

ZUMA TERRACE

29350 PACIFIC COAST HIGHWAY
MALIBU, CALIFORNIA 90265



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For Sale
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PROPERTY
SUMMARY

02

PROPERTY
OVERVIEW

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AREA
OVERVIEW

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PROPERTY OVERVIEW

ADDRESS: 29350 Pacific Coast Hwy
Malibu, CA 90265

USE: Office

SIZE: ±13,274 SF

PRICE: Available upon Request

TENANCY: Multiple

STORIES: Two

YEAR BUILT: 1979

PARKING: 59 Spaces

LOT SIZE: ±99,058 SF (2.27 AC)

APN: 4468-011-005

ZONING: LCC2YY

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Iconic Ed Niles-designed compound available for sale for the first time since its being developed in 1979. This stunning property showcases the natural beauty of its Malibu surroundings and has unique CN zoning for a broad range of commercial uses that include office, food, and service-related businesses.

HIGHLIGHTS

- Open campus with terrace/garden style offices
- Just under 100,000 SF of land along Pacific Coast Highway
- Tenants on short-term leases to capitalize on incredible upside in rental rate
- High barrier to entry market
- Ample land for additional septic expansion
- Smaller unit sizes to justify higher rental rate/SF
- High demand office & retail submarket with extreme supply constraints



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INTERIOR PHOTOS



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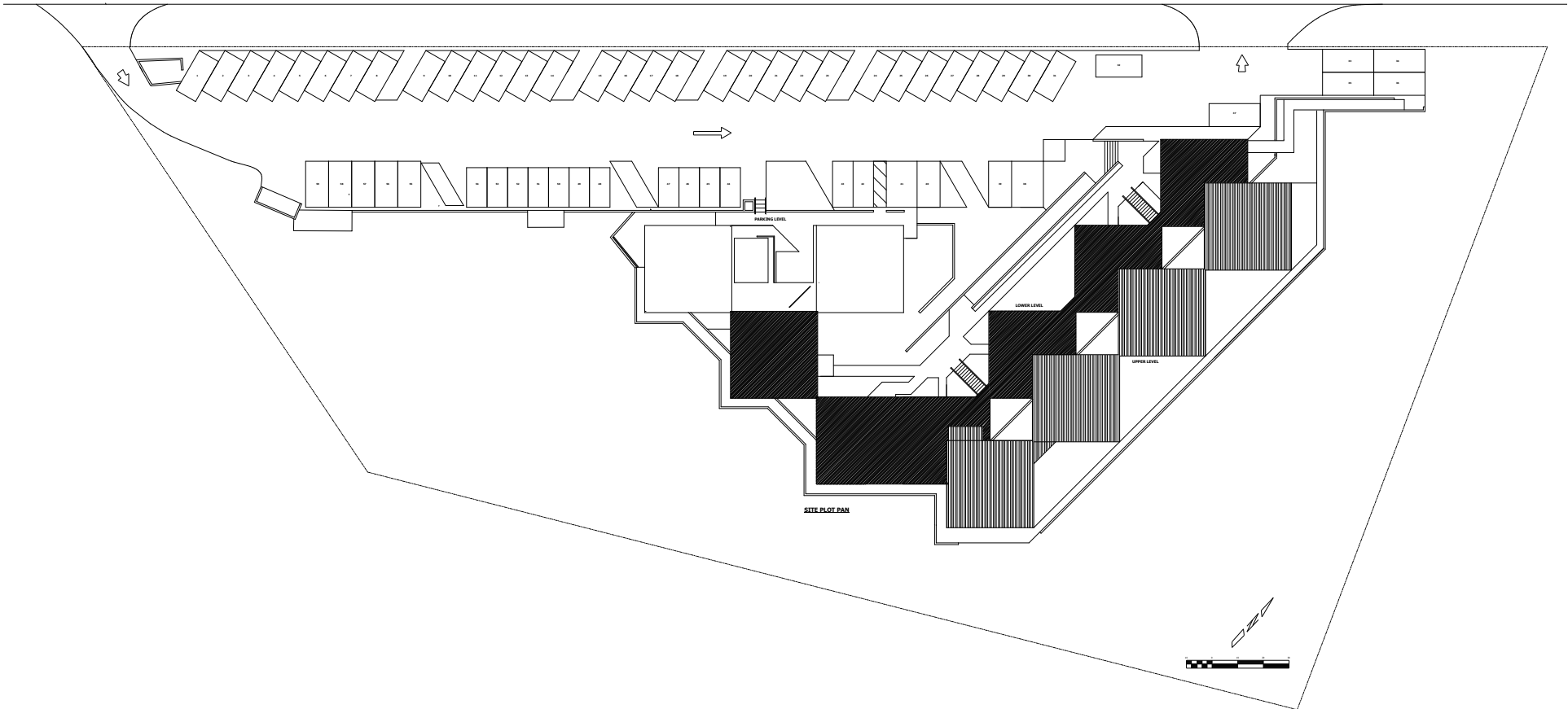
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SITE PLAN

