

AVAILABLE FOR LEASE

# 22 Malaga Cove Plaza Palos Verdes Estates, CA 90274



EXCLUSIVE OFFERING MEMORANDUM

**km** Kidder  
Mathews

# TABLE OF CONTENTS

01

## LEASE SUMMARY

The Offering

Lease Highlights

Maps & Aerials

Property Photos

Site Plans

02

## AREA OVERVIEW

Palos Verdes

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# 01

## LEASE SUMMARY

- The Offering
- Lease Highlights
- Maps & Aerials
- Property Photos
- Site Plans

# LEASE SUMMARY

## THE OFFERING

Kidder Mathews is pleased to offer the rare opportunity to lease 22 Malaga Cove Plaza. This historic & iconic, commercial space is available for the first time in over 60 years.

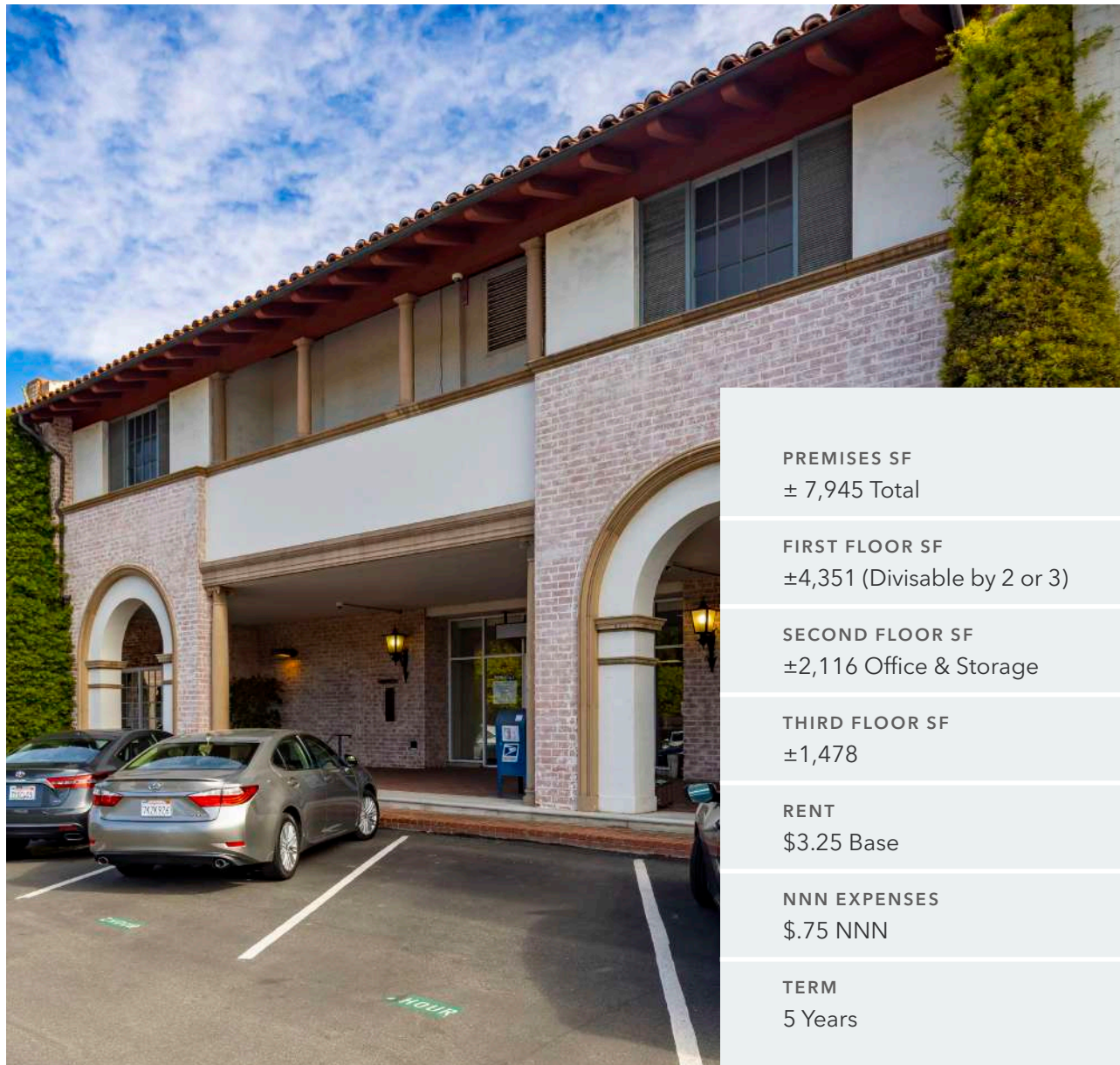
Nestled in one of California's most iconic and historic community plazas, 22 Malaga Cove Plaza, offers an extremely rare opportunity to establish an ocean view commercial, retail, or restaurant concept in a coveted high net wealth neighborhood center.

The 4,351 SF ground level may be subdividable into 3 separate units of approximately  $\pm 1,450$  SF each.

Second and third level spaces totaling  $\pm 3,594$  SF offers the potential for private meeting/ event area/ office or storage.

The location and high net wealth demographic suggests restaurant, fitness, specialty food, or professional services. Local tenants include, Ranch Market, Yellow Vase, retail, real estate, banking, financial, medical and professional services.

Proactive, solution focused, business friendly Landlord.



