

# FOR LEASE

RETAIL / OFFICE SPACE ON THE MALIBU COASTLINE  
28955 PACIFIC COAST HWY | MALIBU, CA 90265



**JASON EHRENPREIS**

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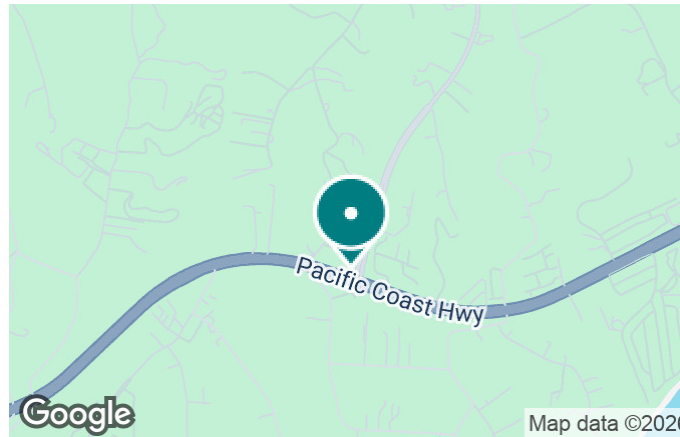
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LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

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## FEATURES & AMENITIES

- Prime Malibu location on bustling Pacific Coast Hwy
- High street visibility at the major signalized intersection of Pacific Coast Hwy + Kanan Dume
- Remodeled building featuring elegant, upgraded interior design
- High-end fixtures and finishes
- Spacious and versatile floor plan
- 42 parking stalls in onsite, surface level garage
- High foot and vehicle traffic area
- Surrounded by affluent residential neighborhoods
- Notable nearby tenants include Nobu, Whole Foods, Soho House, Malibu Country Mart, and more!

### NEIGHBORING RETAILERS



PAVLIONS

NOBU

MALIBU  
COUNTRY  
MART

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,333	2,516	3,181
Total Population	3,641	6,866	9,945
Average HH Income	\$291,629	\$279,888	\$284,692

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

Four retail / office suites available in a completely rehabbed building fronting onto Pacific Coast Hwy at Kanan Dume in the heart of Malibu. First floor suites range in size from 375 SF to 1,600 SF. The entire third floor is also available, totaling 3,550 SF. Rising above the Pacific Coast Hwy, a stone's throw from the Pacific Ocean, the 3-story building features modern, upgraded interiors finished with unique character details throughout, including exposed beam ceilings, polished concrete and wood flooring, custom track lighting, volumes of natural light streaming through numerous operable windows, balconies, and much more. The on-site, ground-level garage offers 42 parking stalls.

### LOCATION DESCRIPTION

Located at the signalized corner of Pacific Coast Highway and Kanan Dume Road, this Malibu retail space puts your business in front of nearly 30,000 cars every day at one of the most recognized intersections on the California coast. The stopped-traffic exposure from the signal alone gives tenants a visibility advantage that most coastal locations simply cannot offer. The surrounding population base is among the wealthiest in the state, with average household incomes over \$203,000 within a mile and a built-in audience that spends on dining, wellness, and lifestyle. Your neighbors include Nobu, Whole Foods, Soho House, and Malibu Country Mart.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	375 - 3,550 SF
Building Size:	15,991 SF

SPACES	LEASE RATE	SPACE SIZE
100	Negotiable	1,600 SF
110	Negotiable	375 SF
120	Negotiable	1,200 SF
240	Negotiable	3,550 SF

