

MALIBU VISTA

41,700 SF OF PRIME OFFICE/RETAIL
SPACE IN THE HEART OF MALIBU

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NEWMARK
PACIFIC

BRANDON COHAN
REAL ESTATE



PROPERTY HIGHLIGHTS

- Two standalone retail bungalows with private entrances and floor-to-ceiling sliding glass doors
- Open-plan for flexible layouts
- On-site restrooms
- Ample on-site garage parking
- Iconic oceanfront commercial setting on Carbon Beach (“Billionaire’s Beach”)
- Prime visibility along Pacific Coast Highway in Malibu’s most coveted corridor
- Directly across from Nobu Malibu and Nobu Ryokan; near Soho House’s Little Beach House and Malibu Beach Inn
- A short drive to Malibu Country Mart, Malibu Village, and Cross Creek Ranch
- Panoramic Malibu coastline views and seamless indoor-outdoor flow
- Surrounded by top-tier dining, shopping, and hospitality—ideal for elevated retail or showroom concepts
- Convenient regional access via Pacific Coast Highway and Sunset Boulevard to West LA, Santa Monica, and the Valley
- Prestigious, high-profile neighborhood offering exceptional brand adjacency and presence



OVERVIEW

**22761 PACIFIC COAST HIGHWAY
MALIBU, CA 90265**

RENT: UPON REQUEST

BUNGALOW A: ±7,271 SF

**PARKING: ON-SITE GARAGE
PARKING AVAILABLE**

BUNGALOW B: ±7,271 SF

PENTHOUSE: ±27,159 SF

TOTAL AVAILABLE: ±41,701 SF

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AREA OVERVIEW

Malibu Vista sits on Carbon Beach—"Billionaire's Beach"—directly across from the Nobu Ryokan Hotel and Nobu Malibu, at the heart of Malibu's most coveted oceanfront corridor. The location is steps from premier dining (Nobu Malibu, Carbon Beach Club, Malibu Farm, Duke's) and upscale shopping at Malibu Country Mart and Cross Creek Ranch. Recreation abounds with Surfrider Beach, the Malibu Pier, scenic hikes in the Santa Monica Mountains, and nearby cultural landmarks like the Getty Villa. Convenient connectivity via Pacific Coast Highway and Sunset Boulevard places West LA, Santa Monica, and the San Fernando Valley roughly 20 minutes away. The community blends privacy and prestige with a relaxed coastal lifestyle, set against stunning shoreline and mountain backdrops.

