

THE PARK

AT CROSS CREEK





39,350 SF

T H E P A R K

THE PARK AT CROSS CREEK IS A 39,350-SQUARE-FOOT, WHOLE FOODS-ANCHORED TROPHY SHOPPING CENTER SITUATED IN ONE OF MALIBU'S MOST PRESTIGIOUS SUBMARKETS.

Anchored by **Whole Foods Market** — the only grocery store serving South Malibu—it draws a steady stream of affluent residents from nearby communities like Malibu, Agoura Hills, Hidden Hills, and Calabasas, alongside the area's annual influx of tourists. Tailored to meet the daily needs of Malibu's wealthy population, the center boasts a carefully curated tenant lineup, including **Blue Bottle Coffee, TESLA, Barefoot Dreams, Howdy's, Irv's Burgers, and Prince St. Pizza** — many of which have been cherished Malibu staples for over a decade. Beyond retail, it offers inviting community spaces featuring lush greenery, ample parking with Tesla charging stations, multiple outdoor seating and dining areas, and a dedicated children's playground, fostering a family-friendly atmosphere.

The center's elegant architectural design and meticulously maintained landscaping create a distinctive, upscale experience. Positioned near **Malibu Country Mart and Malibu Village**, it benefits from a synergistic relationship that enhances foot traffic and encourages cross-shopping. Plans are being explored for a walkway connecting The Park to the adjacent **Cross Creek Ranch**, a brand-new mixed-use development,

further elevating its appeal. Since opening, The Park at Cross Creek has emerged as a central hub for Malibu and its surrounding areas, blending retail excellence with community charm.

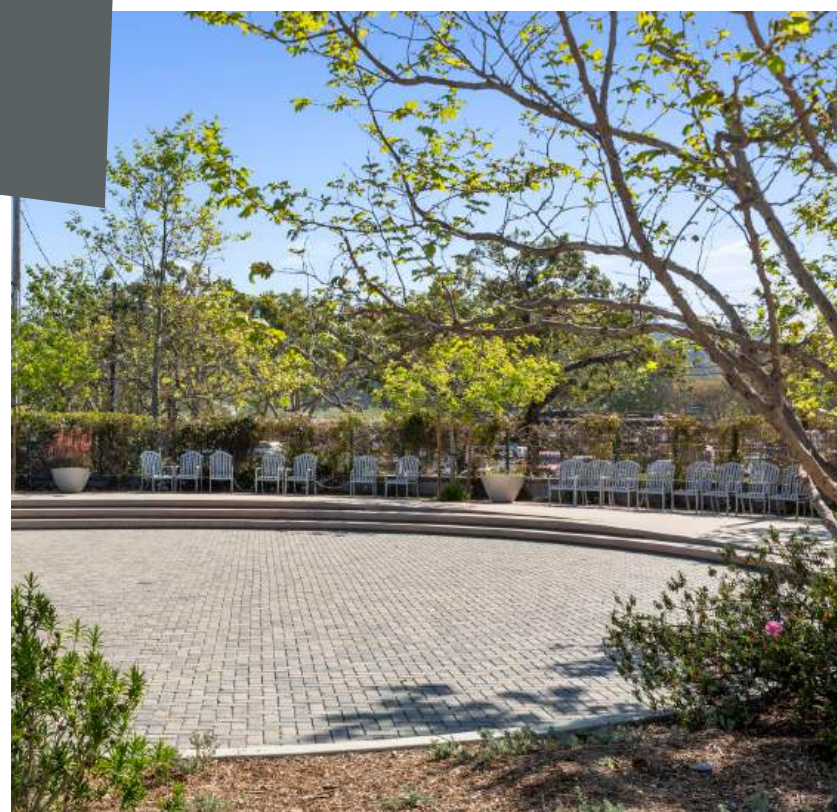
Located in globally renowned Malibu—famous for its stunning beaches, architectural landmarks, and **ultra-wealthy residents** — the center sits in a prime spot where average household incomes exceed \$200,000 within a one-mile radius. Less than a mile from Malibu Colony, one of the nation's most exclusive beachfront enclaves, and Billionaire's Row—a celebrated coastal stretch from Carbon Canyon Road to just east of Malibu Pier—it's surrounded by some of the world's most notable residents. Additionally, it's just **1.5 miles from Pepperdine University** and near Billionaire's Bluff, an elite area with estates valued at over \$100 million. Whole Foods Market, as the sole grocer in South Malibu, significantly boosts the center's draw, attracting both locals and visitors seeking premium grocery options. The Park at Cross Creek represents a rare, once-in-a-generation leasing opportunity in an iconic, grocery-anchored shopping center within one of the most affluent and sought-after submarkets globally.



BE WELL
SIGNED MAY/2025.
COMING SOON!

