

FOR SALE

# Prime Malibu Commercial Land

23614 PACIFIC COAST HIGHWAY | MALIBU, CA 90265



## PROPERTY INFO

- + ±23,369 SF (.5365 acres) land area
- + APN: 4458-019-008
- + Zoning: LCC2
- + Excellent development opportunity
- + High identity site adjacent to the prestigious Malibu Colony residences
- + Excess of 52,000 cars per day at intersection of PCH and Webb Way
- + Excellent overall frontage on Pacific Coast Highway
- + Formerly a Chevron station

### Demographics

2016 Estimates	1 Mile	3 Miles	5 Miles
Population	981	5,730	10,432
Avg Household Income	\$172,924	\$178,947	\$181,914
Daytime Population	2,084	5,076	7,572

Source: Esri

### Traffic Counts

#### Street Directions

Pacific Coast Highway @ Malibu Road	57,556 CPD
Pacific Coast Highway @ Webb Way	52,393 CPD

Source: MPSI

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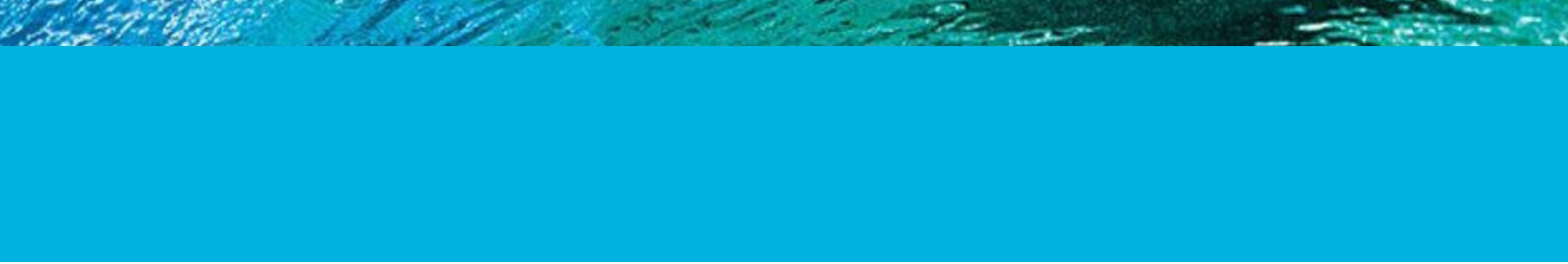
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## AREA HIGHLIGHTS

- + Within walking distance to downtown Malibu's high-end shopping and dining destinations such as, Malibu Country Mart, Malibu Village, Malibu Lumber Yard and Malibu Colony Plaza (adjacent)
- + Subject site in close proximity to Pepperdine University, Malibu Civic Center, the historic Adamson House and Malibu Lagoon, the redeveloped Malibu Pier, Surfer Rider Beach, Zuma Beach, Leo Carillo Beach, Paradise Cove, Getty Villa, and popular restaurants including: Nobu/Casa Escolar, Geoffrey's, Dukes, Moonshadows, Mastro's Ocean Club and Gladstones among others
- + Located in a highly affluent area with Average Household Incomes in excess of \$172,000 in a 1-mile radius
- + Malibu attracts approximately 15,000,000 visitors per year





**PROPOSED**  
**WHOLE FOODS**  
 MARKET

**MALIBU COUNTRY MART**  
 7 for All Mankind  
 Burro  
 Calypso St. Barth  
 Chrome Hearts  
 Coffee Bean & Tea Leaf  
 Curve  
 Double RL & Co  
 Gypsy05  
 John Varvatos  
 M. Frederic  
 Madison  
 Michael Stars  
 Morgan Le Fay  
 Mr. Chow  
 Planet Blue  
 Pure Barre  
 Ralph Lauren Womens  
 Sunlife Organics  
 Taverna Tony  
 Ted Baker  
 Tra Di Noi  
 Vince  
 Wild Fox