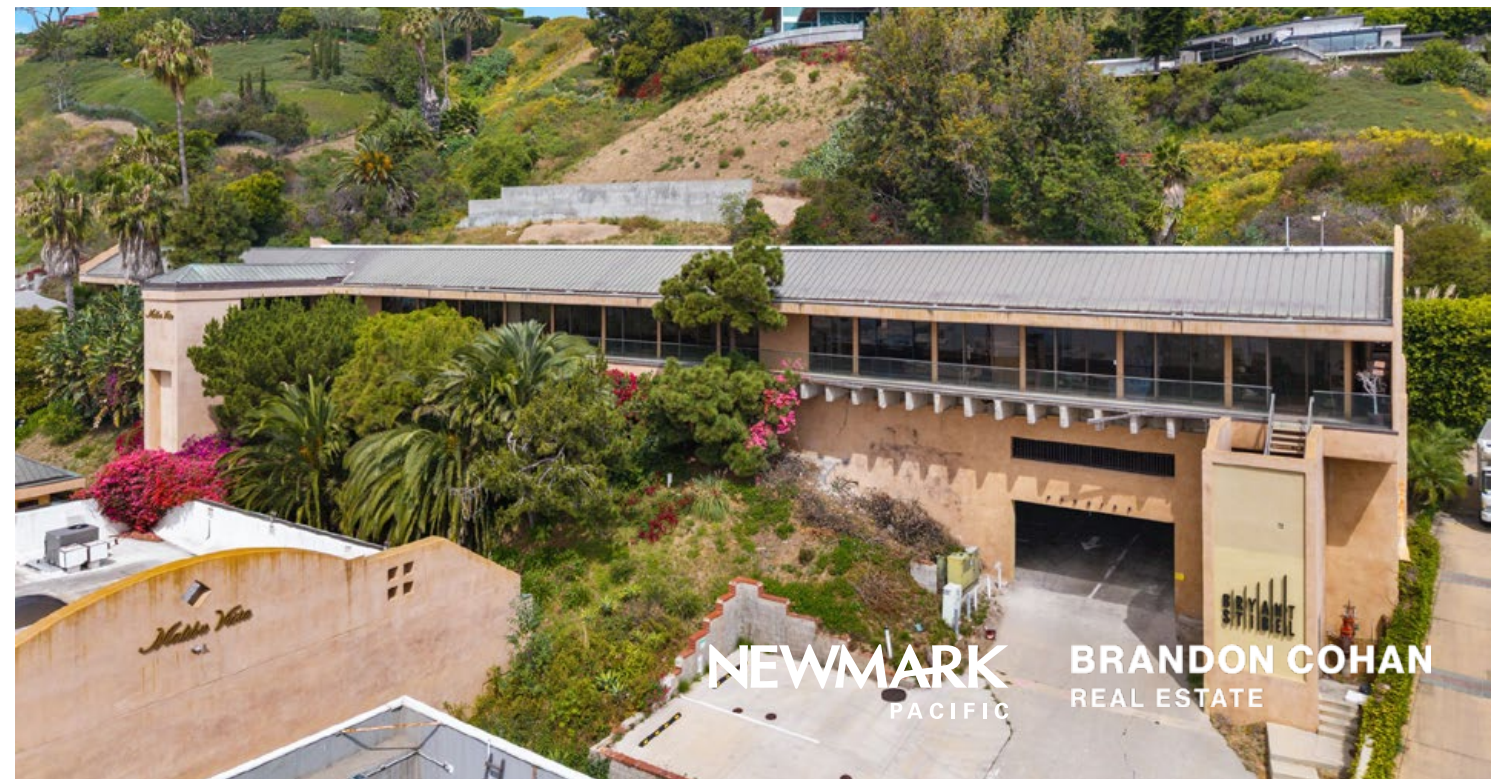


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EXTERIOR



BUNGALOW A



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BUNGALOW B

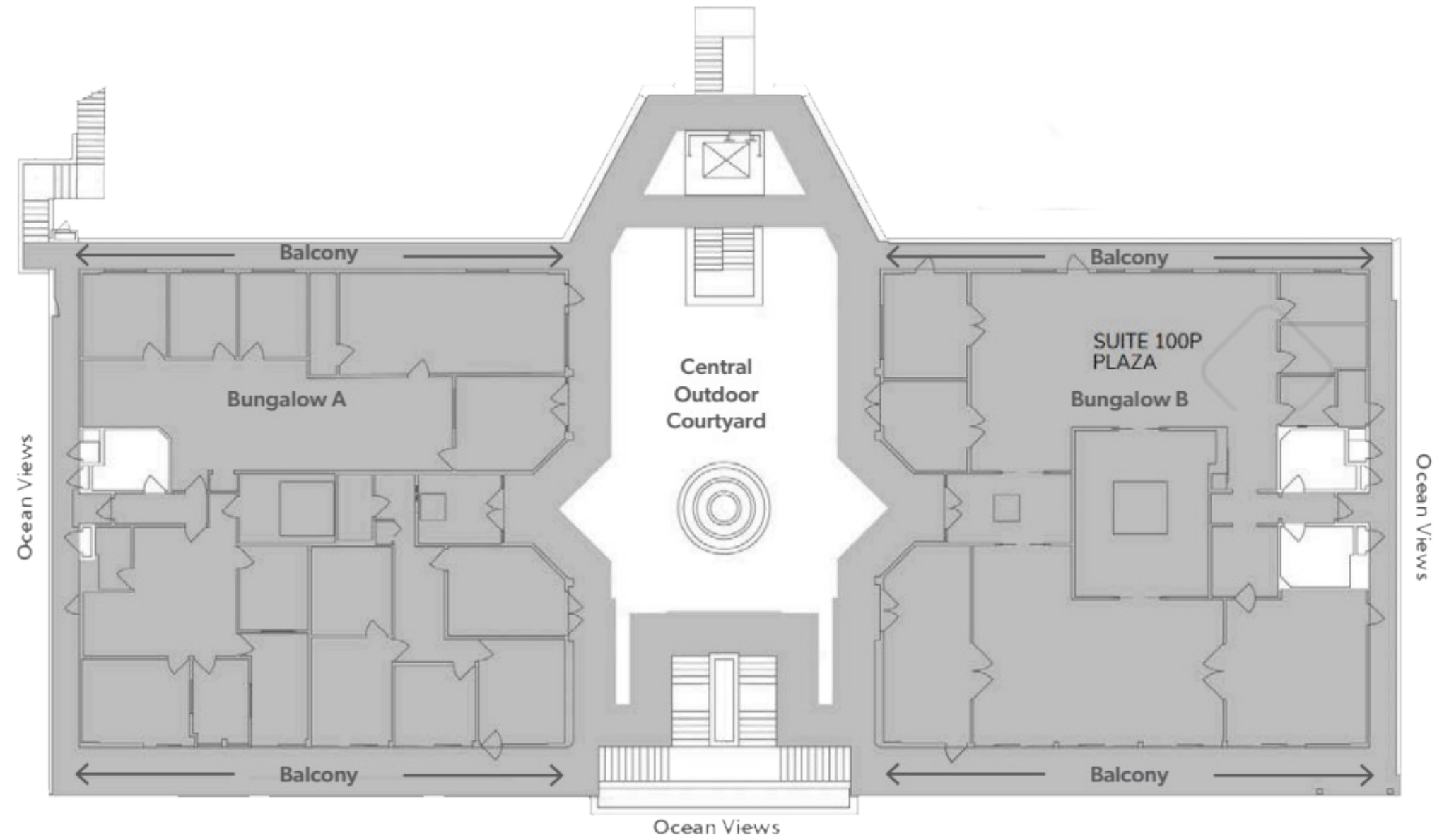


