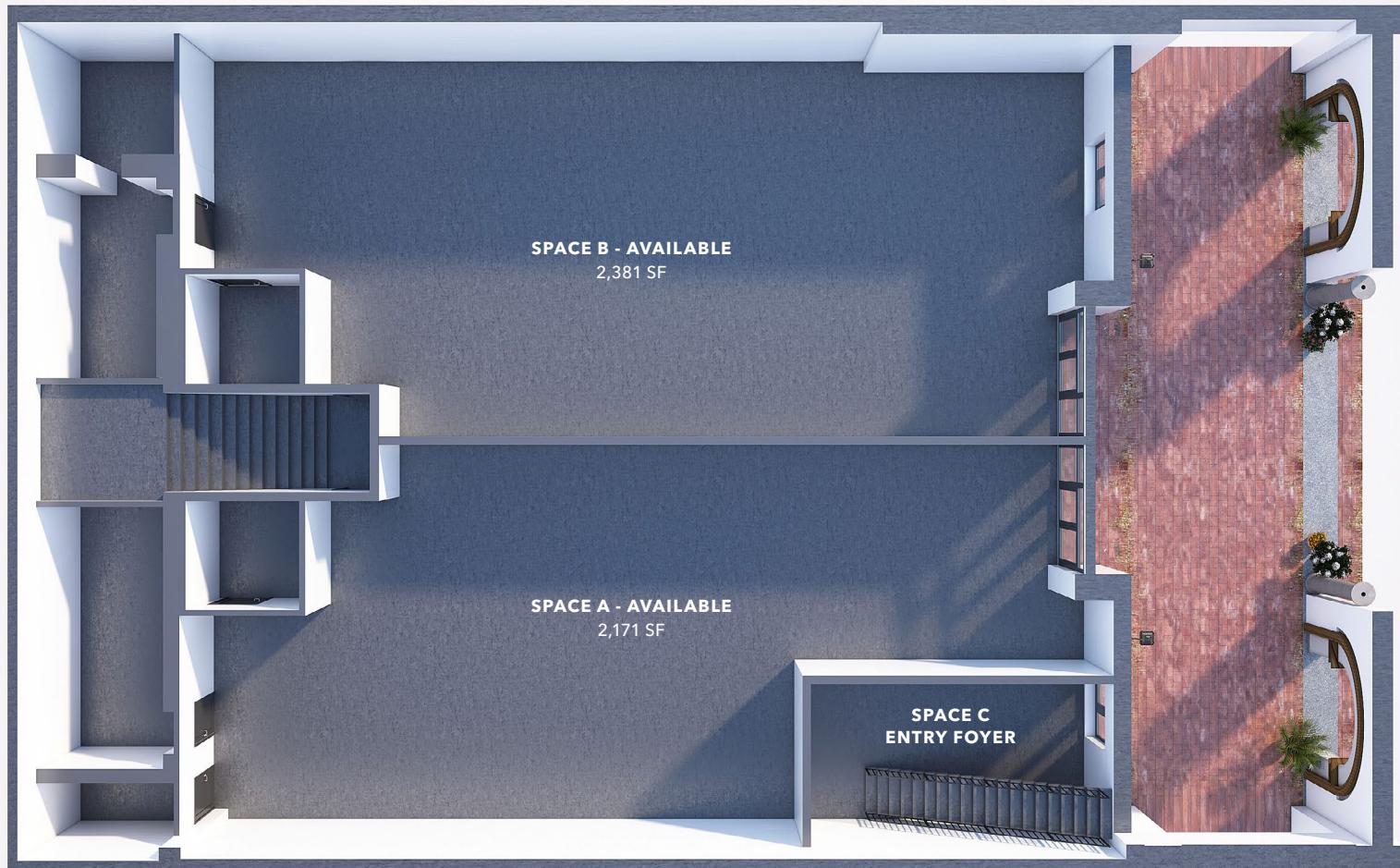
VIRTU

MALAGA
BANK

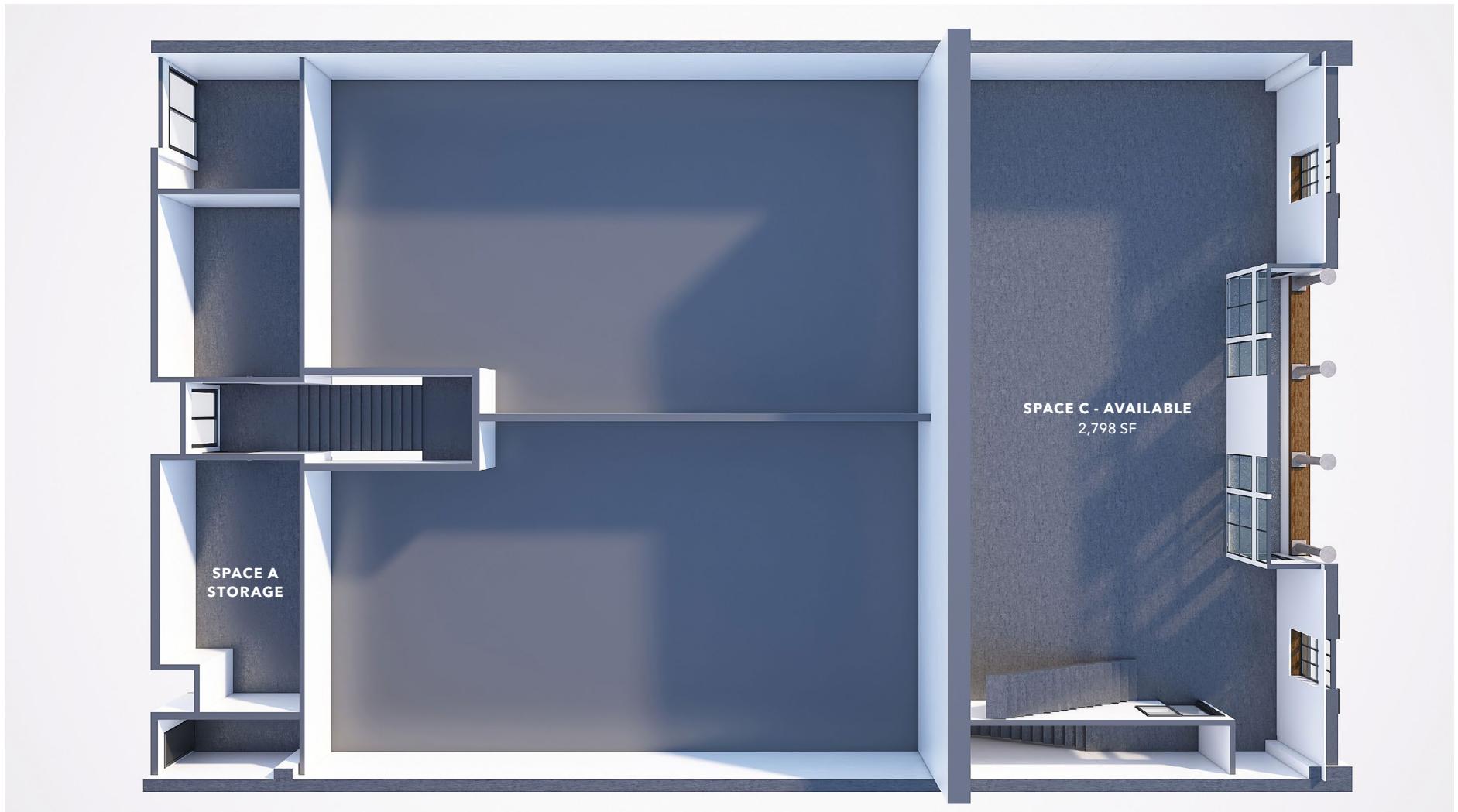
LEGEND

