

AVAILABLE FOR LEASE

22 MALAGA COVE PLAZA

PALOS VERDES ESTATES, CA 90274



EXCLUSIVE OFFERING MEMORANDUM

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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

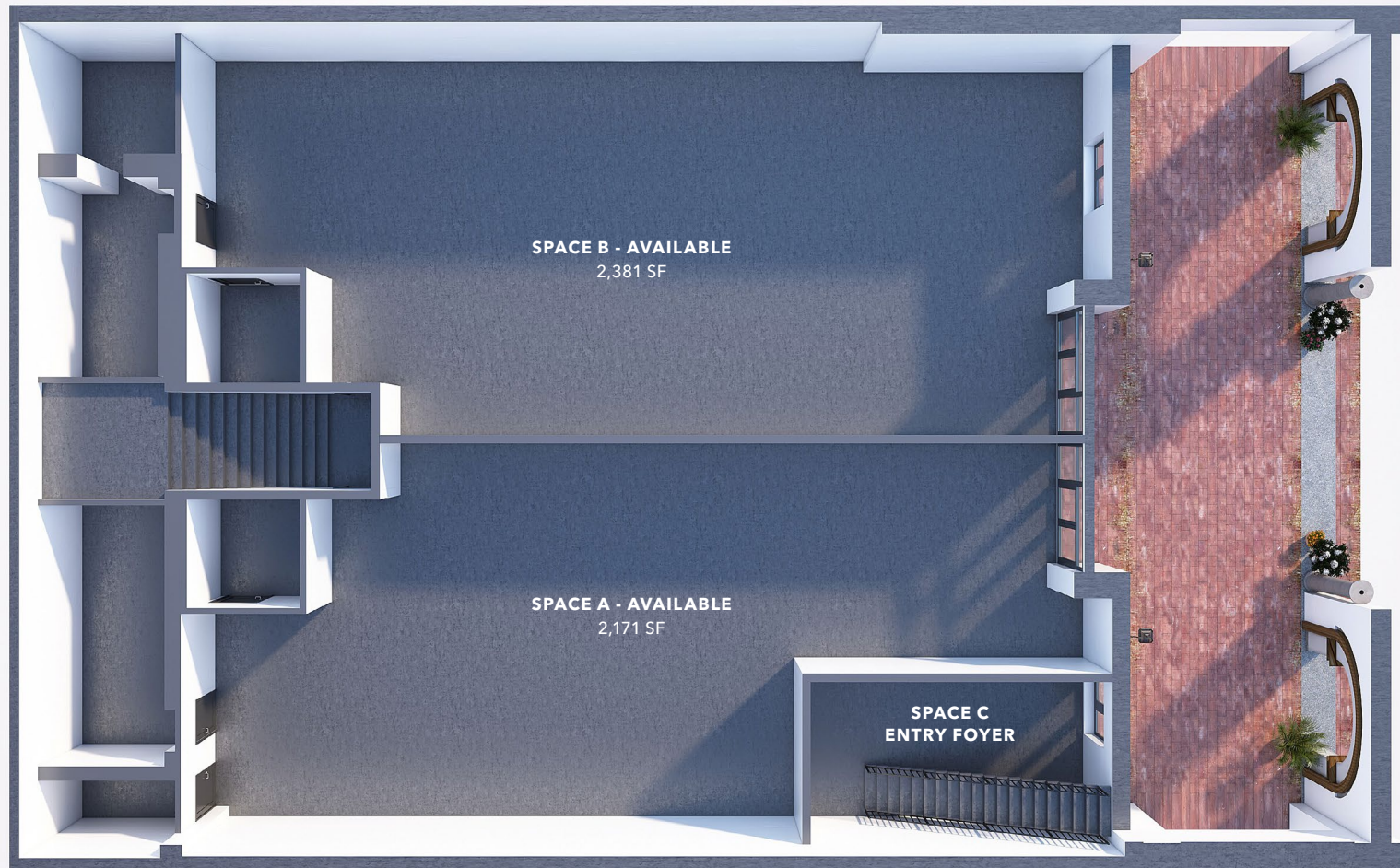


SPACE A - AVAILABLE	2,171 SF	RENT	\$3.25 Base
SPACE B - AVAILABLE	2,381 SF	NNN EXPENSES	\$0.75 NNN
SPACE C - AVAILABLE	2,798 SF	TERM	5 Years

