

28925

Pacific Coast Highway

Malibu, CA



KANAN DUME ROAD

CBRE

SECOND GENERATION OFFICE AND RETAIL SPACE AVAILABLE FOR LEASE

SIGNALIZED CORNER FLAGSHIP BUILDING ON KANAN DUME ROAD & PACIFIC
COAST HIGHWAY NESTLED BETWEEN PARADISE COVE, POINT DUME & ZUMA
BEACH

ZACHARY CARD

+1 310 497 5218

Lic. 01717802

zachary.card@cbre.com

ERIK KRASNEY

+1 323 270 1920

Lic. 01970585

erik.krasney@cbre.com

FOR INQUIRIES

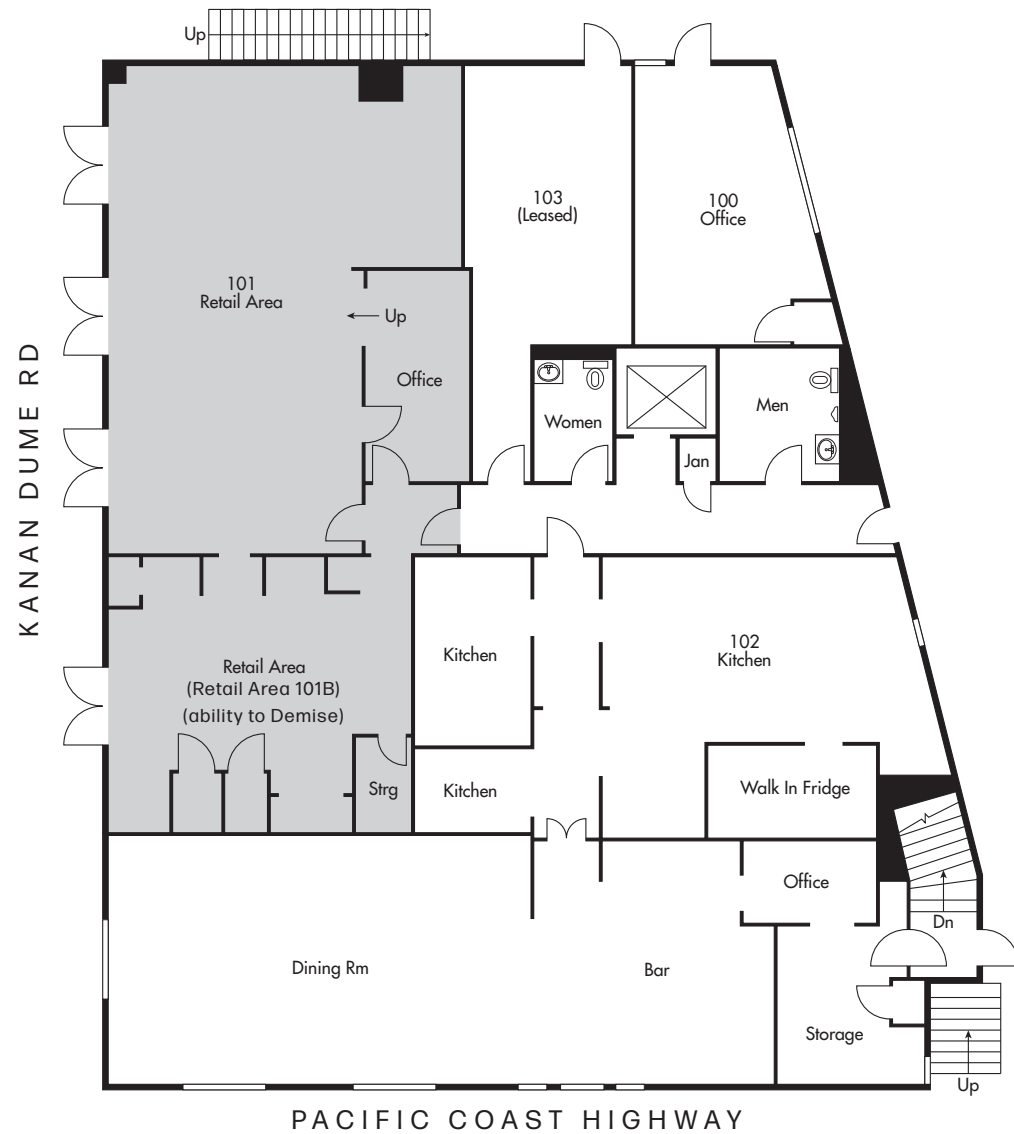