← PACIFIC COAST HWY.



*Buyer to verify exact measurements

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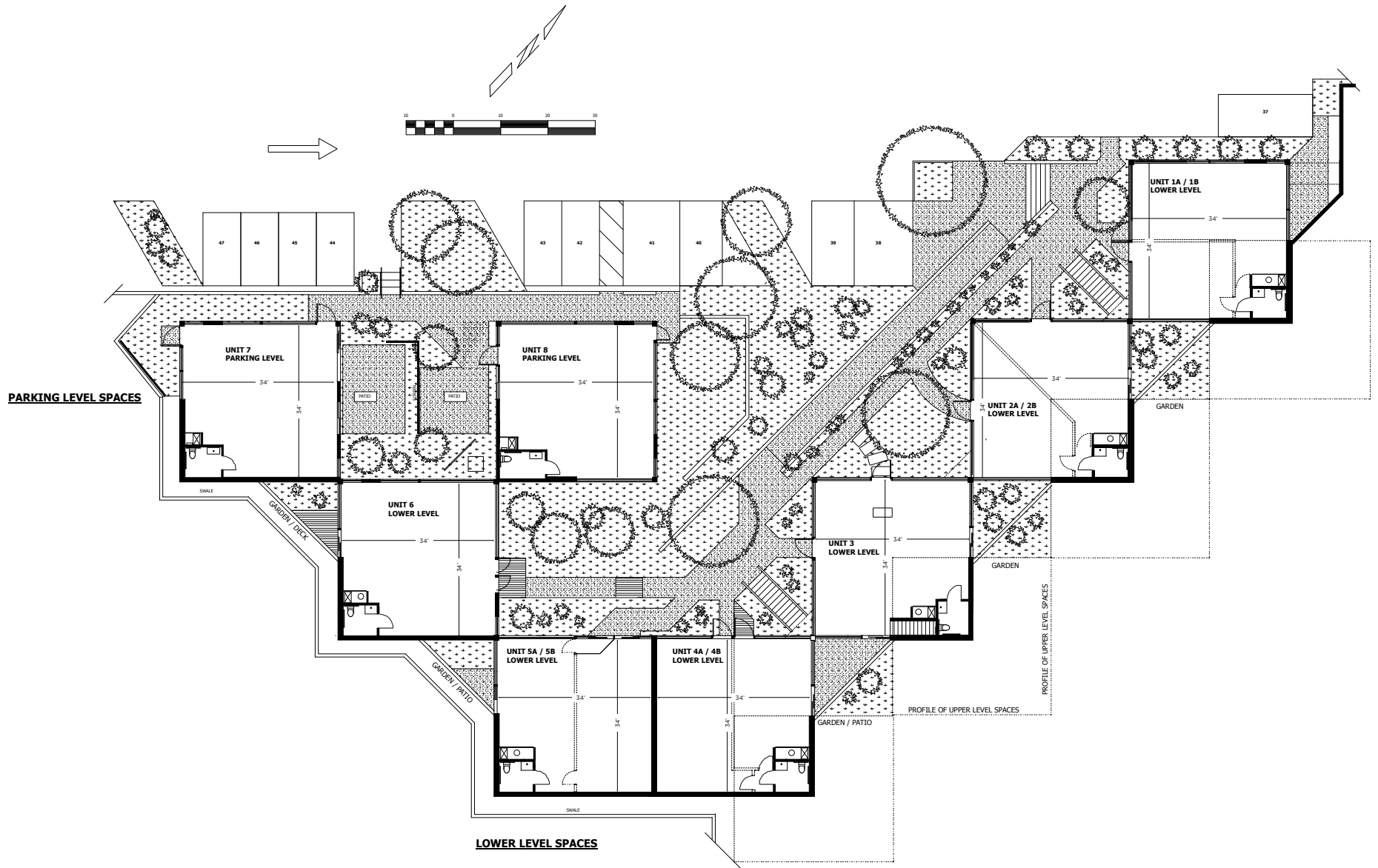
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LOWER LEVEL FLOOR PLAN