PREMISES SF  
 $\pm 7,945$  Total

FIRST FLOOR SF  
 $\pm 4,351$  (Divisible by 2 or 3)

SECOND FLOOR SF  
 $\pm 2,116$  Office & Storage

THIRD FLOOR SF  
 $\pm 1,478$

RENT  
\$3.25 Base

NNN EXPENSES  
\$.75 NNN

TERM  
5 Years

Property may be divisible into up to 3 separate spaces



# LEASE HIGHLIGHTS

## Building Features

Beautiful exposed brick Renaissance styled building

Subdivisible into 2 or 3 separate units

20 Foot pedestrian arcade under the arches

Four ac's totaling 15,000 ton B.T.U. with heat pumps

Flooring - Level concrete floors

Rear access to alley Malaga Lane

3 Restrooms on site

Former bank building with vaults

Ceilings are 14ft in height

Great street exposure and visibility

## Malaga Cove Plaza

Landmark centerpiece of the plaza, the Neptune fountain represents the cultural heart of the Peninsula

Shopping center occupants: Local market, eateries, financial institutions, retail and real estate offices

Ample parking directly in front of building

## Permitted Zoning

PVC permitted use retail and commercial usage

Restaurants require a condition use permit

## Location

Crème de la crème, best location & setting in the Palos Verdes Peninsula

One of California's wealthiest and most charming beach communities

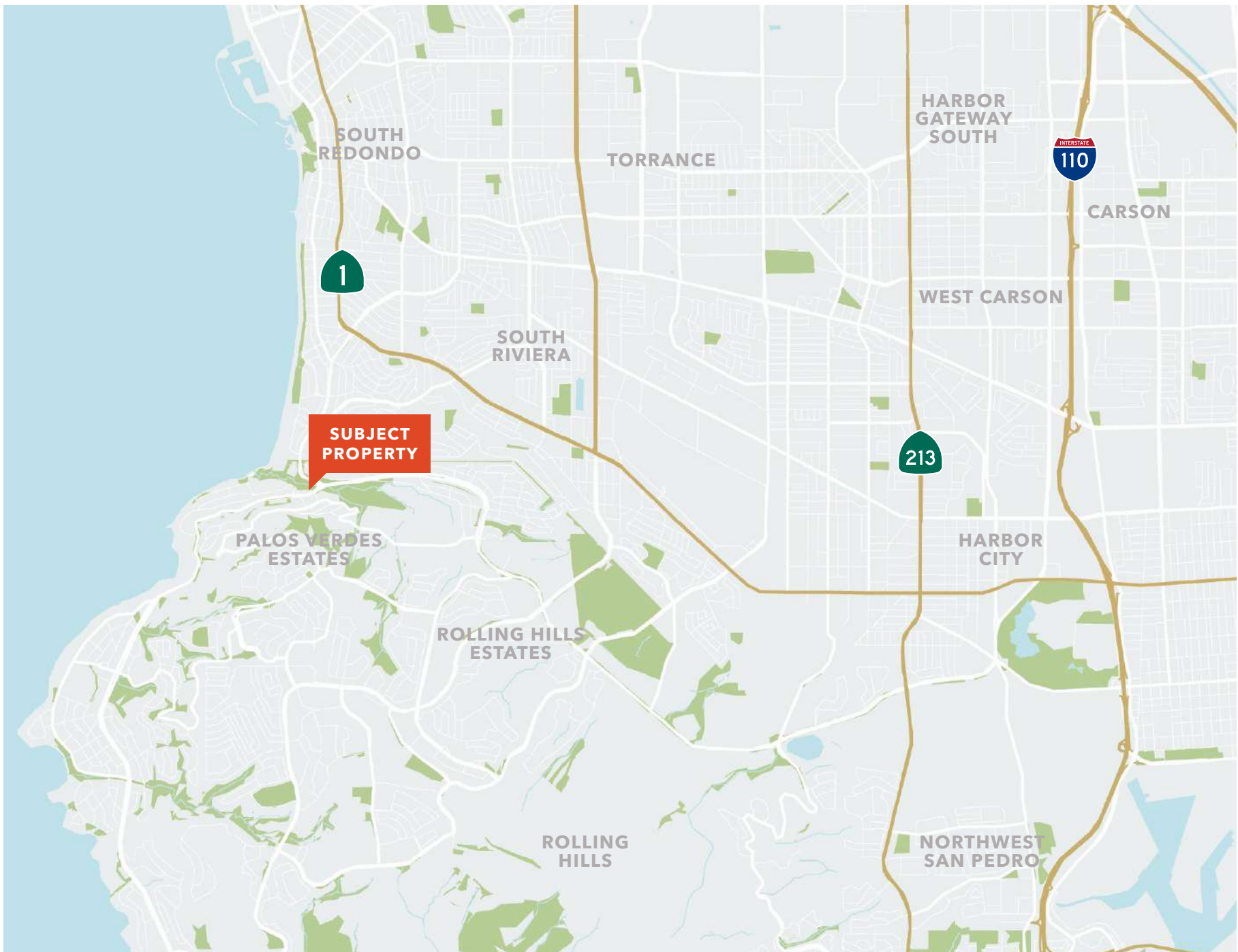
Just 3 minutes up the hill from Redondo Beach