FLOOR PLAN

FIRST FLOOR

BUNGALOW A: ±7,271 SF

BUNGALOW B: ±7,271 SF



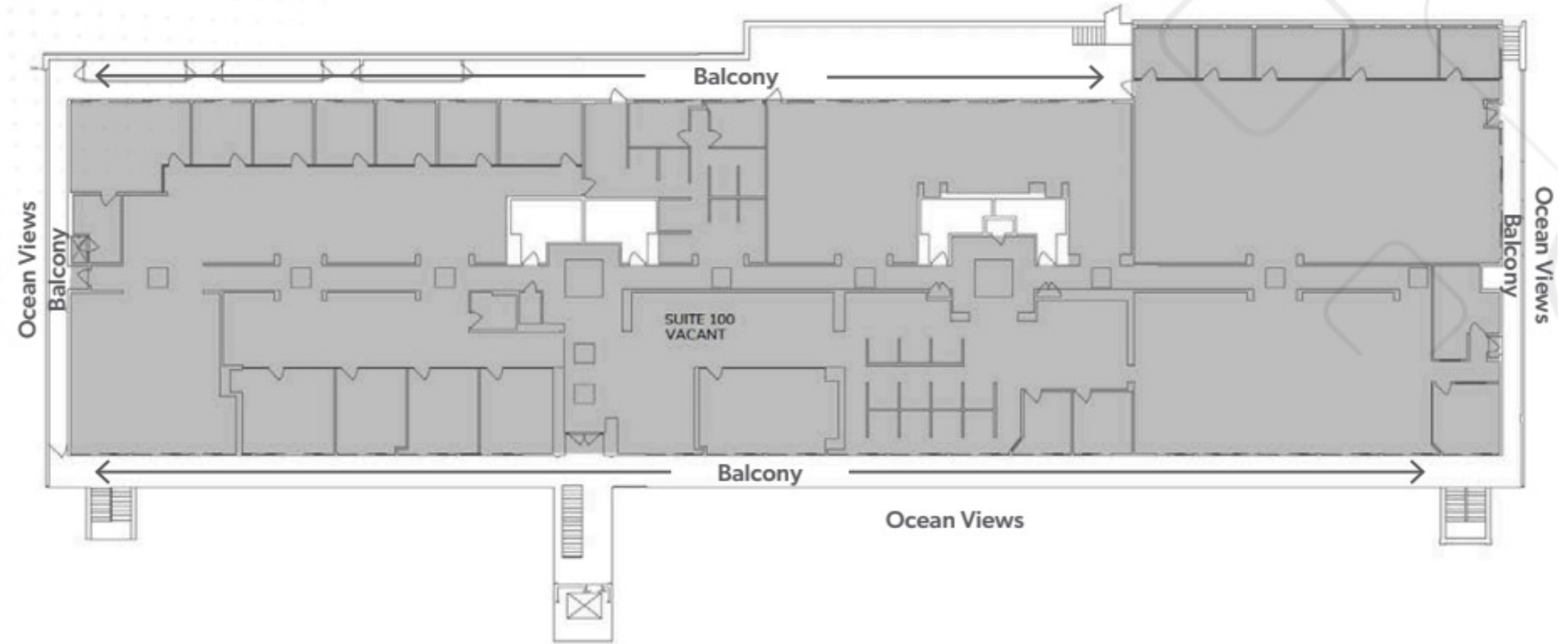
PENTHOUSE



FLOOR PLAN

SECOND FLOOR

PENTHOUSE: ±27,159 SF



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