

29178 Heathercliff Road

MALIBU, CALIFORNIA 90265

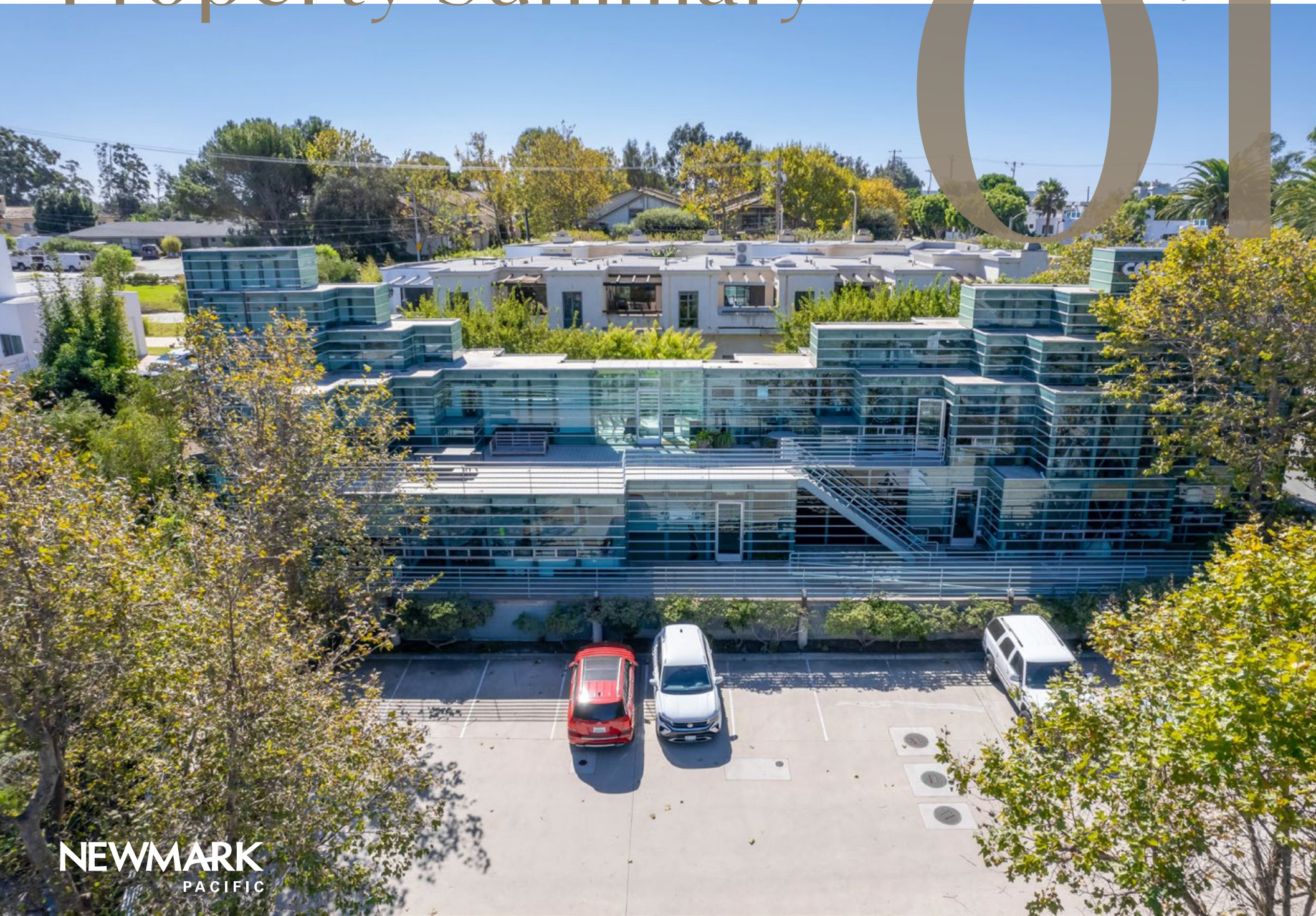


NEWMARK
PACIFIC

OFFERING MEMORANDUM

Property Summary

01



Building

ADDRESS: 29178 Heathercliff Road
Malibu, CA 90265

USE: Office

SIZE: ±6,484 SF

PRICE: Available upon Request

TENANCY: Multi-tenancy
(Office)