**MALIBU VILLAGE**  
 Chipotle  
 Grom Gelato  
 Hurley/Nike  
 Levi's  
 Lululemon  
 Marmalade Café  
 Malibu Cinemas  
 Sephora  
 Soul Cycle  
 True Religion  
 Westime  
 Zadig & Voltaire

**MALIBU COUNTRY MART**  
 Beauty Collection  
 L'Occitane  
 Malibu Kitchen  
 OliverPeoples  
 Ron Herman  
 Starbucks  
 Yoga Smoga

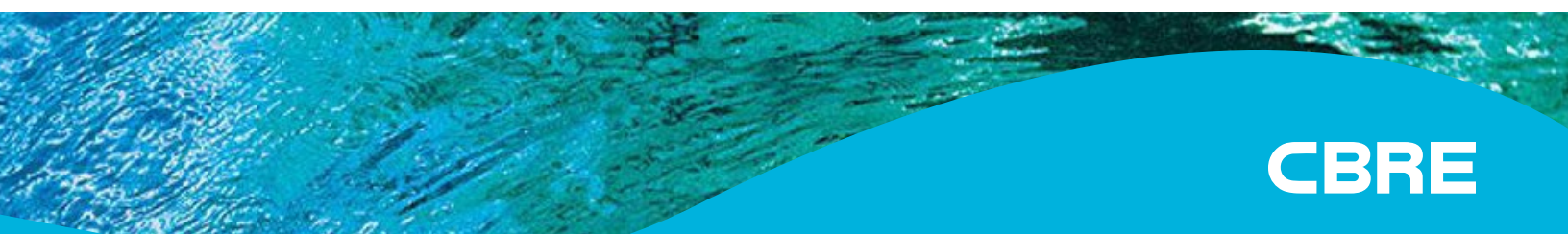
**MALIBU LUMBER YARD**  
 Alice + Olivia  
 AllSaints Spitalfields  
 BurgerFi  
 Cafe Habana  
 Intermix  
 J. Crew  
 James Perse  
 Lorna Jane  
 Maxfield

**SUBJECT SITE**

**ST HWY**

**CROSS CREEK RD**

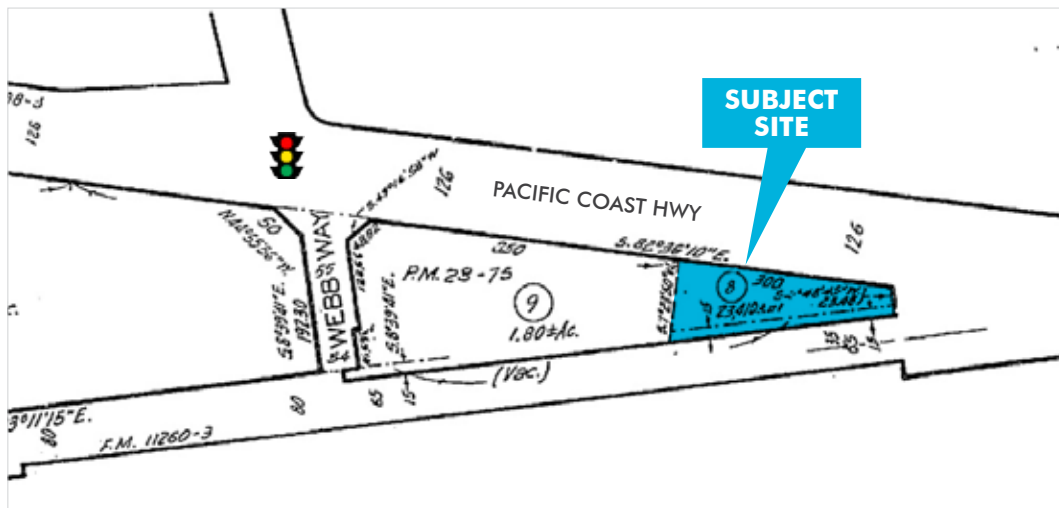
**MALIBU COLONY DR**



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## CONTACT US

### Zachary A. Card

Vice President  
Lic. 01717802  
+1 310 550 2542  
zachary.card@cbre.com

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