



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

PRIME MALIBU RETAIL & OFFICE ASSET OWNER-USER / INVESTMENT OPPORTUNITY

28955 Pacific Coast Hwy, Malibu, CA 90265

PRICE REDUCTION: \$7,998,000



**ASSUMABLE FINANCING
AVAILABLE: 3.625%**

DETAILS ON PG 7



JAMES HEERDEGEN
(818) 697-9379 | james@illicre.com
DRE#02197482

MICHAEL SHARON
(818) 572-4050 | msharon@illicre.com
DRE#01495419





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RENT ROLL AVAILABLE UPON REQUEST

PROPERTY OVERVIEW

28955 Pacific Coast Highway represents a rare opportunity for a buyer to acquire a multi-tenant retail and office asset with strong visibility, abundant parking, and significant long term owner-user or investment potential.

The property consists of 15,991 square feet of existing improvements situated on 0.43 acres of land at the signalized corner of Kanan and PCH, offering unbelievable visibility and outsize traffic counts for owner-users and retail / office tenants alike. Commuters will appreciate the location's proximity to restaurants and shops, convenient access to public transportation, and immediate access to Malibu's main arterial.

The site is improved with a three-story retail and office structure, and is supported by 42 surface parking stalls. Current occupancy is approximately 58%, offering immediate stability for an owner-user while they perform improvements to accommodate their business, and ensuring reliable cash flow for investors during the leasing/stabilization process. This opportunity is further bolstered by the availability of assumable and seller financing at competitive rates.

The property offers an open three-story layout with flexible floorplans, a mix of coffered and raised ceilings, and extensive window line exposure that allows for abundant natural lighting. The private outdoor seating areas and balconies provide a sense of privacy and serenity. The approximately 6,750 square feet of available space is easily reconfigurable.



SIZE

±15,991 SF GLA
±18,681 SF LAND



PRICE

\$7,998,000
\$500 / SF GLA



OWNER-USER SPACE

±6,750 SF

RENT ROLL AND EXPENSES - AVAILABLE UPON REQUEST



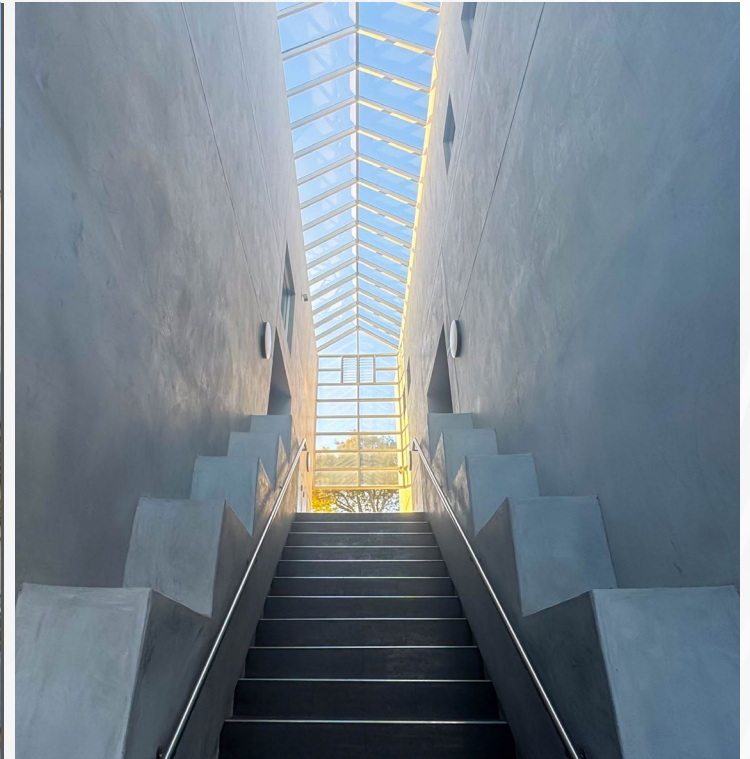
PROPERTY DETAILS

Address	28955 Pacific Coast Hwy, Malibu, CA 90265
Year Built	1987/2019
APN	4467-035-067
Size	±15,991 SF GLA ±18,681 SF Land Area
Owner-User Space	Up to 6,750 SF
Parking (Spaces)	42
Stories	3
Tenancy	Multi
Property Type	Retail/Office
Zoning	LCC1-2