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## ADDITIONAL PHOTOS

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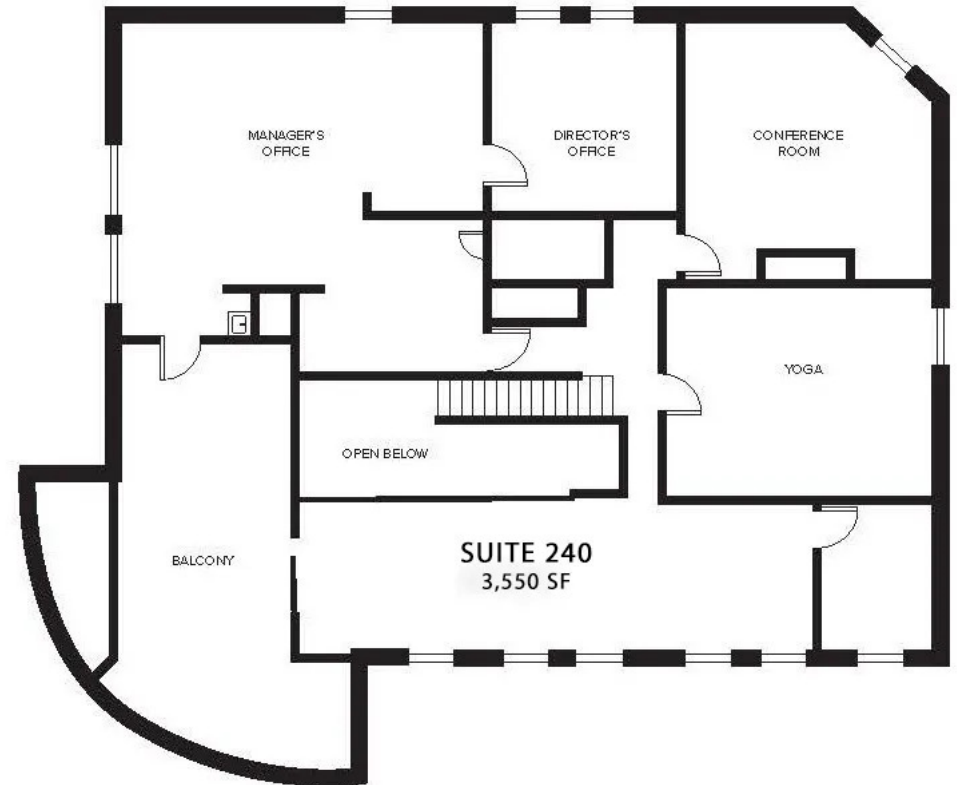
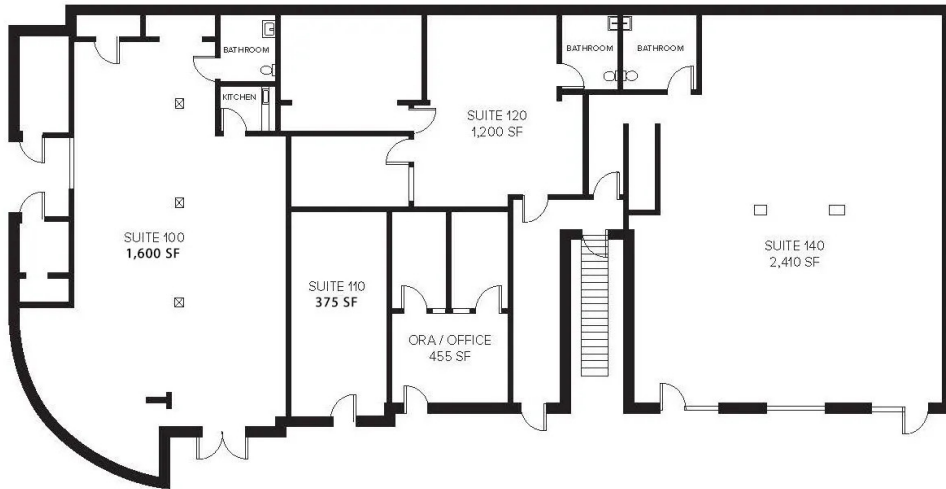
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## FLOOR PLANS

