

23708 MALIBU ROAD • Malibu, CA 90265



RETAIL/OFFICE SPACE

FOR SUBLEASE

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Property Characteristics

PREMISES: Approximately 750 rentable square feet

SUBLEASE TERM: June 30, 2025

RATE: \$3,502 per month + NNN
(NNN estimated to be \$600 additional per month)

PARKING: Free surface parking; center has 54 spaces,
shared in common

AVAILABLE: Immediately

23708 Malibu Road, Malibu, CA 90265



Features

- Turnkey space in great location
- The premises consists of open store layout with a rear office; ADA bathroom and a rear patio/garden
- Malibu Colony adjacent
- Right off of Pacific Coast Highway Near Pepperdine University, retail stores, theaters, restaurants, banks



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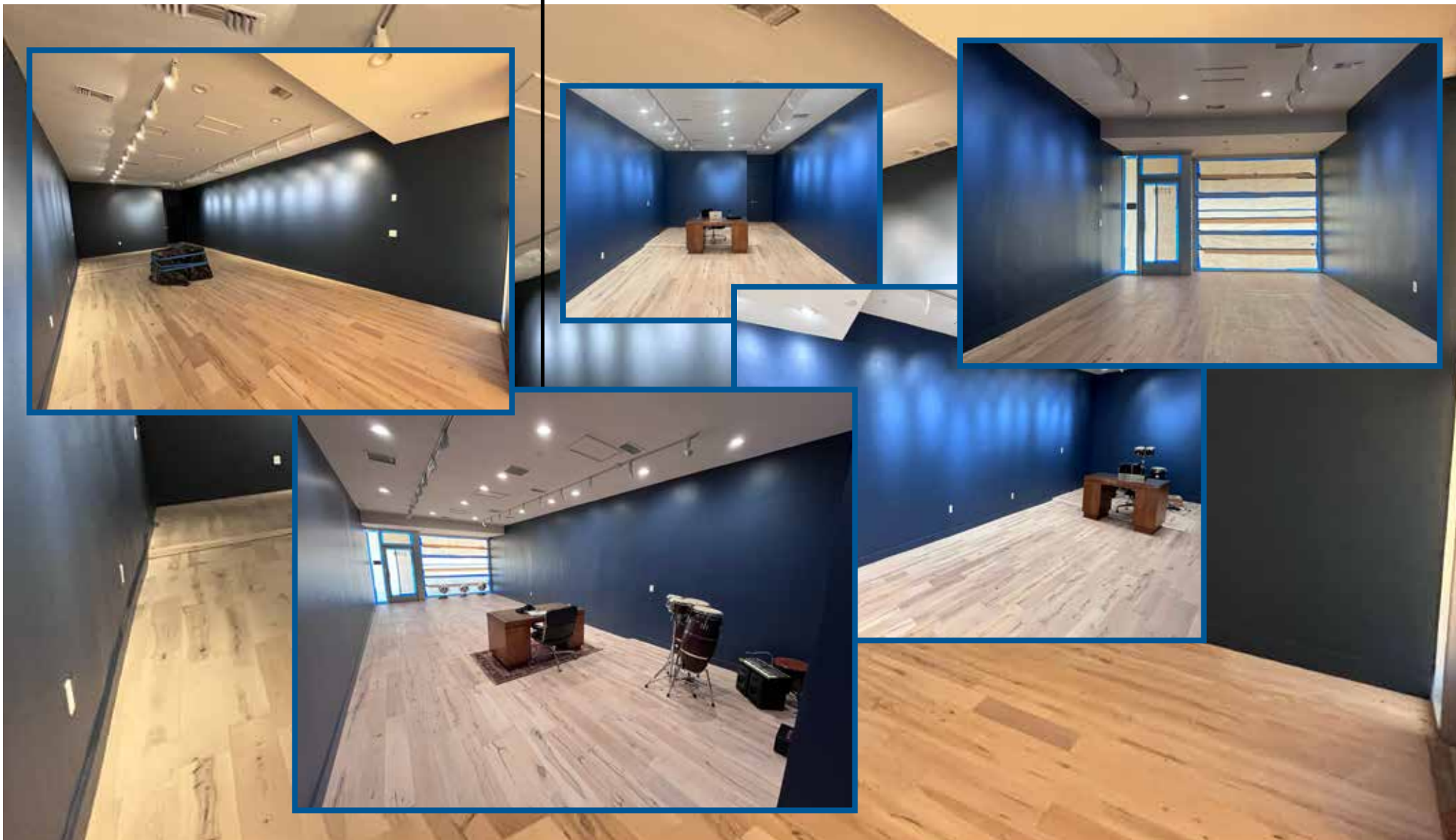
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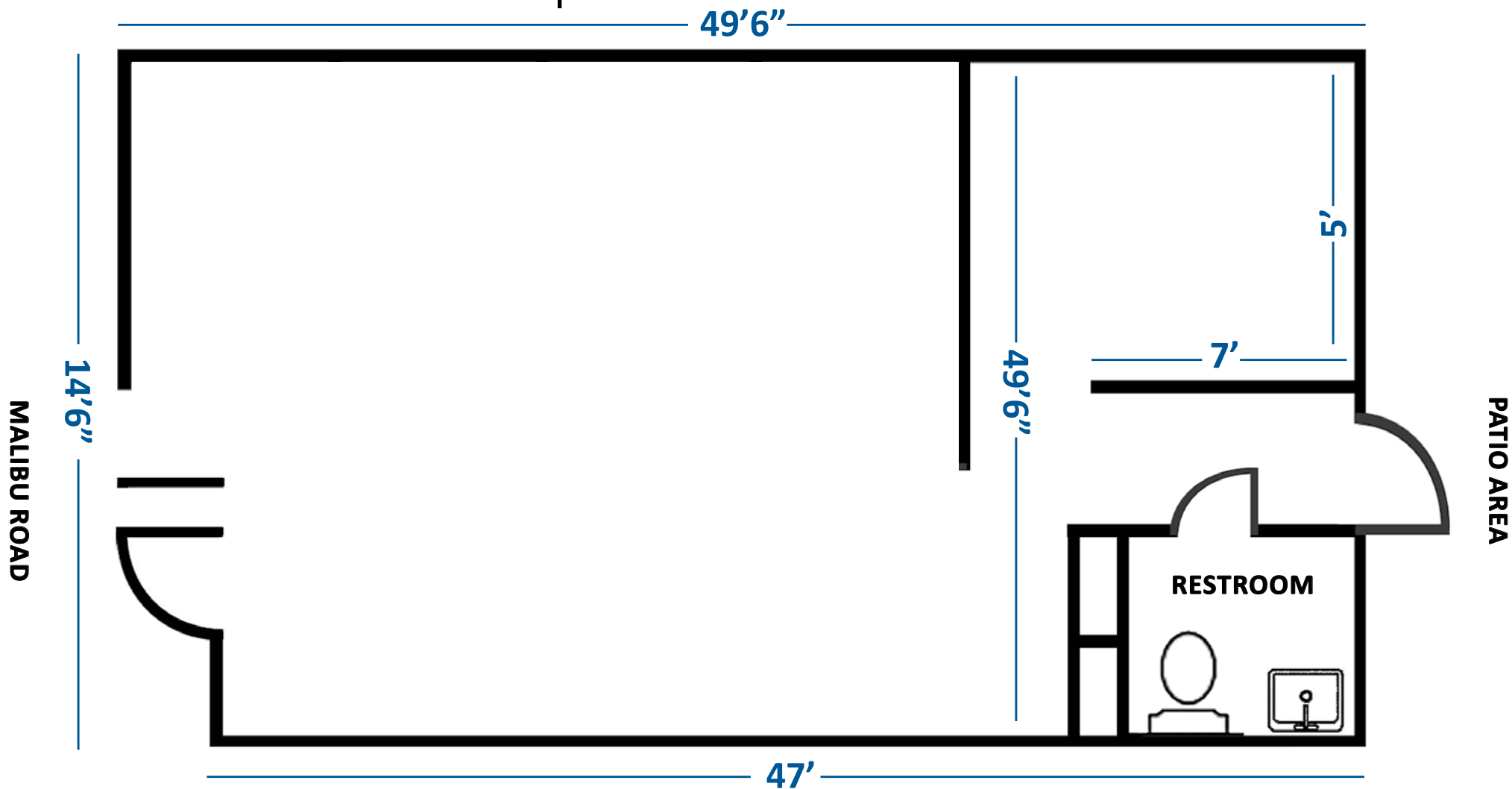
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Floor Plan