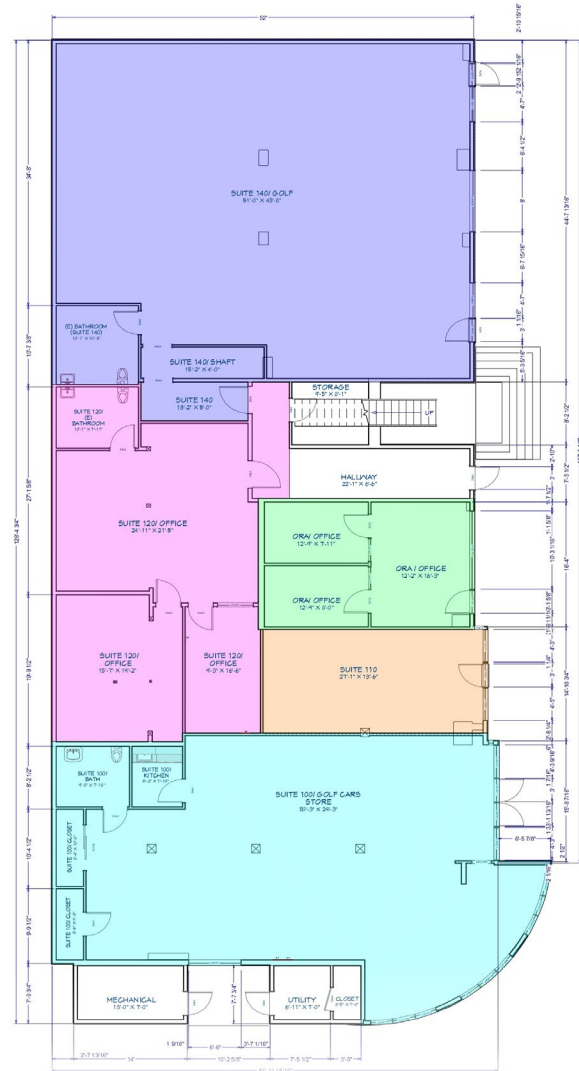
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN | FIRST LEVEL



LEGEND:

- = SUITE 140 (2,410 sq. ft.)
- = SUITE 120 (1,200 sq. ft.)
- = ORA (455 sq. ft.)
- = SUITE 110 (380 sq. ft.)
- = SUITE 100 (1,819 sq. ft.)

Common Area: 8% of above = 500 sq. ft.

"MEASUREMENT ARE APPROXIMATE ONLY, AND BROKER DOES NOT GUARANTEE THEIR ACCURACY. TENANTS ARE SUBJECT TO CHANGE, AND BROKER MAKES NO REPRESENTATION WRITTEN OR IMPLIED THAT THE FEATURE TENANTS WILL BE OCCUPYING THE SPACE THROUGHOUT THE DURATION OF THE LESSEE'S TENANCY. LESSEE IS TO CONDUCT THEIR OWN DUE DILIGENCE BEFORE SIGNING ANY FORMAL AGREEMENTS."