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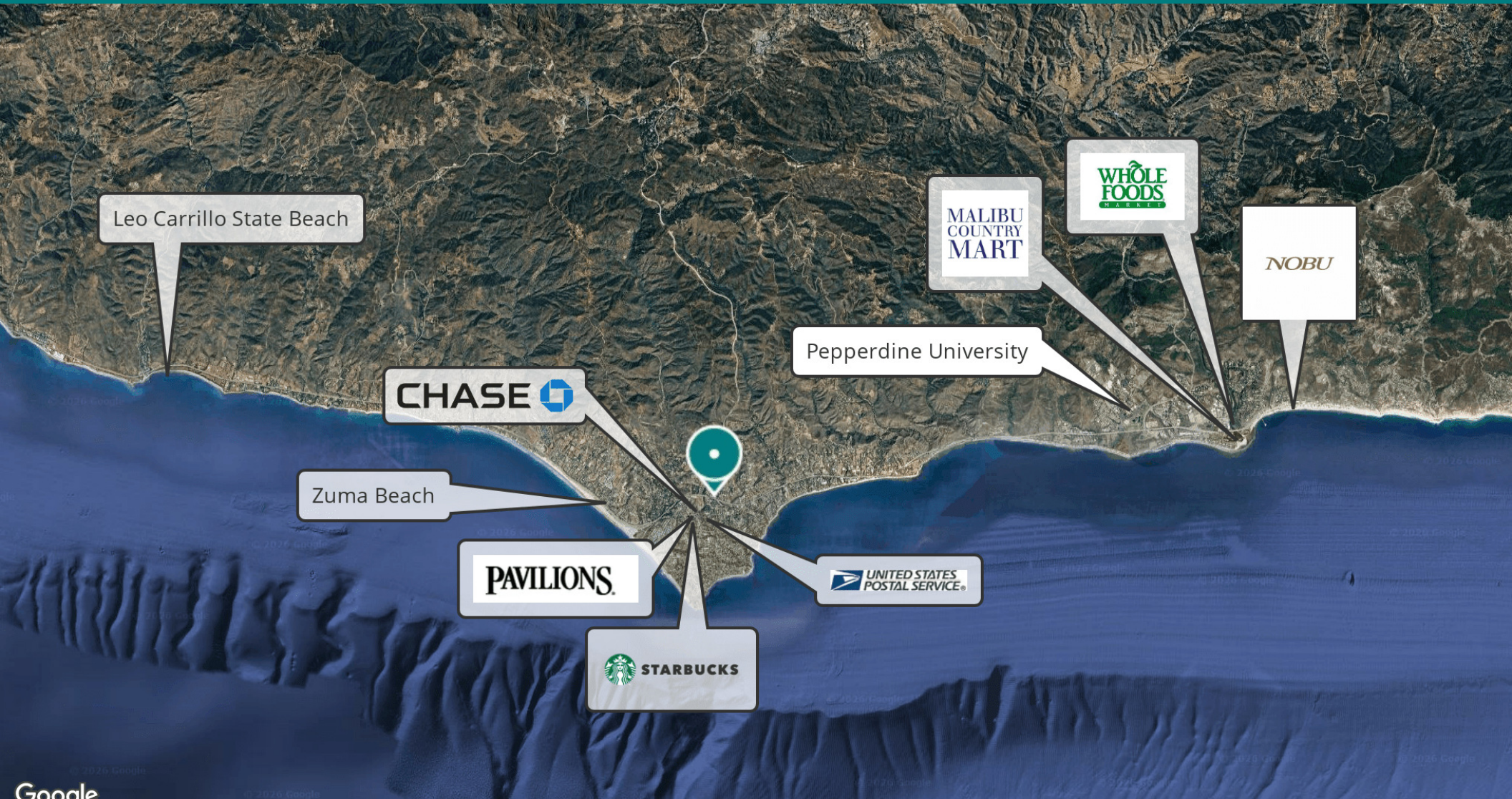
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## RETAILER MAP