Only 10 minutes from the South Bay's Manhattan Beach to the North

Only 10 minutes from the famous Terranea resort to the South

Malaga Cove is the main entrance to the Palos Verdes Peninsula







**SUBJECT PROPERTY**

George M Sweeney Architect

John Winkworth Raymond James

Malaga Cove Ranch Market

Malaga Cove Library

SHANNA SHRYNE

Michael A. Barth Attorney

FIRST FOUNDATION BANK

LEE

G

Golden

Corners of the World

**PALOS VERDES DR**

SCH&A

JMI CONSULTANTS

PCA

UNITED STATES POSTAL SERVICE

Zigang Construction Incorporated

Angelo's Engineering & Planning

DeLARME

VERDE

MALAGA BANK

RE/MAX ESTATE PROPERTIES

WEST COAST ESCROW

Lisa Poach, RE/MAX Estate Properties

COLDWELL BANKER

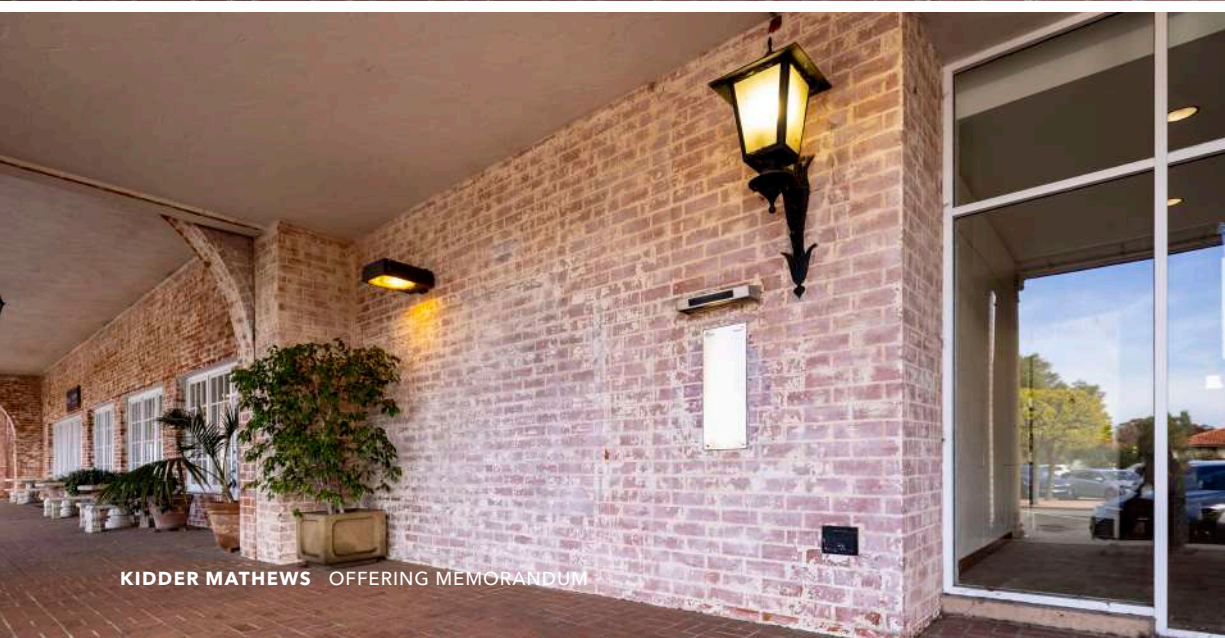
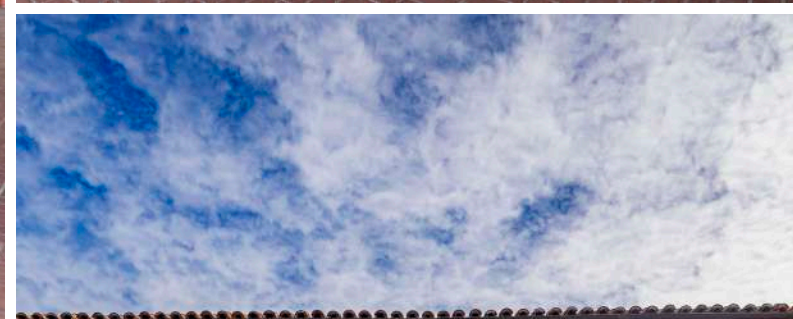
Palos Verdes Real Estate Sales