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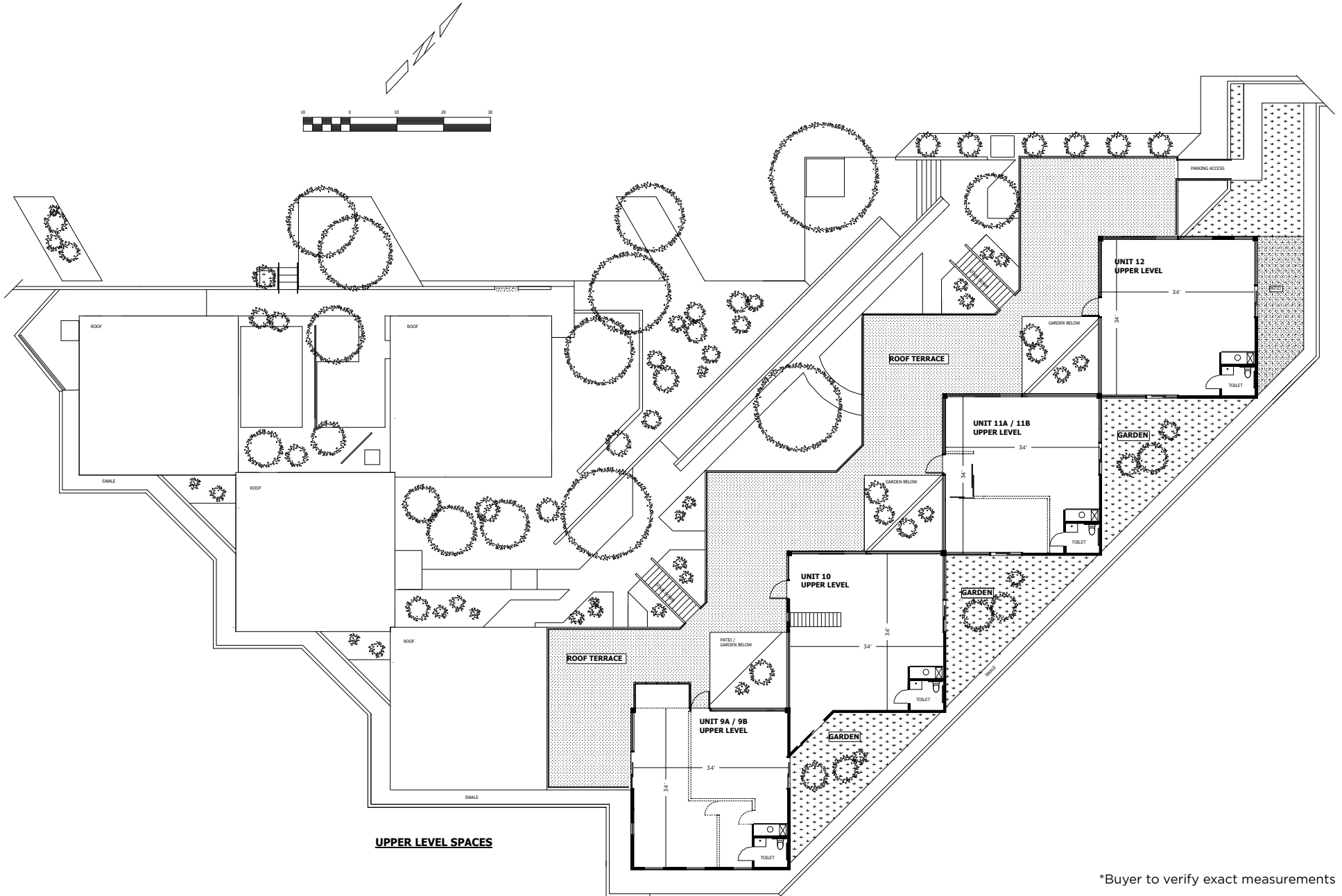
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UPPER LEVEL FLOOR PLAN