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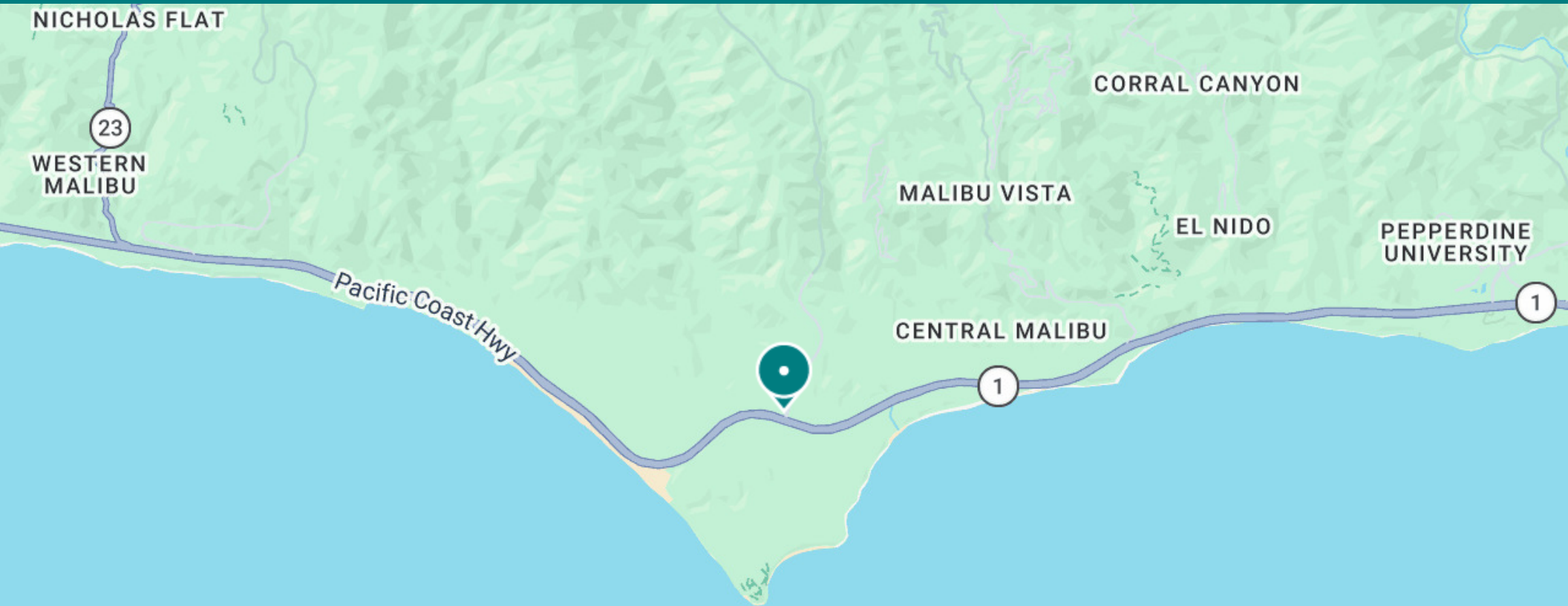
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## LOCATION MAP

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Map data ©2026

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## DEMOGRAPHICS MAP & REPORT