YEAR BUILT: 1986

STORIES: Two

PARKING: 22 Surface Spaces

Land

LOT SIZE: ±14,919 SF (0.34 AC)

APN: 4466-021-004

ZONING: LCC2YY



Highlights

**Renowned architect
Ed Niles-designed
commercial building
for sale for the first
time in 38 years**

This private commercial office building is just steps from Pacific Coast Highway

Less than 5 minutes to beaches and walking distance to retail and restaurant amenities

High ceilings

Floor to ceiling windows providing ample lighting throughout

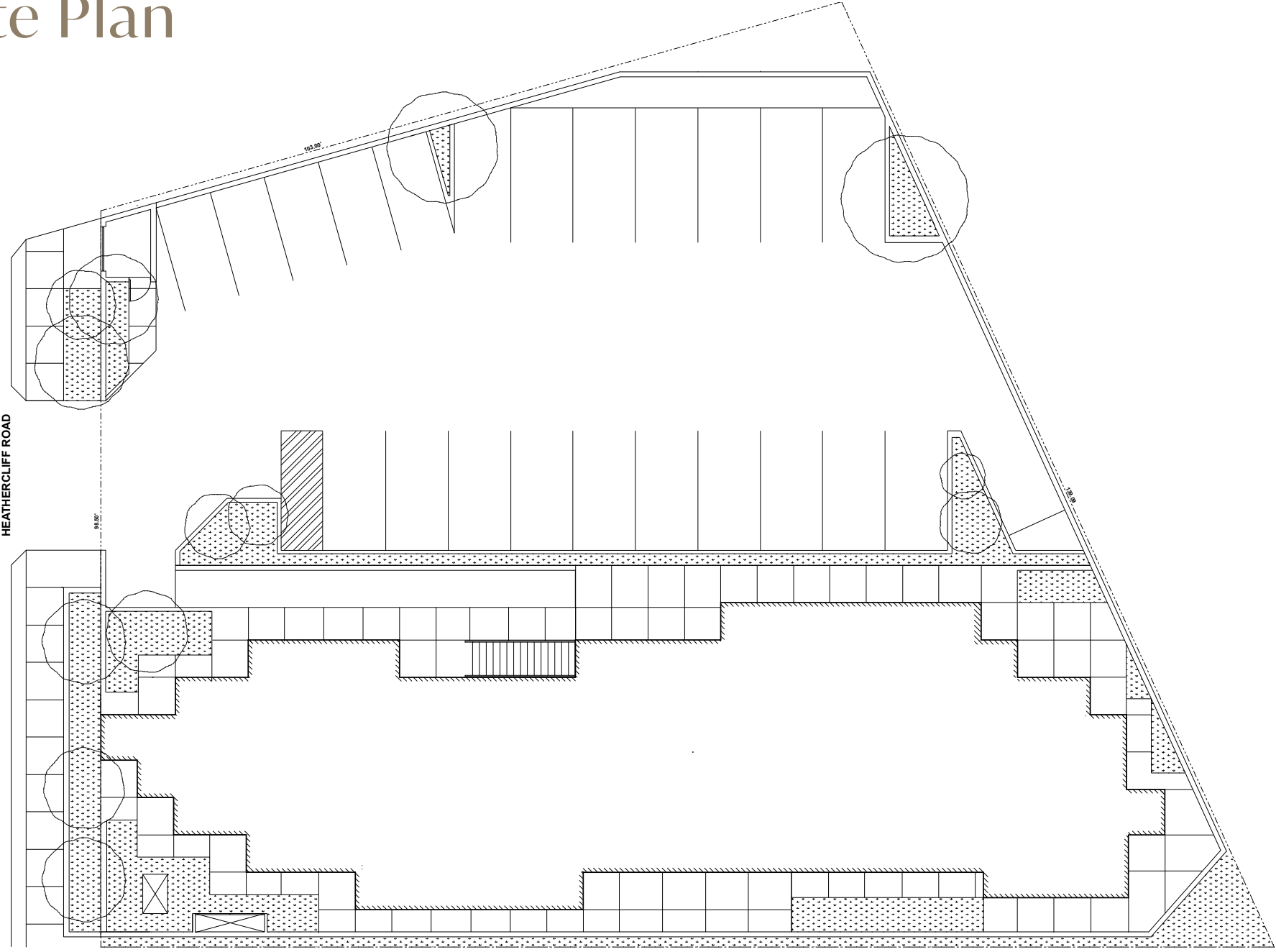
Patio spaces

Surrounded by lush greenery

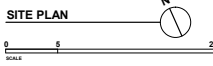
Large surface parking lot



Site Plan

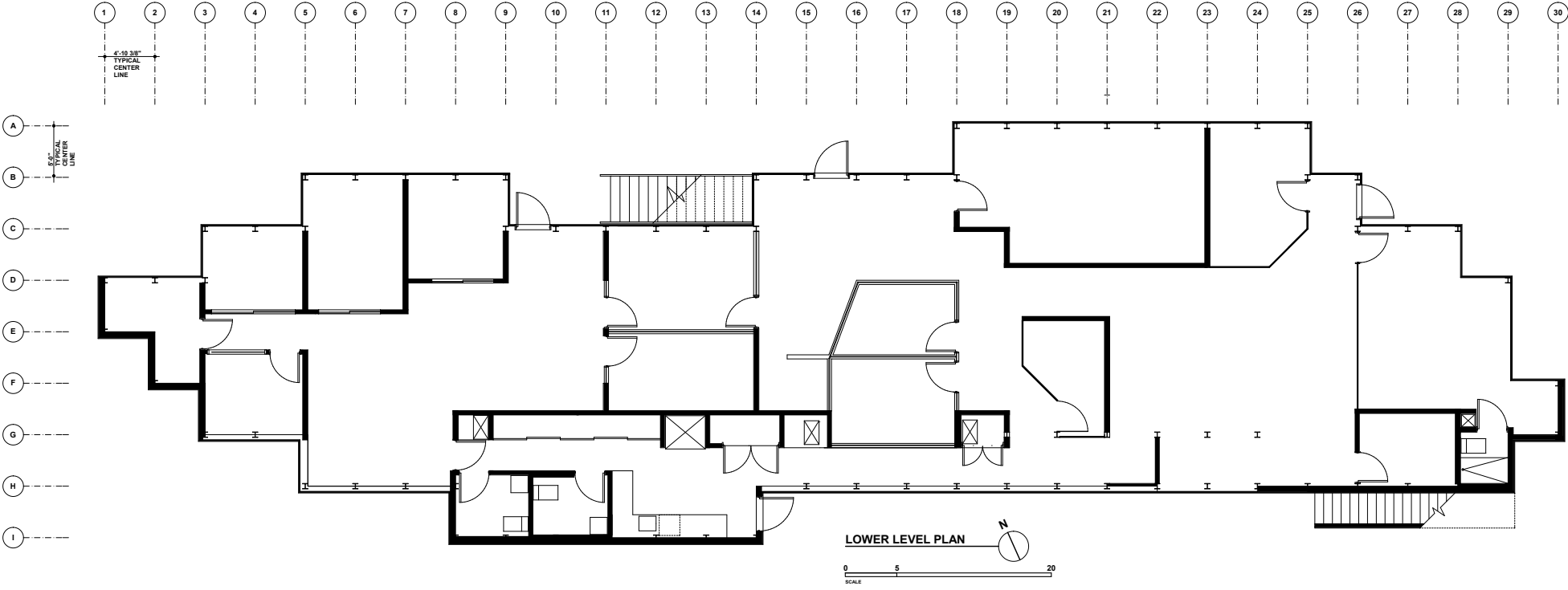


HEATHERCLIFF ROAD



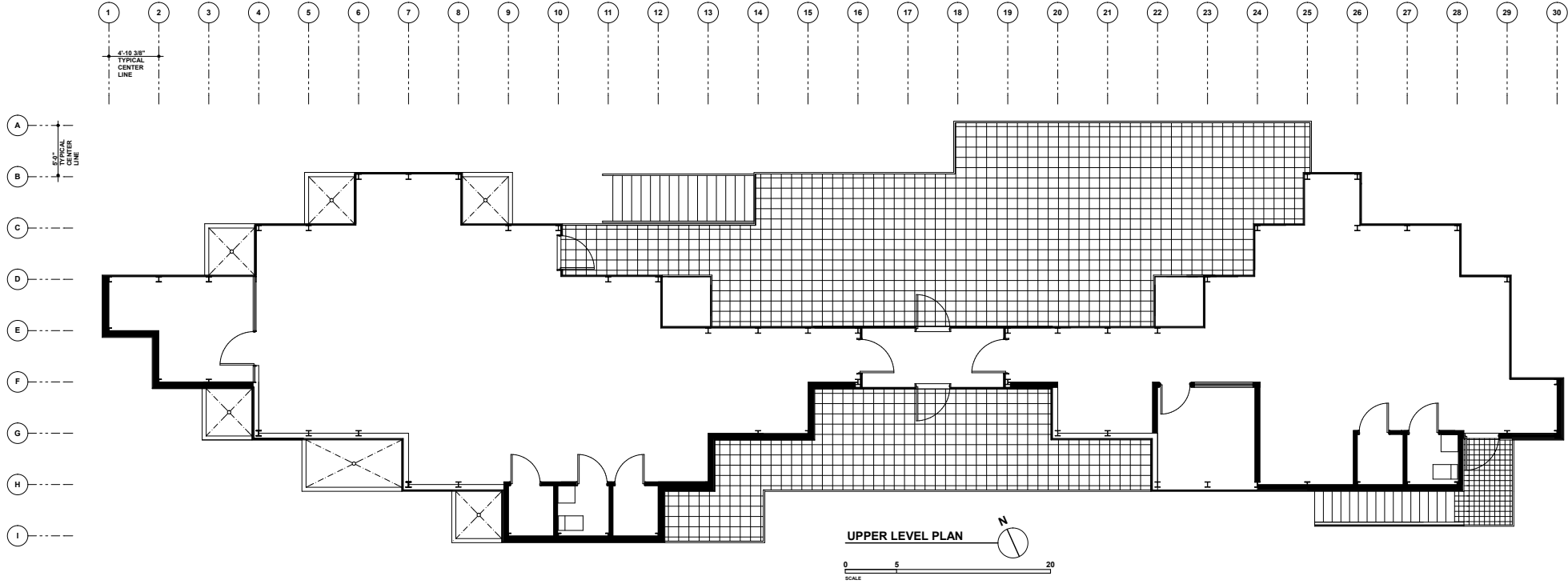
*Buyer to verify exact measurements

Lower Level Floor Plan



*Buyer to verify exact measurements

Upper Level Floor Plan



*Buyer to verify exact measurements

Tenant Overview



Coldwell Banker Brokerage

The Malibu West office is located in mid Malibu on Point Dume and is conveniently located near shopping, schools, including Pepperdine University, churches, synagogues and of course, the beaches