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TENANT OVERVIEW



UNIT	TENANT	SF
1A	Jeff Jennings	576
1B	Dana Johnson	576
2A	The Marie Baier Foundation	576
3 & 10	Malibu Dentistry	2,312
4A	Face and Form	576
5A	Seasons Recovery	576
5B	Wilkenson	576

UNIT	TENANT	SF
8	Malibu Dance Academy	1,156
9A	LCSB	385
9B	Esperance	770
11A	Studio Bracket	770
11B	Cove Insurance	385
12	Pacific Rim	1,156

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MALIBU MAP



EL MATADOR STATE BEACH

Trancas Country Market
Malibu Brewing Company
Kristy's Malibu

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

ZUMA TERRACE

Spruzzo
The Sunset

LITTLE DUME

POINT DUME

CENTRAL MALIBU

Geoffrey's

Paradise Cove Beach Café

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

Pepperdine University
Malibu City Hall

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, ba&sh, Oliver Peoples, Faherty, and more

MALIBU LAGOON STATE BEACH

THE PARK AT CROSS CREEK
Whole Foods, Barefoot Dreams, Blue Bottle Coffee, Cure, Howdy's Sonrisa Cafe, Iv's Burgers, Prince Street Pizza, Sorenty Rocks, Sushi by Howdy, Tesla, 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, KITH TREATS, Frankie's Bikinis, Clark's Oyster Bar, Pura Vida Miami, Wally's, Le Labo, and more

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

Aviator Nation Dreamland
The Surfrider
Malibu Pier
Malibu Farm Pier Cafe

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POINTDUME VILLAGE
 ±0.4 Mi | 2 min 🚗 | 5 min 🚶

LILY'S MALIBU **SUNLIFE** **PAVILIONS**
LE CAFE DE LA PLAGE

CHASE **D'AMORE'S PIZZA** **STARBUCKS**

🚗
±25,500
 CARS PER DAY

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*Traffic Count: Esri 2018

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**ZUMA
TERRACE**

Malibu Country Inn

Zuma Beach
±3 Mi | 8 min 🚗

**Spruzzo
Restaurant & Bar**

DEMOGRAPHICS

2024 TOTAL POPULATION		
2,554 <small>1 Mile</small>	5,900 <small>3 Miles</small>	7,475 <small>5 Miles</small>
2024 TOTAL DAYTIME POPULATION		
3,458 <small>1 Mile</small>	6,785 <small>3 Miles</small>	8,535 <small>5 Miles</small>
AVERAGE HOUSEHOLD INCOME		
\$225,081 <small>1 Mile</small>	\$238,866 <small>3 Miles</small>	\$240,237 <small>5 Miles</small>
2024 MEDIAN AGE		
50.4 <small>1 Mile</small>	51.2 <small>3 Miles</small>	50.1 <small>5 Miles</small>

*Esri 2024

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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.