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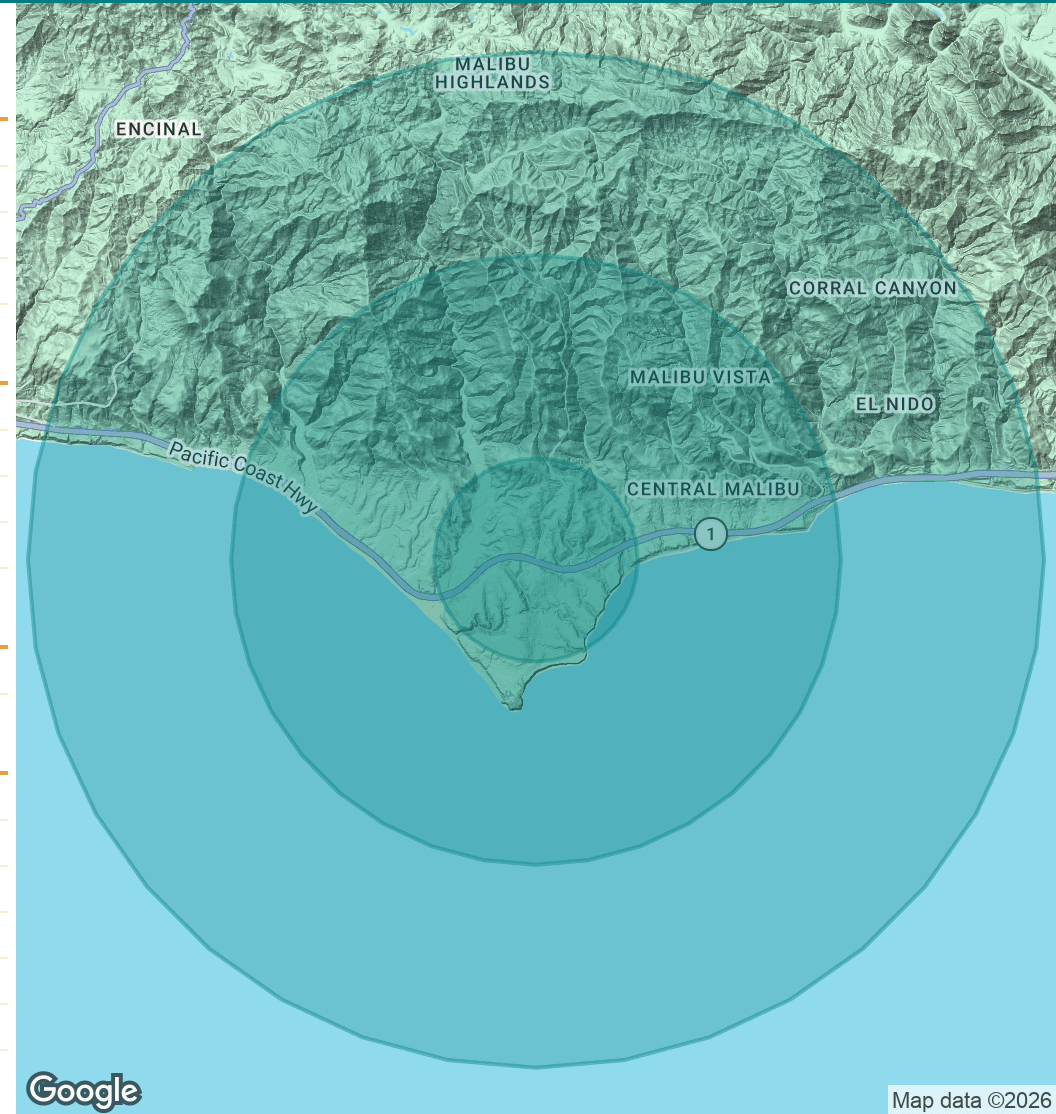
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,641	6,866	9,945
Average Age	46.2	46.8	41.6
Average Age (Male)	48.2	48.0	42.4
Average Age (Female)	39.6	42.5	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,333	2,516	3,181
# of Persons per HH	2.7	2.7	3.1
Average HH Income	\$291,629	\$279,888	\$284,692
Average House Value	\$2,047,287	\$2,957,956	\$2,893,333

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	13.3%	10.7%	10.8%

RACE	1 MILE	3 MILES	5 MILES
% White	76.3%	78.8%	76.2%
% Black	0.4%	1.0%	2.2%
% Asian	2.1%	2.7%	6.3%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.1%	0.2%
% Other	2.0%	2.7%	3.1%



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