Bulates Malibu Pilates

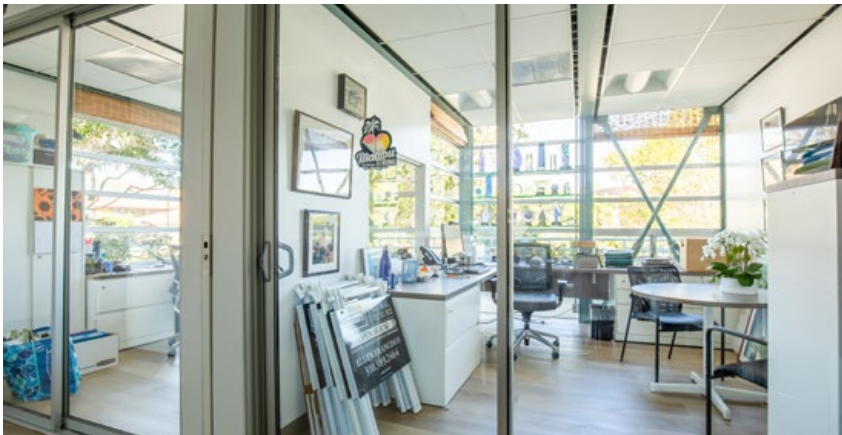
Nestled in the picturesque beauty of Malibu, Bulates Malibu Pilates is a haven of tranquility designed to elevate the Pilates experience towards wellness and mindfulness. The studio is adorned with large windows that invite natural light to flood the space. Equipped with up-to-date Pilates apparatus, our studio ensures a comprehensive and transformative workout experience.

Photos

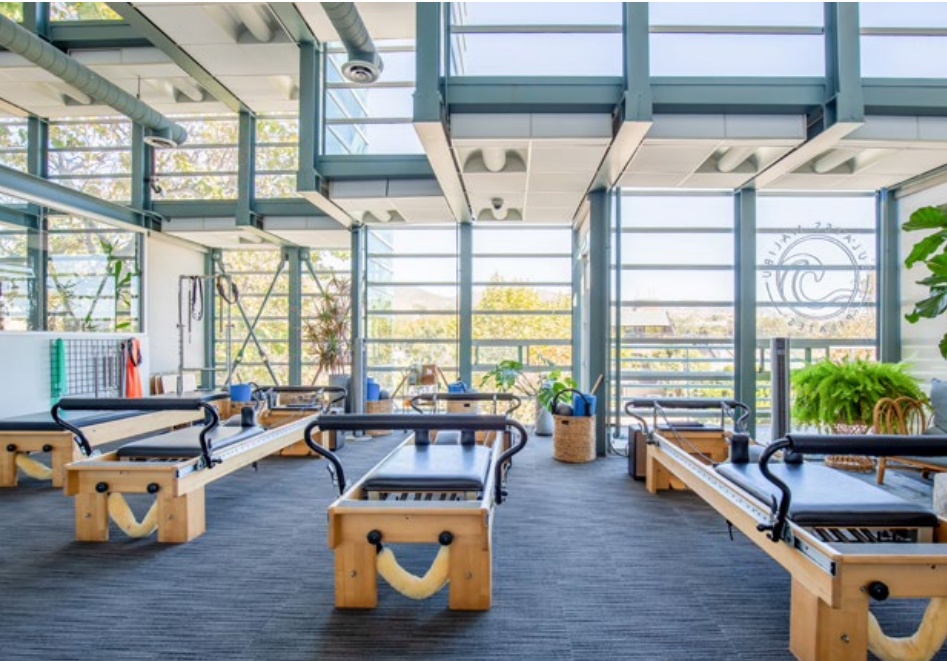
02



Ground Floor Photos



Second Floor Photos



Patio Photos



Parking Photos



Area Overview

03



Malibu



Malibu is an internationally recognized tourist destination, boasting “27 Miles of Scenic Beauty” along the Pacific Ocean coastline. Known for its affluent residential population, retailers in the area cater to the local residents along with luxury-minded visitors.