Compliance Works

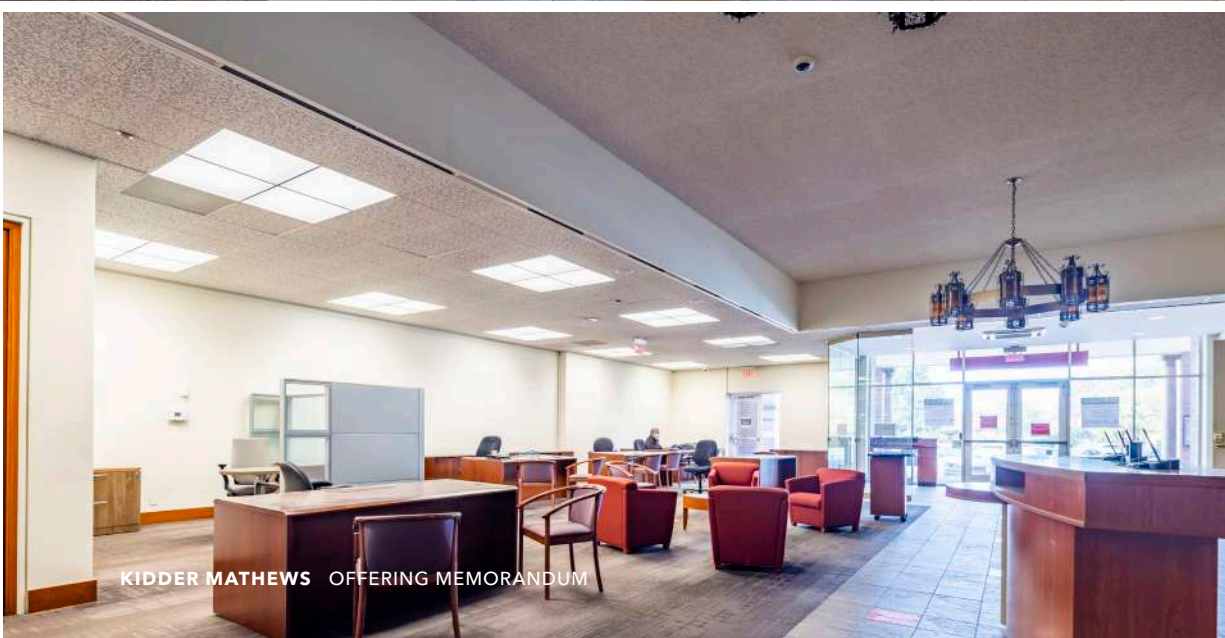
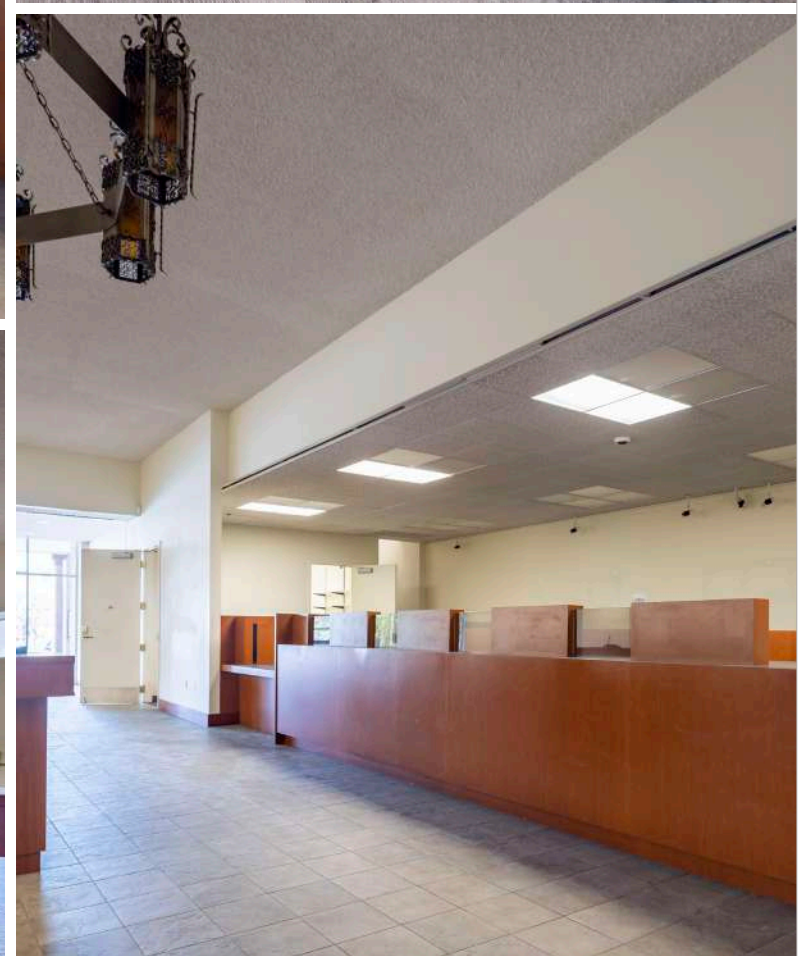
Erin Blakeslee at Coldwell Banker Realty