SOPHIA KESSLER

+1 310 940 5545

Lic. 02168824

sophia.kessler@cbre.com

RETAIL FLOOR PLAN



Ground Floor Retail:

(ABILITY TO COMBINE)

#100 (OFFICE) : 270 SF

#101 (RETAIL): 1,350 SF (DIVISIBLE)

#103 (RETAIL): LEASED

+ COMMON AREA RESTROOMS

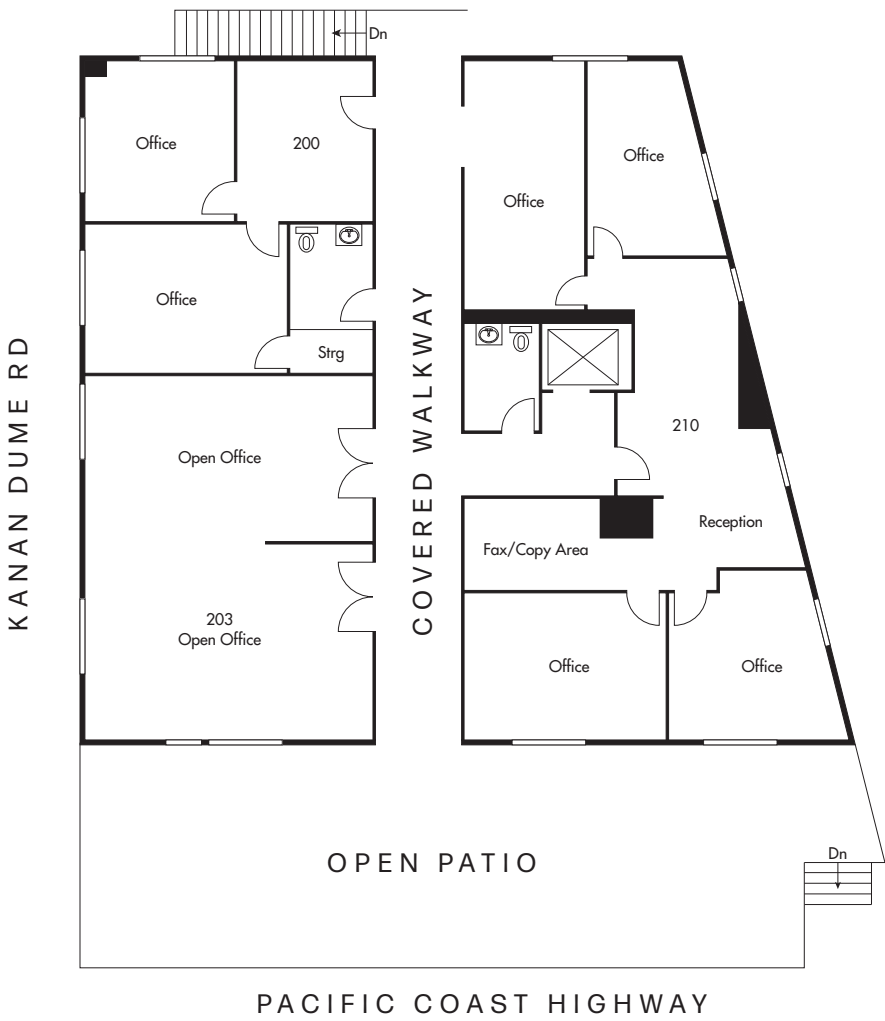
+ STAND ALONE BUILDING WITH CHARACTER

+ MONUMENT AND PROPERTY SIGNAGE ON
SIGNALIZED CORNER

+ 30 PARKING SPACES



OFFICE FLOOR PLAN



Office Space Highlights:

#200: 539 SF

#203: 677 SF (CURRENTLY OCCUPIED BY FARMERS INSURANCE)

#210: 1,165 SF

+ COMMON AREA RESTROOMS

+LARGE 1,000 SF COMMON AREA DECK



Surfers Paradise



Nestled between Zuma Beach, Point Dume, and Paradise Cove, this 6,636 SF Property with 30 On-Grade Parking Spaces is perfect for a neighborhood Café and Restaurant, Daily Service Needs & Soft Goods, and Small Business Operators in need of Office Space.

**ONE OF LOS ANGELES' MAJOR TOURIST DESTINATIONS
WITH 8.4 MILLION VISITORS A YEAR**

Highly Trafficked Signalized Corner with 31,104 Cars Per Day, centrally located with direct access to Thousand Oaks & Malibu. Walking Distance to Pavilions Anchored Point Dume Village, with co-tenants Lily's Restaurant, D'Amores Famous Pizzeria, Sunlife Organics, Starbucks and more.



City of Malibu - Demographics Snapshot

	1 MILE	3 MILES	5 MILES
POPULATION	3,518	6,239	8,090
WHITE COLLAR OCCUPATION	1,483 82.5%	2,641 86.1%	3,184 84.3%
AVG. HOUSEHOLD INCOME	\$237,314	\$245,491	\$241,129
EMPLOYEES	3,920	6,881	9,034
HOUSING VALUE \$2,000,000 +	732 60.8%	1,303 62.5%	1,636 61.8%



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+60K
RESIDENTS

population

\$177K AVG
HOUSEHOLD

income

67K
EMPLOYEES

employment

28925

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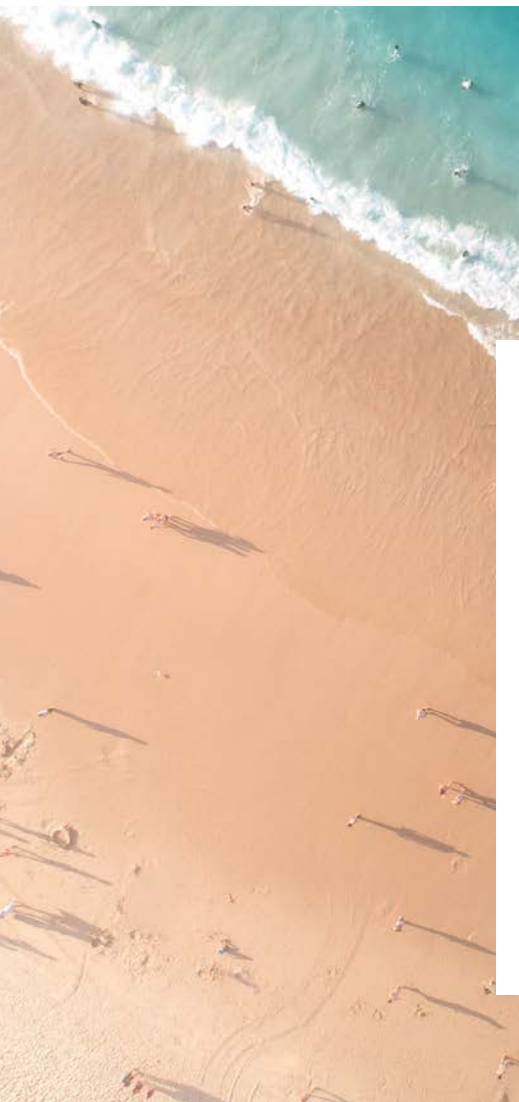
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