

28925
Pacific Coast Highway

Malibu, CA



KANAN DUME ROAD

CBRE

SECOND GENERATION OFFICE AND RETAIL SPACE
AVAILABLE FOR LEASE

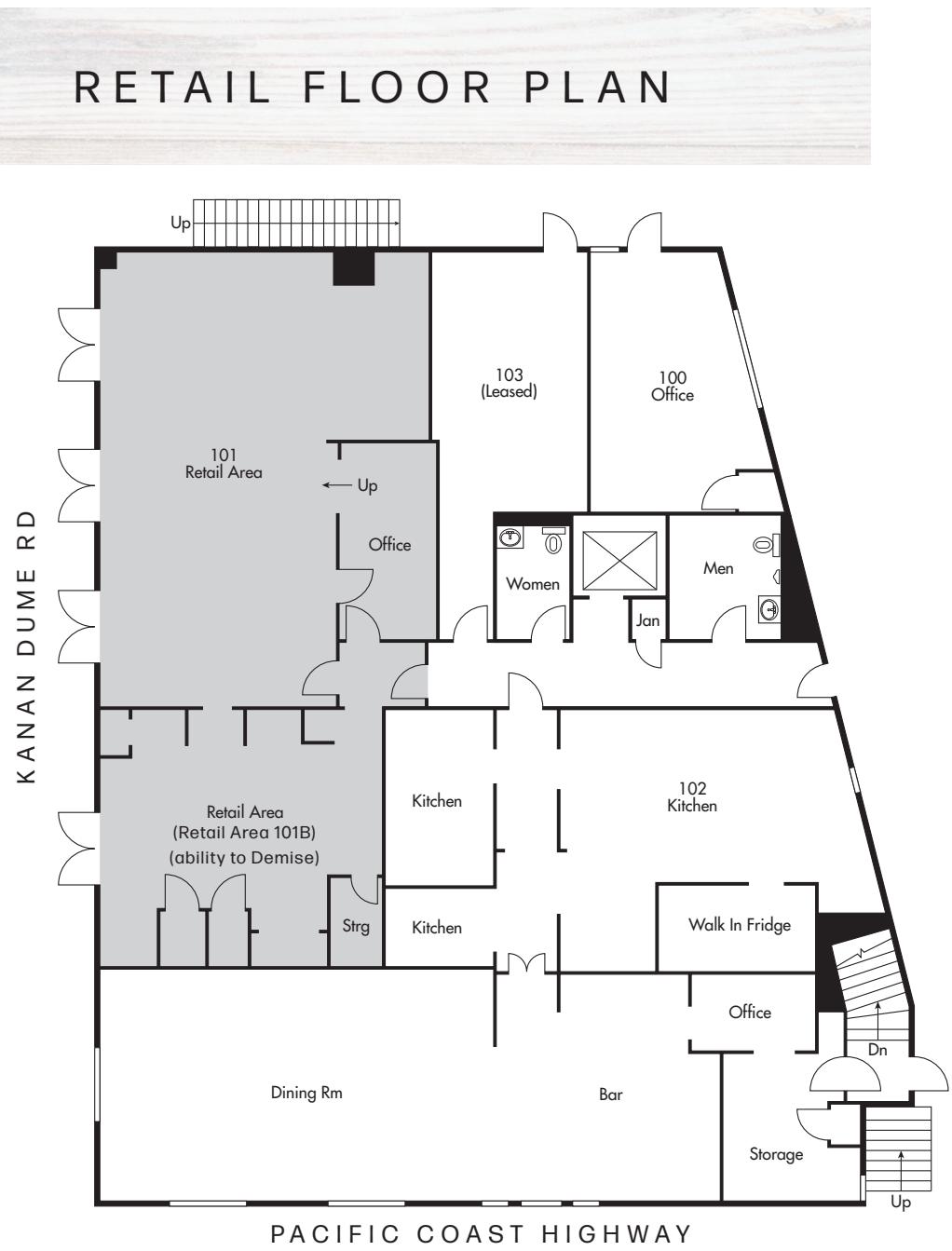
SIGNALIZED CORNER FLAGSHIP BUILDING ON KANAN DUME ROAD & PACIFIC
COAST HIGHWAY NESTLED BETWEEN PARADISE COVE, POINT DUME & ZUMA
BEACH

ZACHARY CARD
+1 310 497 5218
Lic. 01717802
zachary.card@cbre.com

ERIK KRSNEY
+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:

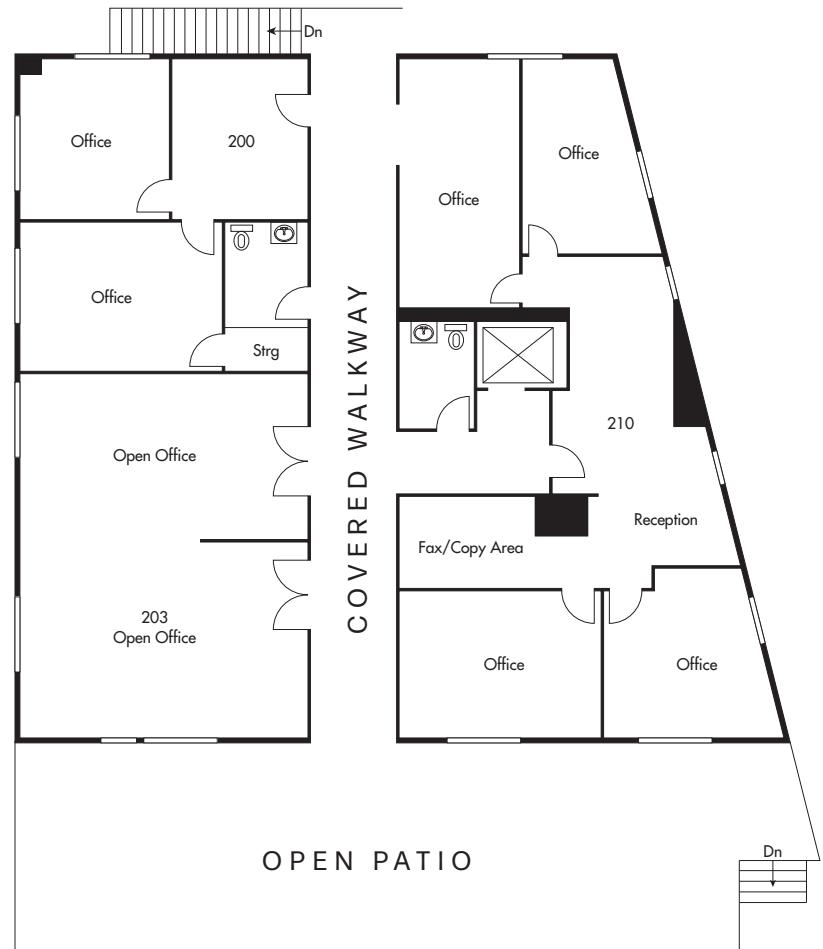
(ABILITY TO COMBINE)