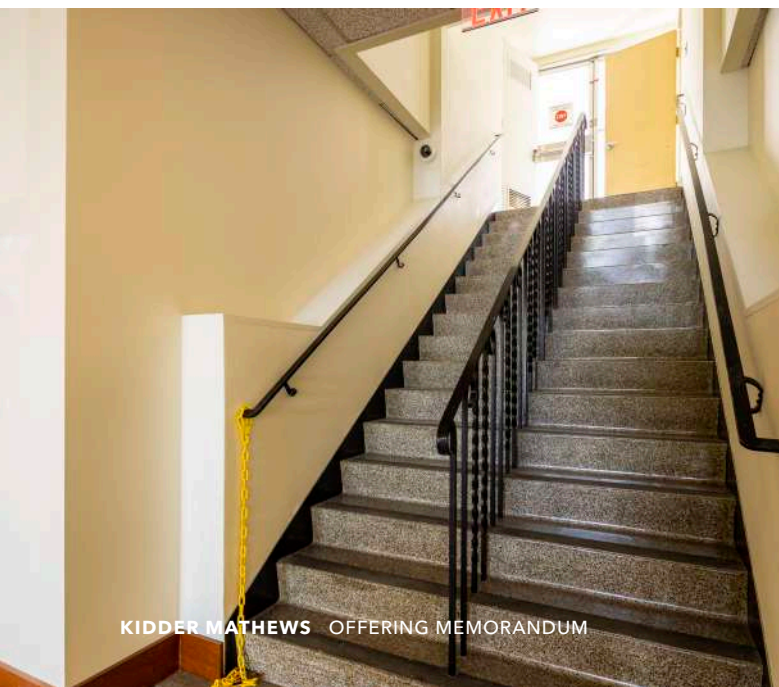
STEWART

PENINSULA ESCROW

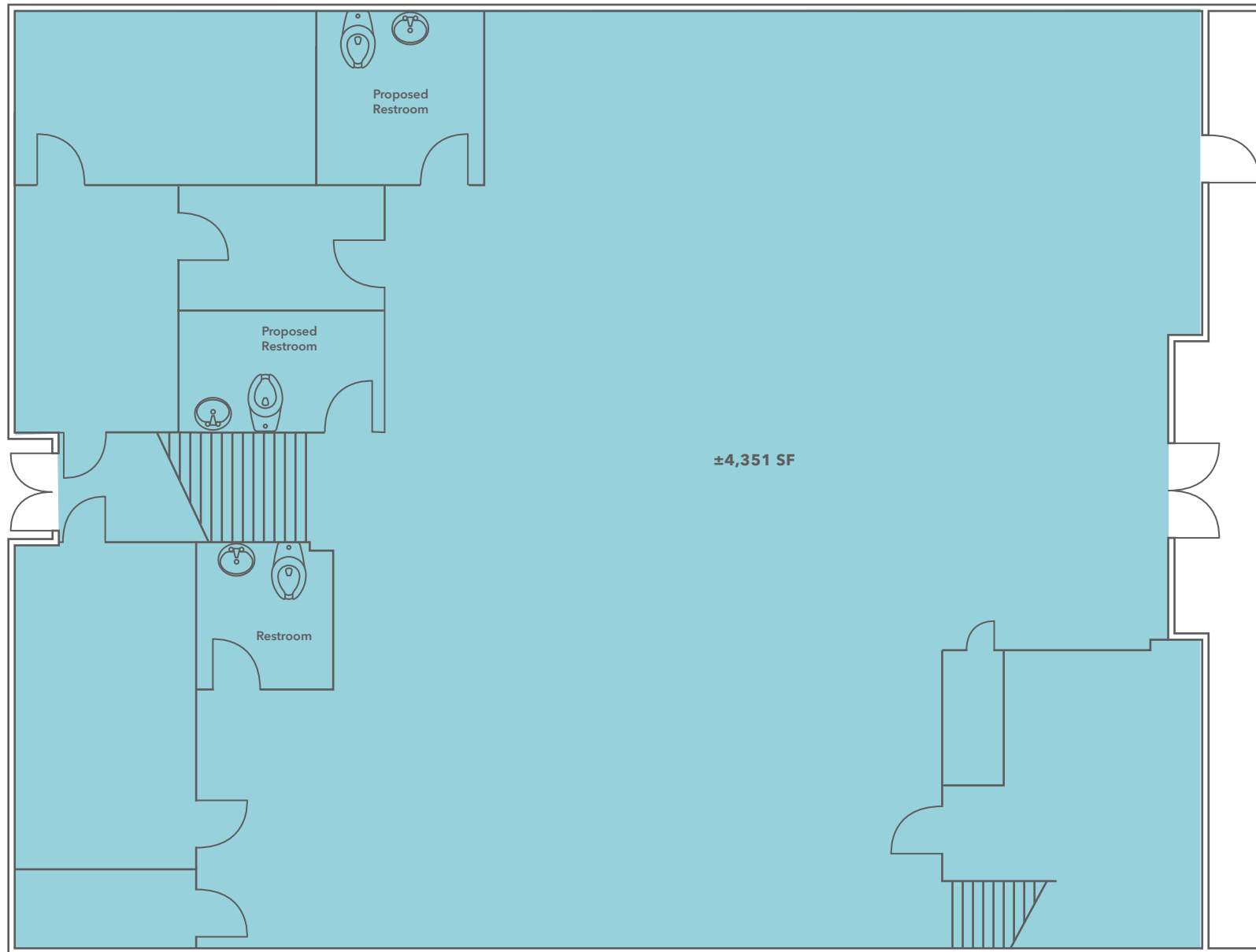