Retail

Notable shopping centers in the city include Malibu Colony Plaza, Pointe Dume Village, Cross Creek Ranch, Malibu Village, Malibu Country Mart, Malibu Park and Malibu Lumber Yard; offering a variety of shopping options from internationally recognized brands to boutique retailers.

Office Market Characteristics

Malibu’s office market is unique when compared to more urbanized areas. Office spaces in Malibu cater to a specific segment, often businesses looking for a prestigious address, companies in the entertainment industry, or local businesses serving the community. The market is characterized by smaller office spaces and limited availability, which can command a premium due to the city’s desirability and the scarcity of commercial properties.

Demand and Supply

The demand for office space in Malibu tends to come from high net-worth individuals seeking exclusive office environments, entertainment and media companies looking for creative spaces, and real estate or investment firms. Given Malibu’s strict zoning regulations and the community’s focus on preserving its coastal charm, new office development is rare, leading to constrained supply. Pricing is highly variable and dependent on the specific location within Malibu, the quality of the building, and the amenities offered.

Demographics

2024 TOTAL POPULATION

2,926

1 Mile

5,824

3 Miles

7,666

5 Miles

2024 TOTAL DAYTIME POPULATION

3,715

1 Mile

6,684

3 Miles

8,697

5 Miles

AVERAGE HOUSEHOLD INCOME

\$225,746

1 Mile

\$239,125

3 Miles

\$239,906

5 Miles

2024 MEDIAN AGE

50.4

1 Mile

50.9

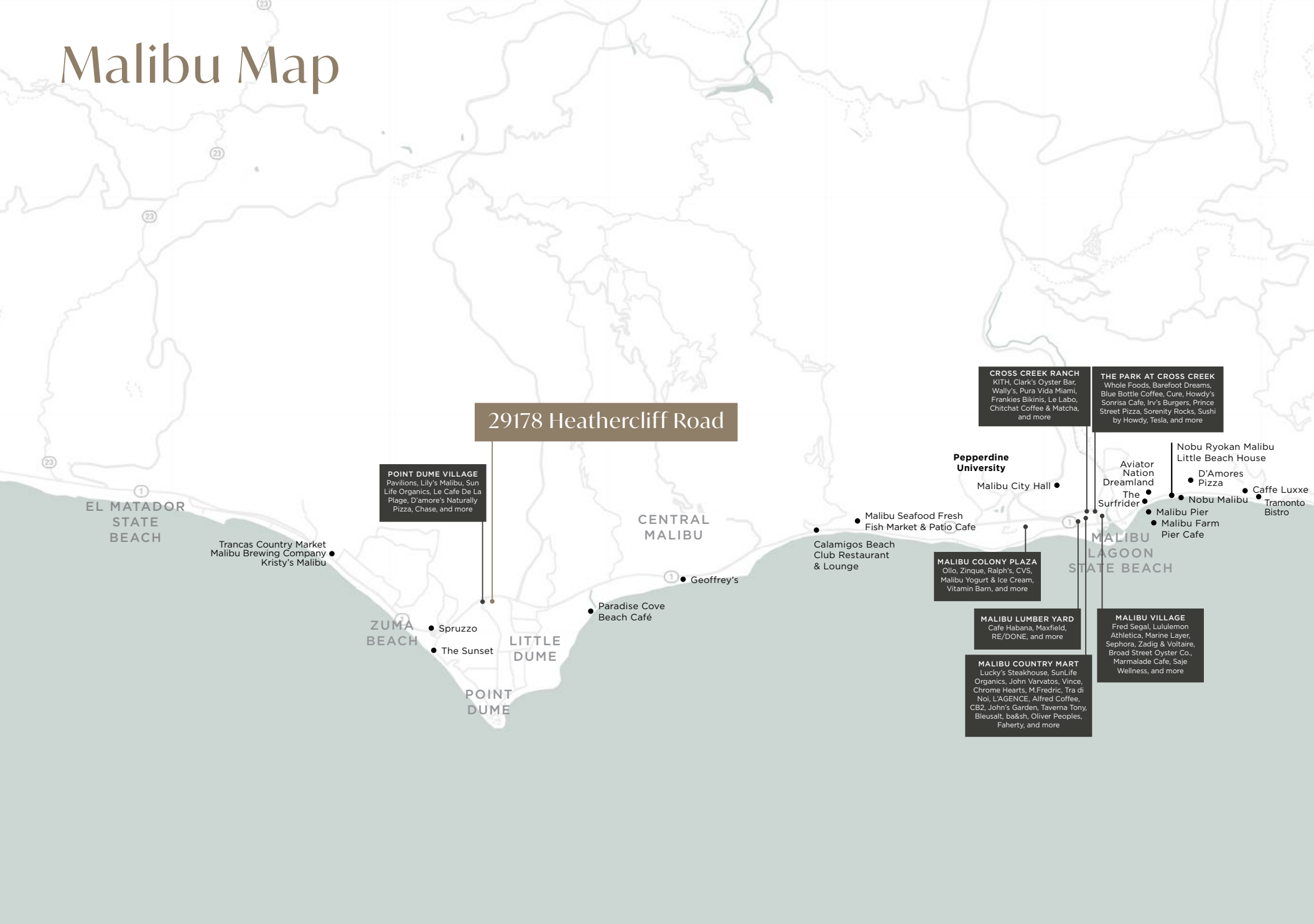
3 Miles

