

29169

Heathercliff Road
Malibu | CA 90265

SPECTRUM
COMMERCIAL REAL ESTATE, INC.



FOR LEASE
1,185 SF & 505 SF

RESTAURANT & RETAIL SPACES IN GROCERY ANCHORED CENTER
Prime Malibu Location on Pacific Coast Highway

RANDY CUDE

Executive Vice President

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Executive Managing Director

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\$234 MILLION
ANNUAL RETAIL SALES



PRIME DESTINATION
FOR TOURISM/LOCAL VISITORS



EXCELLENT
DEMOGRAPHICS



+45,000
CARS PER DAY



PACIFIC COAST HIGHWAY
45,000+ CPD

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HIGHLIGHTS

- Prime Malibu Grocery Anchored Center – Pavilions
- Existing Restaurant Space with Outdoor Seating
- Strong Tenant Mix – Pavilions, Bank of America, Chase Bank and many more
- Ample and Convenient Parking Spaces
- Excellent Visibility & Signage Opportunity
- Great Foot & Traffic Counts

Unit 106	1,185 SF	Existing Restaurant Space
Unit 111	505 SF	Existing Retail Space

LOCATION HIGHLIGHTS

- Prime Malibu – Pointe Dume Location
- Located on the Signalized Intersection of Pacific Coast Highway & Heathercliff Road
- 45,000 Cars Per Day
- Excellent Demographics & Daytime Population
- Prime Tourist & Local Visitors Destination



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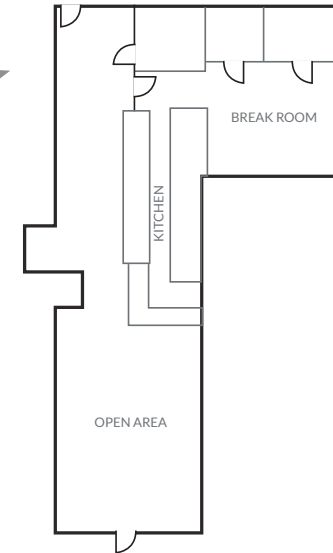
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SPECTRUM
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Unit 106
1,185 SF
(Restaurant)



Unit 111
505 SF
(Retail)

SITE PLAN

PT. DUME VILLAGE - MALIBU

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DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
2019 Estimated Population	3,741	7,719	9,924
2024 Projected Population	3,831	7,914	10,189
Average Age	46.4	46.3	44.4



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2019 Total Households	1,542	3,090	3,792
Projected Annual Growth 2019-2024	83 (1.1%)	172 (1.1%)	224 (1.2%)
Average Household Income	\$442,189	\$392,768	\$382,230



HOUSING	1 MILE	3 MILES	5 MILES
Median Home Value	\$788,856	\$974,165	\$1,012,162
Median Year Built	1977	1975	1975



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