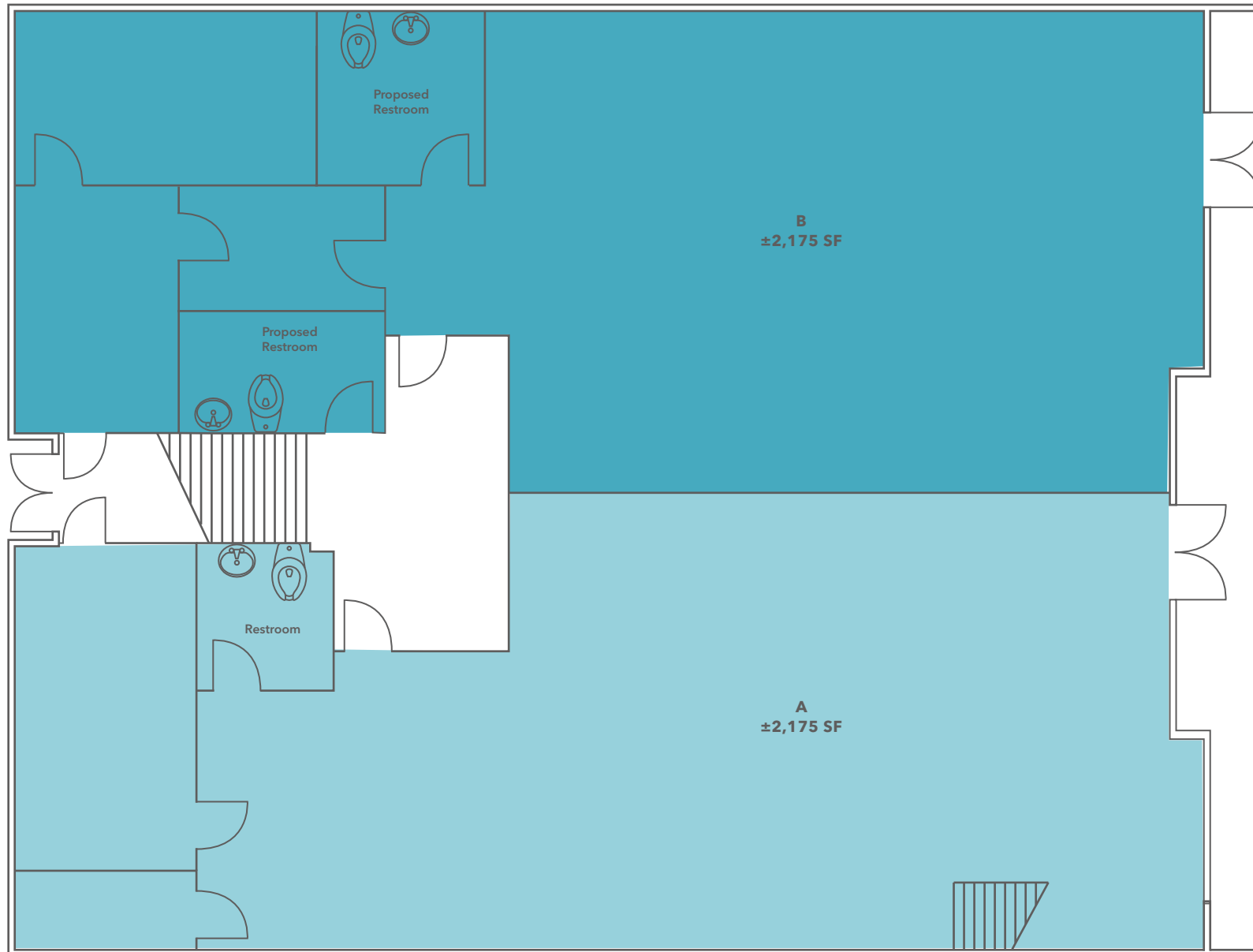




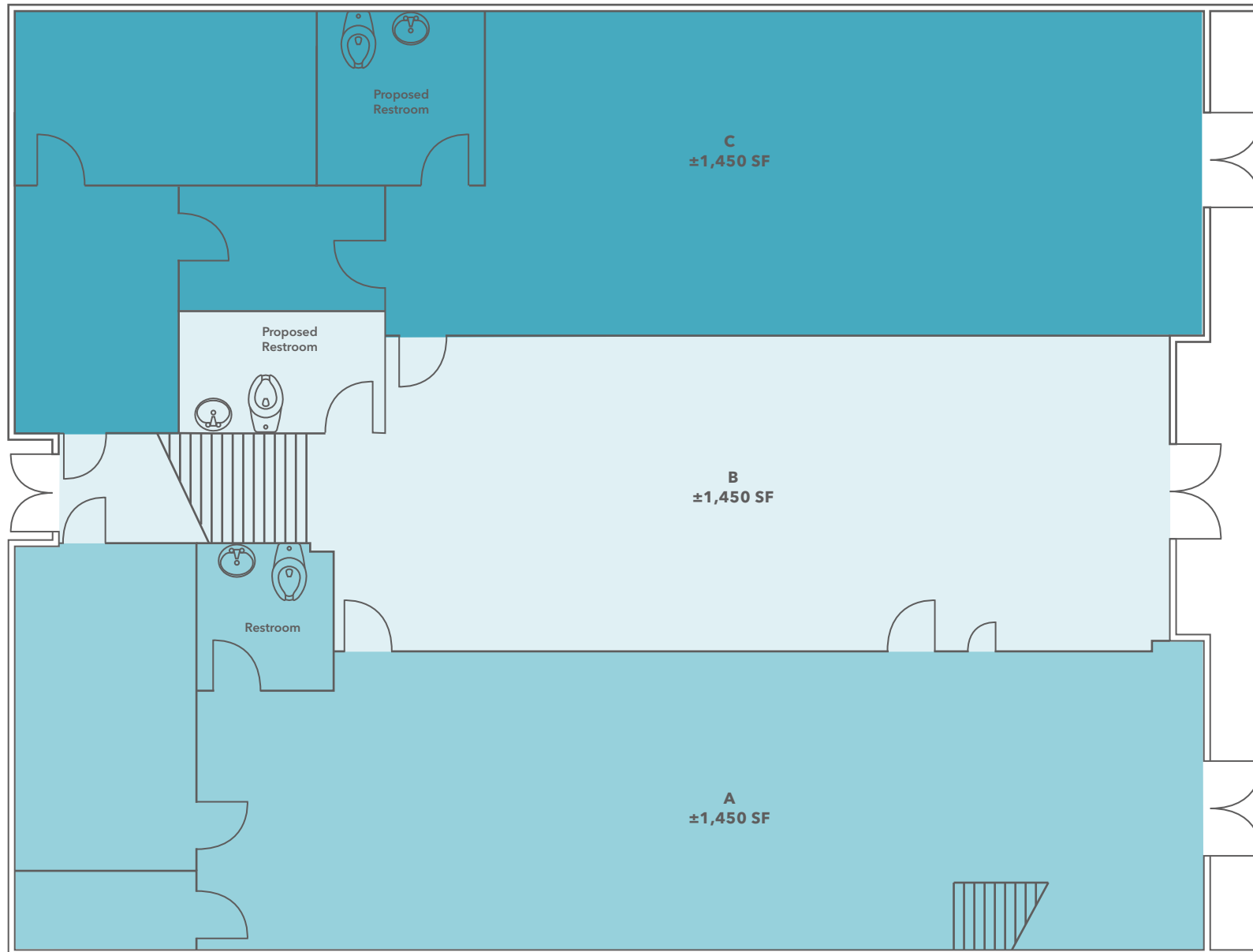
# SITE PLAN



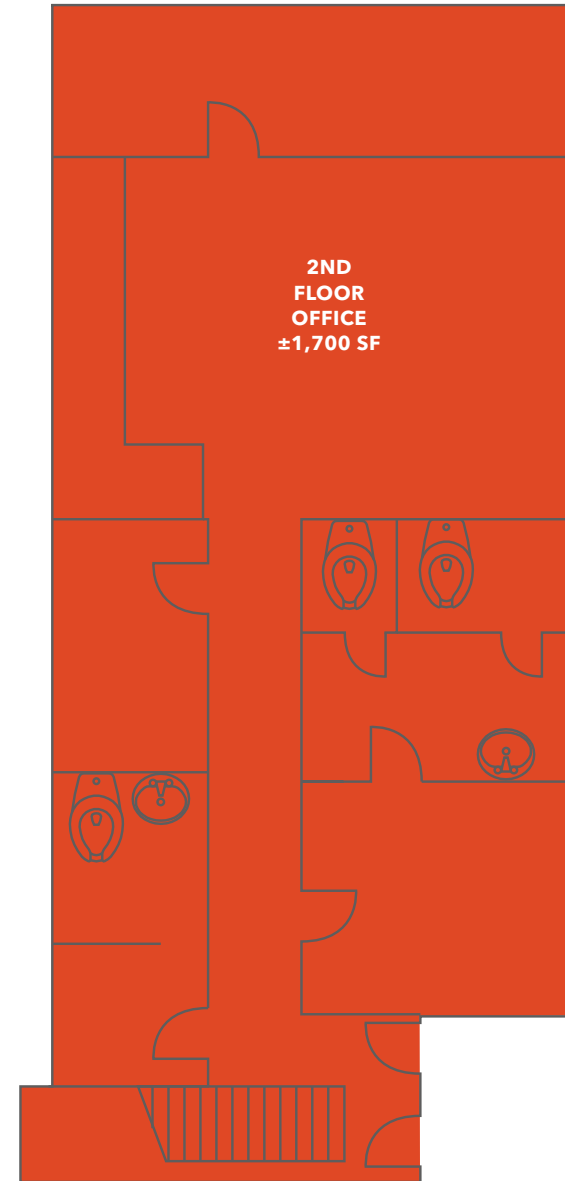