THE PARK

AT CROSS CREEK





THE PORCH

560 SF

SIZE

\$14.50 NNN

PRICE

NEGOTIABLE

TERM

NOTES

- Located between Blue Bottle Coffee and Tesla
- Excellent high brow signage
- Floor to ceiling glass storefronts
- Dual entrances
- Back door opens to The Porch and The Park

SITE PLAN

THE PARK

AT CROSS CREEK



MALIBU COLONY PLAZA



THE CASE

PCH
(42,894 CPD)



MALIBU CITY HALL

MALIBU RACQUET CLUB

SANTA MONICA COLLEGE



MALIBU
COUNTRY MART



CIVIC CENTER WAY

THE
PARK
AT CROSS CREEK

CROSS CREEK ROAD

URBAN
OUTFITTERS



A E R I A L



PCH
(42,894 CPD)

MALIBU VILLAGE

BILLIONAIRE'S ROW

LUMBER YARD

MALIBU COUNTRY MART

MALIBU COLONY PLAZA

URBAN
OUTFITTERS

CIVIC CENTER WAY

LA COUNTY
LIBRARY

SANTA MONICA COLLEGE

CROSS CREEK RANCH

THE PARK
AT CROSS CREEK

A E R I A L

THE AMENITIES



THE PARK



THE PLAYGROUND



THE EV HUB



THE PORCH

A R E A



MALIBU PIER



MALIBU PUBLIC LIBRARY



THE COLONY



PEPPERDINE UNIVERSITY



POPULATION

Total Population within a 5-mile radius: **11,000**

Median Age within a 5-mile radius: **38.4**

Male: **49.4%**

Female: **50.6%**



EDUCATION (3-MILE RADIUS)

10.4% - Some High School

14.8% - Some College

36.3% - Bachelor's Degree

32.4% - Graduate Degree



HOUSEHOLD & INCOME DATA

Metric	1 Mile	3 Miles	5 Miles
Population	1,300	6,100	11,000
Households	600	2,000	3,700
Average Household Size	2.2	2.3	2.3
Median Age	51.1	35.6	38.4
Owner-Occupied Households	380	1,400	2,600
Renter-Occupied Households	220	600	1,100
Average Household Income	\$203,300	\$196,600	\$193,400
Median Household Income	\$209,800	\$193,600	\$184,900
Businesses	470	790	940



THRIVING COMMUNITY

Total Businesses (5-mile radius): **940**

Owner-Occupied Housing (5-mile radius): **2,600**

Renter-Occupied Housing (5-mile radius): **1,100**

Total Population within a 5-mile radius: **1,078,009**

Average HH income (1-mile radius): **\$203,300**

Total Population within a 5-mile radius: **1,078,009**

Owner-Occupied Housing (5-mile radius): **2,600**

Households (5-mile radius): **3,700**

Total Businesses (5-mile radius): **940**

Renter-Occupied Housing (5-mile radius): **1,100**

OUR MESSAGE TO MALIBU

MALIBU'S RUGGED BEAUTY AND RESILIENT SPIRIT SHINE THROUGH, EVEN AFTER TRIALS LIKE THE WOOLSEY, FRANKLIN, AND RECENT PALISADES FIRES. AMID THE DEVASTATION OF THE PALISADES FIRE, WHICH HIT COASTAL LOS ANGELES HARD, MALIBU STANDS STRONG — A COMMUNITY FORGED BY ADVERSITY.

At its core is The Park at Cross Creek, a striking shopping center that blends thoughtful design with vibrant energy. Located at Cross Creek Road and Civic Center Way, its modern, nature-inspired architecture, sensory garden, and open courtyards create a luxurious yet welcoming space. Tenants like Whole Foods, Barefoot Dreams, Tesla, and Prince St. Pizza draw steady crowds, and with Ralphs gone, Whole Foods will soon be South Malibu's only grocer, ensuring robust foot traffic.

The Park is more than retail—it's a symbol of renewal. As Pacific Palisades recovers, it offers displaced businesses a chance to rebuild in a thriving hub. Next door, the Cross Creek Ranch development nears completion, promising more retail, dining, and office space. Plans to link it with The Park will create a dynamic district, offering tenants a stake in Malibu's bright future. Leasing opportunities include: a 945 SF endcap next to Whole Foods with floor-to-ceiling glass and a patio, ideal for wellness or retail; a 560 SF unit near Howdy's Sonrisa Café with an open layout and marble floors; and a 1,310 SF former medical space between Blue Bottle Coffee and Tesla, featuring a kitchenette and modern fixtures. Malibu's proven resilience makes The Park a prime spot for businesses to grow.

Sincerely,

Drew Principe
Westcord Commercial Group

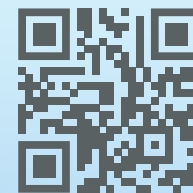
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 WESTCORD

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