FLOOR PLAN | SECOND LEVEL

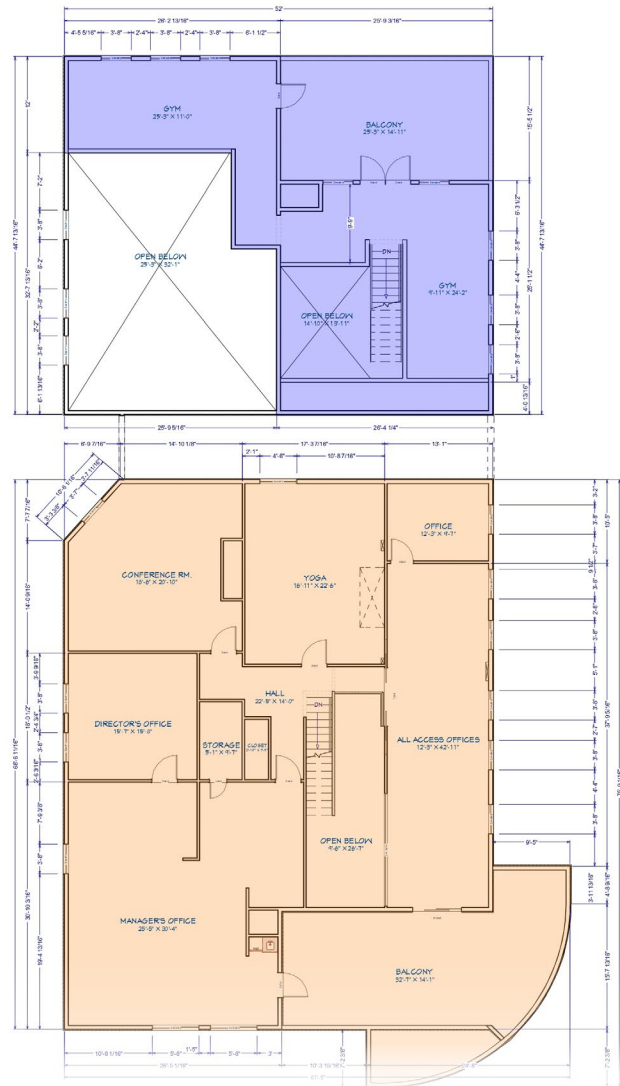


LEGEND:

- = SUITE 240 (2,473 sq. ft.)
- = SUITE 220 (664 sq. ft.)
- = Suite 210 (660 sq. ft.)
- = SUITE 200 (2,888 sq. ft.)

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FLOOR PLAN | MEZZANINE



LEGEND:

- = SUITE 240 MZ (1,565 sq. ft.)
- = SUITE 200 MZ (3,830 sq. ft.)

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ASSUMABLE FINANCING

DETAILS

Loan Balance (as of 3/16/26)	\$3,019,523.10
Interest Rate	3.625%
Interest Rate Fixed Through	1/31/2031

*25-year amortizing loan matures 1/31/2046. Advertised rate (3.625%) is fixed through 1/31/2031, with no prepayment penalty at that time. Subject to lender approval and a 2% transfer fee.

Seller is willing to carry a second note; rate and terms negotiable.

Please inquire for all terms.



LA NENA
CANTINA

Rugg
Wax
AUTOMOTIVE HYGIENE

TRANCAS
COUNTRY MARKET

LE CAFE DE LA PLAGE
Malibu



SPRUZZO
Restaurant & Bar



PAVILIONS

CHASE

Paradise Cove
BEACH CAFE
Malibu

GRAVINA
MALIBU

Kristy's



Malibu
FITNESS

AERIAL MAP

LOCATION OVERVIEW

City of Malibu

Nestled between the Santa Monica Mountains and Pacific Ocean, the City of Malibu commands a 27-mile strip of pristine coastline with a Mediterranean climate, sandy beaches, and the plethora of movie stars, recording artists, and elite athletes who call it home.