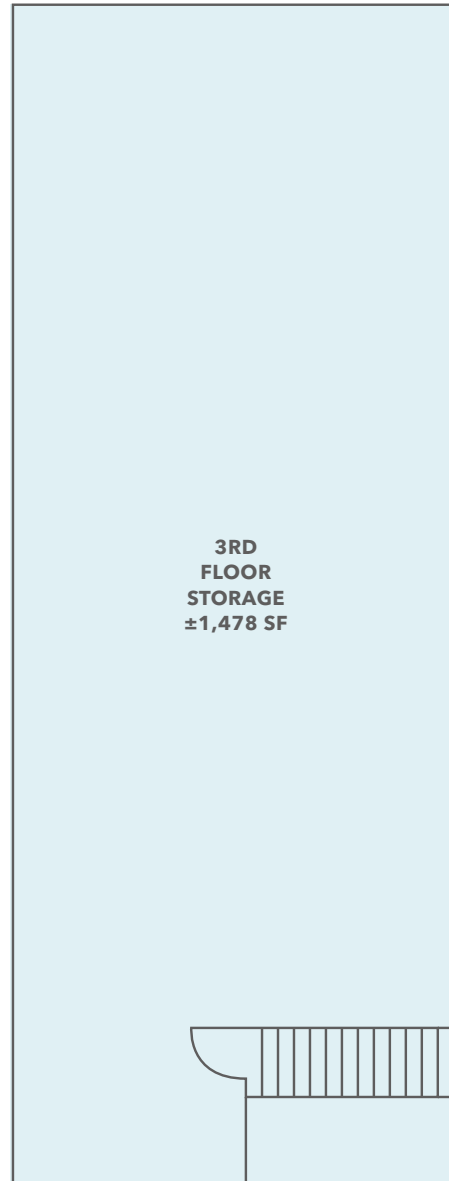
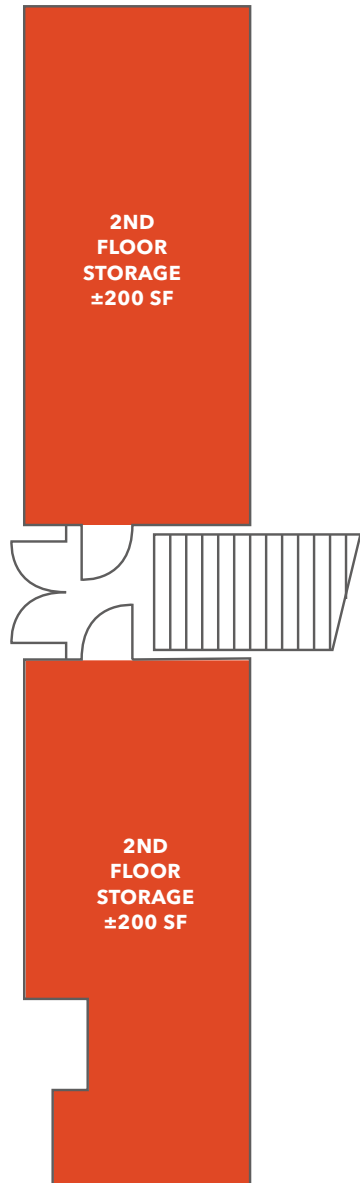