49.6

5 Miles

Demographics: Esri 2024

Malibu Map



29178 Heathercliff Road

POINT DUME VILLAGE
Pavilions, Lily's Malibu, Sun Life Organics, Le Cafe De La Plage, D'amore's Naturally Pizza, Chase, and more

Trancas Country Market
Malibu Brewing Company
Kristy's Malibu

Spruzzo
The Sunset

Paradise Cove Beach Café

Geoffrey's

Malibu Seafood Fresh Fish Market & Patio Cafe
Calamigos Beach Club Restaurant & Lounge

MALIBU COLONY PLAZA
Olio, Zinque, Ralph's, CVS, Malibu Yogurt & Ice Cream, Vitamin Barn, and more

MALIBU LUMBER YARD
Cafe Habana, Maxfield, RE/DONE, and more

MALIBU COUNTRY MART
Lucky's Steakhouse, SunLife Organics, John Varvatos, Vince, Chrome Hearts, M.Fredric, Tra di Noi, L'AGENCE, Alfred Coffee, CB2, John's Garden, Taverna Tony, Bleusalt, baksh, Oliver Peoples, Faherty, and more

MALIBU VILLAGE
Fred Segal, Lululemon Athletica, Marine Layer, Sephora, Zadig & Voltaire, Broad Street Oyster Co., Marmalade Cafe, Saje Wellness, and more

CROSS CREEK RANCH
KITH, Clark's Oyster Bar, Wally's, Pura Vida Miami, Frankies Bikinis, Le Labo, Chitchat Coffee & Matcha, and more

THE PARK AT CROSS CREEK
Whole Foods, Barefoot Dreams, Blue Bottle Coffee, Cure, Howdy's Sonrisa Cafe, Irv's Burgers, Prince Street Pizza, Sorenty Rocks, Sushi by Howdy, Tesla, and more

Pepperdine University
Malibu City Hall

Aviator Nation Dreamland
The Surfrider
Malibu Pier
Malibu Farm
Pier Cafe

Nobu Ryokan Malibu
Little Beach House
D'Amores Pizza
Nobu Malibu
Caffe Luxxe
Tramonto Bistro

Zuma Beach
1.2 Miles
5 Min 🚗

POINTDUME
VILLAGE



PAVILIONS

CHASE



LE CAFE DE LA PLAGE
MALIBU



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