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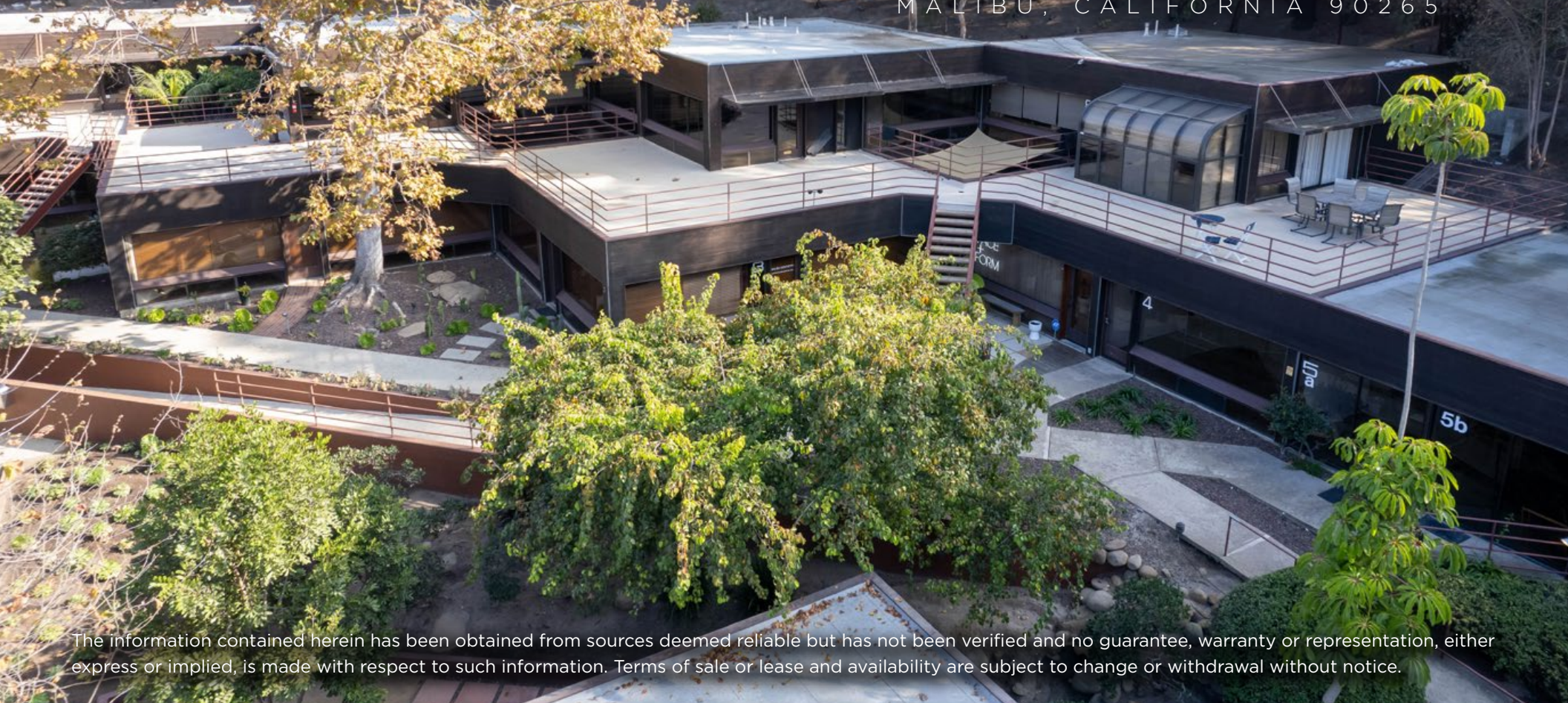
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