- #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

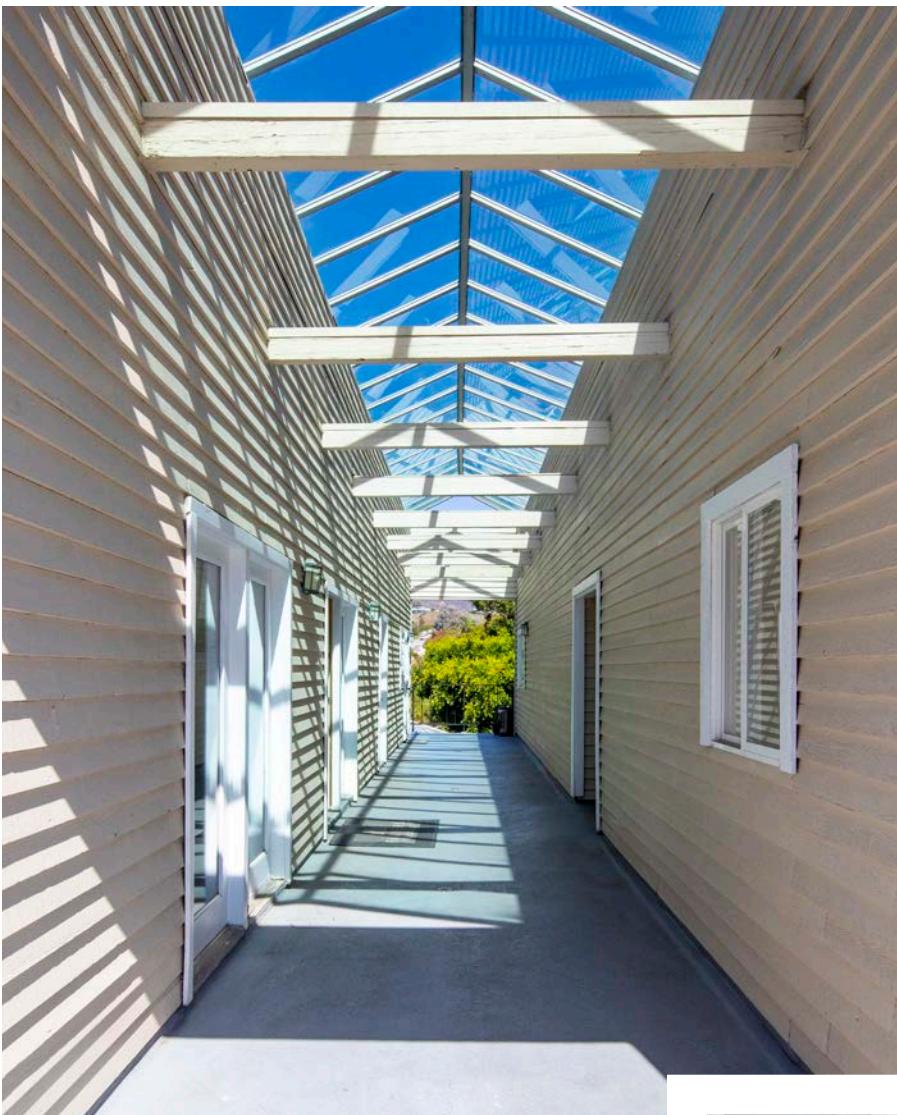


OFFICE FLOOR PLAN

KANAN DUME RD



PACIFIC COAST HIGHWAY



Office Space Highlights:

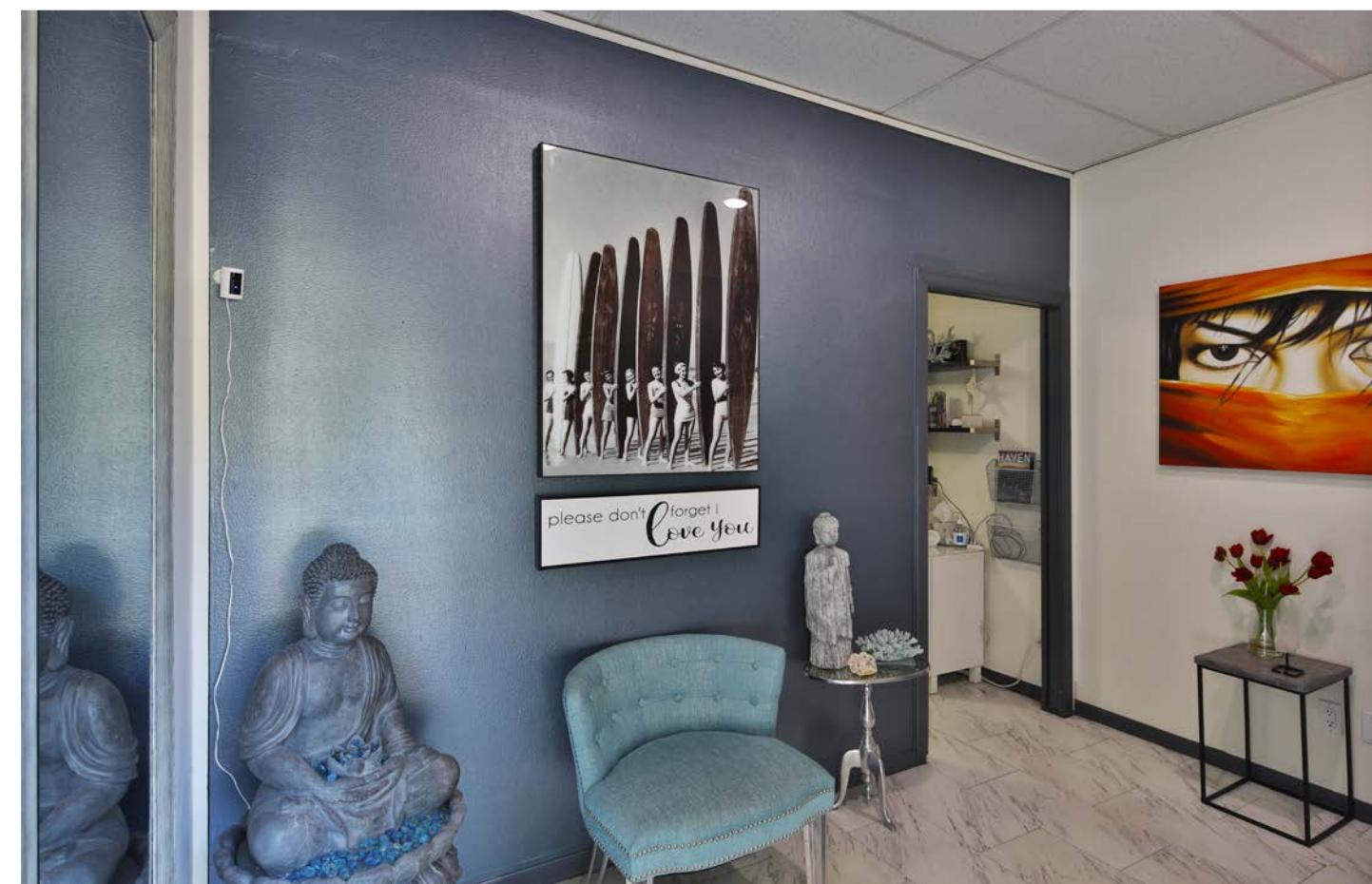
#200: 539 SF

#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

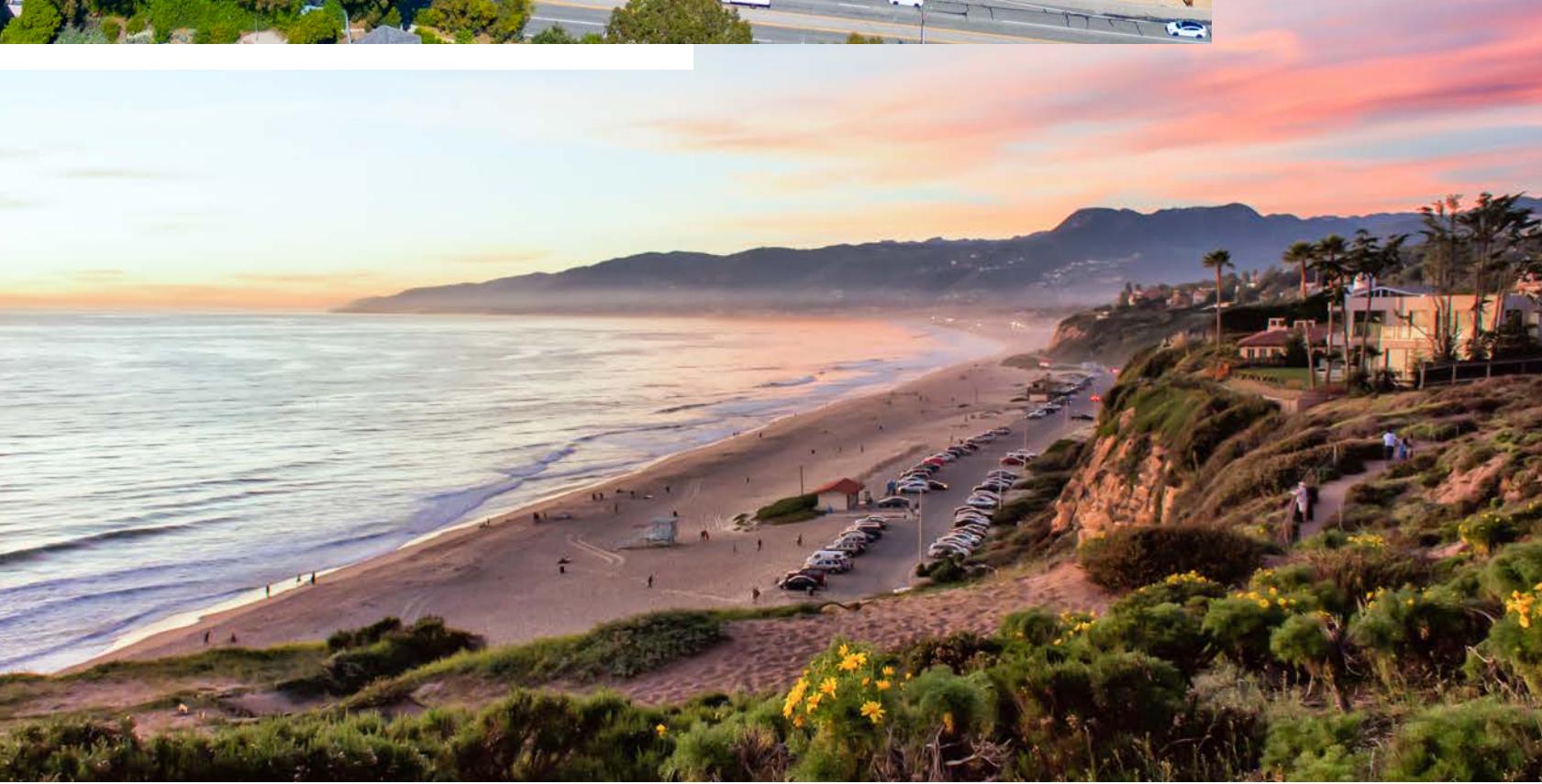
Highly Trafficked Signalized Corner with 31,104 Cars Per Day, centrally located with direct access to Thousand Oaks & Malibu. Walking Distance to Pavilions Anchored Point Dume Village, with co-tenants Lily's Restaurant, D'Amores Famous Pizzeria, Sunlife Organics, Starbucks and more.

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%



28925
Pacific Coast Highway



+60K
RESIDENTS
population

\$177K AVG
HOUSEHOLD
income

67K
EMPLOYEES
employment

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