Malibu is a dynamic and densifying submarket, featuring recently completed or approved major real estate developments such as Cross Creek Ranch (23465 Civic Center Way); a new 122,000 SF mixed-use retail + office development featuring approximately 71.6K SF retail and 51K SF of creative office; the Sea View Hotel (22729 & 22741 PCH); a proposed 39-unit boutique hotel with a restaurant; as well as various nearby reconstruction and redevelopment projects in the wake of the Palisades Fire. Further, Malibu has been under explicit state pressure to enable a set number of housing units, increasing the odds of future residential or mixed-use proposals, especially in/near Civic Center nodes where services already exist.

Malibu's overall amenity landscape centers on coastal living, outdoor recreation, and community-oriented retail/dining. Amenities include local beaches (Point Dume, Zuma, El Matador), state parks (Leo Carillo, Santa Monica Mountains, Malibu Lagoon), a host of upscale dining destinations (Nobu, Geoffrey's, Malibu Farm) proximal retail hubs (Trancas Country Market, Malibu Village Shopping Center), as well as Pepperdine University, and the nearby Getty Villa.



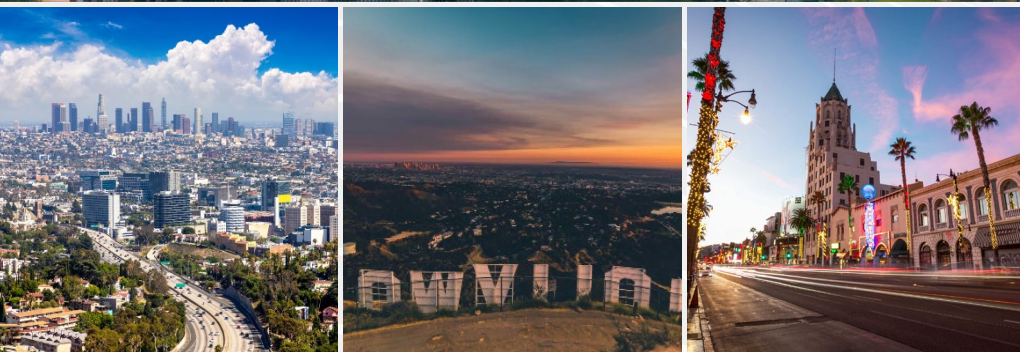
LOCATION OVERVIEW

Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
Estimate	4,524	8,871	12,647
Daytime Population	4,176	8,593	11,455
Avg HH Income	\$181,708	\$189,752	\$186,909
Avg HH Size	2.40	2.50	2.50
Median Home Price	\$1,115,074	\$1,125,946	\$1,127,056

TRAFFIC COUNTS	PACIFIC COAST HIGHWAY
Cars per Day	±28,192

SALES COMPARABLES:

IMAGE	ID	PROPERTY	PRICE	BLDG SF	LAND AREA (SF)	\$/PSF/BLDG	\$/SF/LAND	PROPERTY TYPE	YEAR BUILT	COE
	1	29178 HEATHERCLIFF RD, MALIBU, CA	\$2,027,500	6,484	15,118	\$313	\$134	OFFICE	1986	7/02/2025
	2	28925 PACIFIC COAST HWY, MALIBU, CA	\$3,250,000	7,954	18,295	\$409	\$178	RETAIL	1980	4/18/2023
	3	29170 HEATHERCLIFF RD, MALIBU, CA	\$2,660,353	4,016	18,731	\$662	\$142	OFFICE	1971	4/7/2023
	4	21201 PACIFIC COAST HWY, MALIBU, CA	\$3,500,000	3,856	13,791	\$908	\$254	OFFICE	2007	8/29/2022
	5	21247 PACIFIC COAST HWY, MALIBU, CA	\$3,550,000	4,302	11,326	\$825	\$313	RETAIL/OFFICE	1947	8/28/2022
AVERAGE			\$2,997,571	5,322	15,452	\$573	\$177			



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JAMES HEERDEGEN
Senior Associate

(818) 697-9379 | james@illicre.com

DRE#02197482



MICHAEL SHARON
Senior Vice President

(818) 572-4050 | msharon@illicre.com

DRE#01495419



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