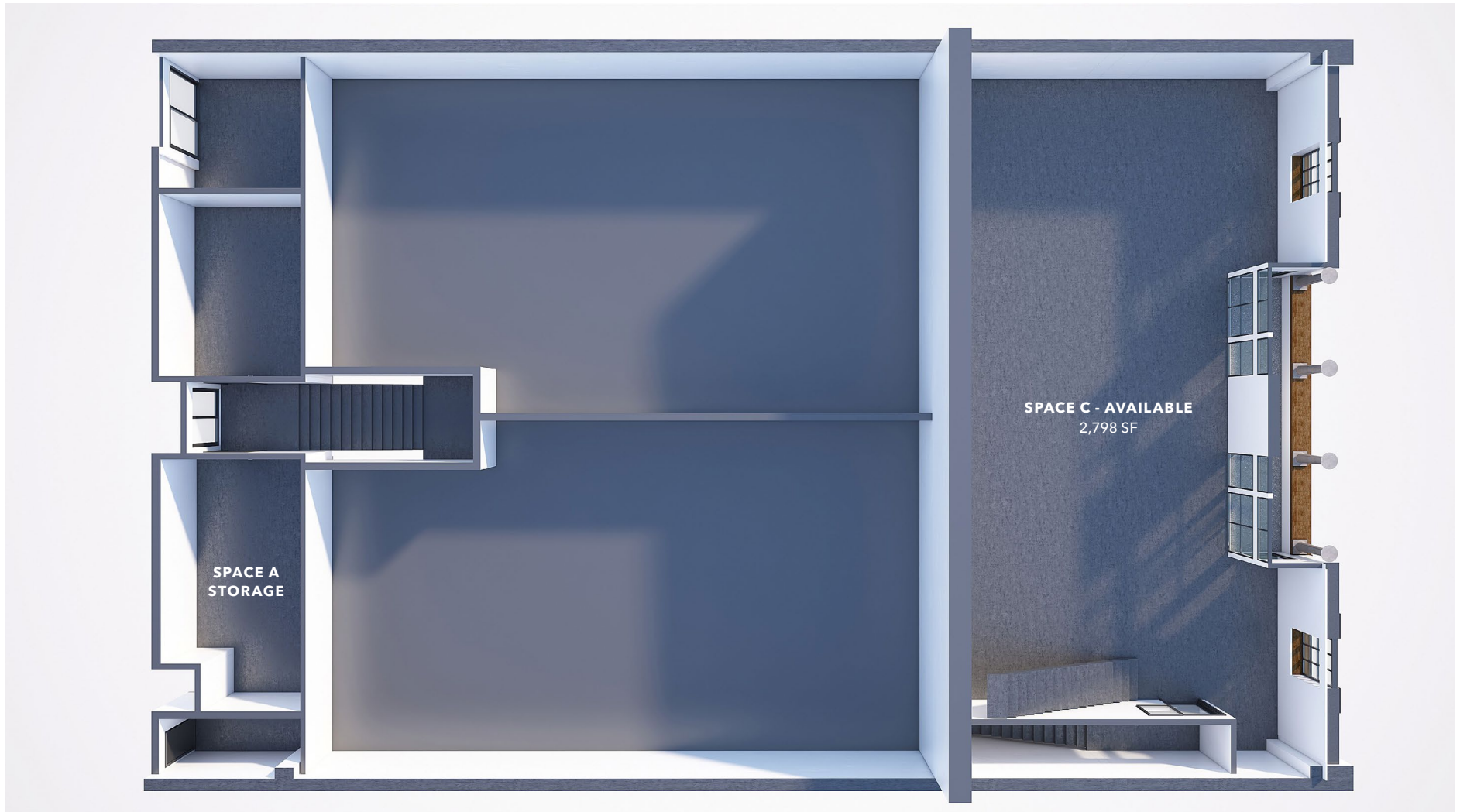
LEASE SUMMARY



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SUITE A



SUITE B



SUITE C





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