Coming Soon

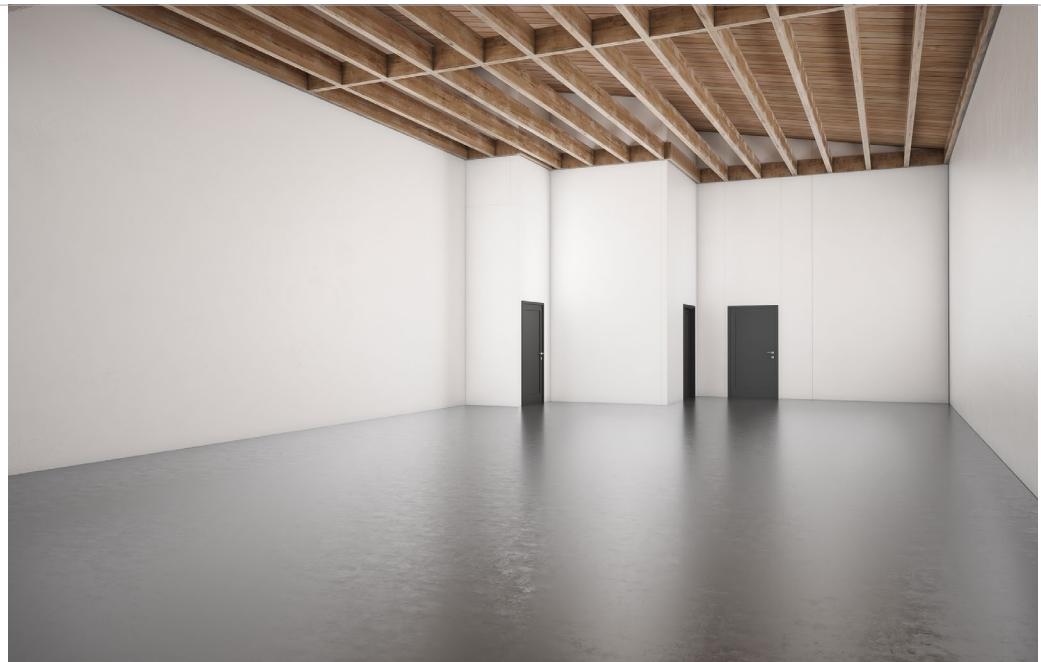
FIRST FLOOR PLAN



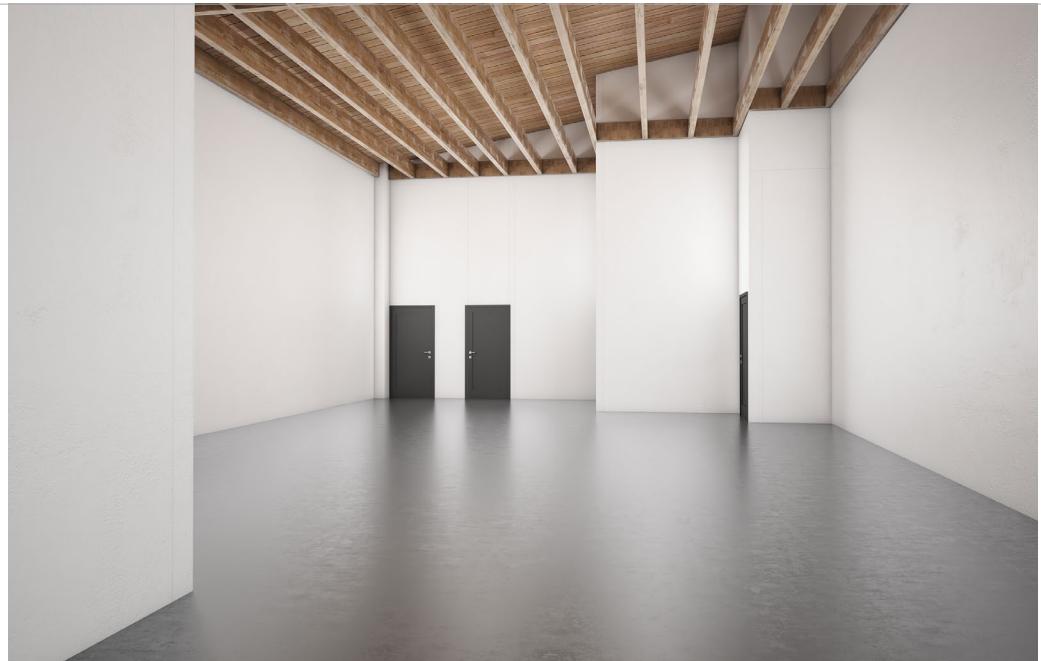
SECOND FLOOR PLAN



SUITE A



SUITE B



SUITE C





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