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Demographics

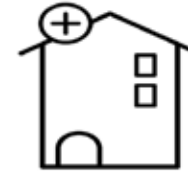
Within 1 Mile



Housing Units
549
63.30% owner occupied



Educational Attainment
67%
with college or higher degree



Median Home Value
\$804,812



2021 Worker Travel Time to Job
<30 Minutes: 206 - 56.28%
30-60 Minutes: 125 - 34.15%
60+ Minutes: 35 - 9.56%



Average Household Income
\$191,227
68% earn more than \$100k



Apparel, Food/Entertainment & Services
\$191,112
2021 yearly consumer spending

POPULATION

2026 Projected Population
2020 Estimated Population
2010 Census Population
Growth 2021-2026
Growth 2010-2021

1-MILE RADIUS

900
908
902
-0.88%
0.67%

3-MILE RADIUS

4,907
4,936
4,830
-0.59%
2.19%

5-MILE RADIUS

9,676
9,785
9,850
-1.11%
0.66%

2020 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999
\$75,000-\$99,000
\$100,000 +

11.55%
5.41%
68.79%

11.55%
5.05%
68.51%

9.86%
6.95%
72.13%

TOTAL

2021 Estimated Average HH Income
2021 Estimated Households

85.75%
\$191,227
406

85.11%
\$188,945
1,523

88.94%
\$192,649
3,267



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Area Highlights



With nearly three-dozen beaches to choose from, Malibu is a beach-lovers dream. From one of the area's cleanest beaches, Zuma Beach, to the cave-like rocks and cliffs of El Matador State Beach, there are plenty of options. Malibu is west of Los Angeles, California. It's known for its celebrity homes and beaches. To the east is Malibu Lagoon State Beach, known as Surfrider Beach for its waves. Nearby is the Spanish Revival-style Adamson House, with local history displays in its Malibu Lagoon Museum. Inland, trails weave through canyons, waterfalls and grasslands in the Santa Monica Mountains.



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