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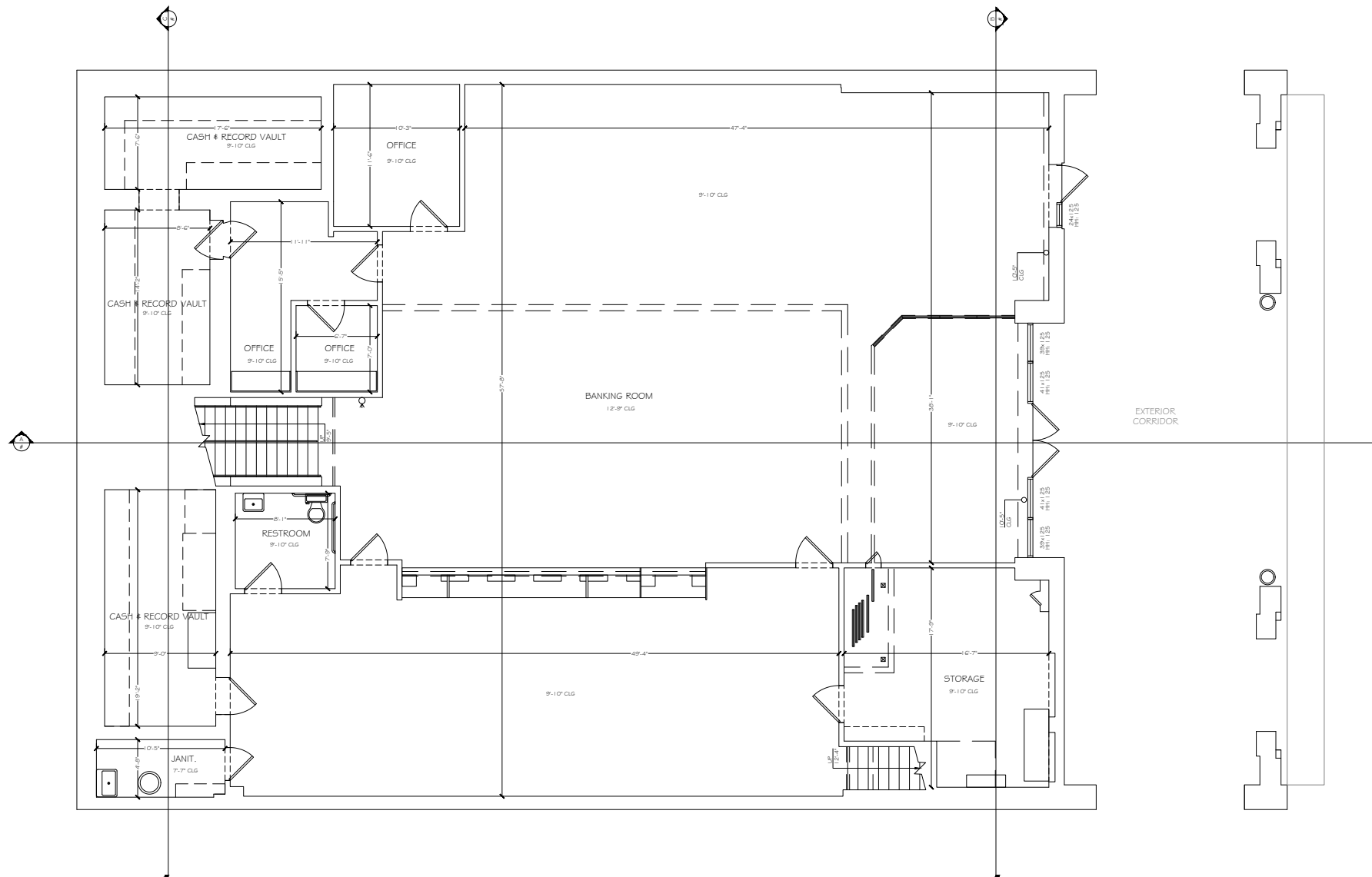
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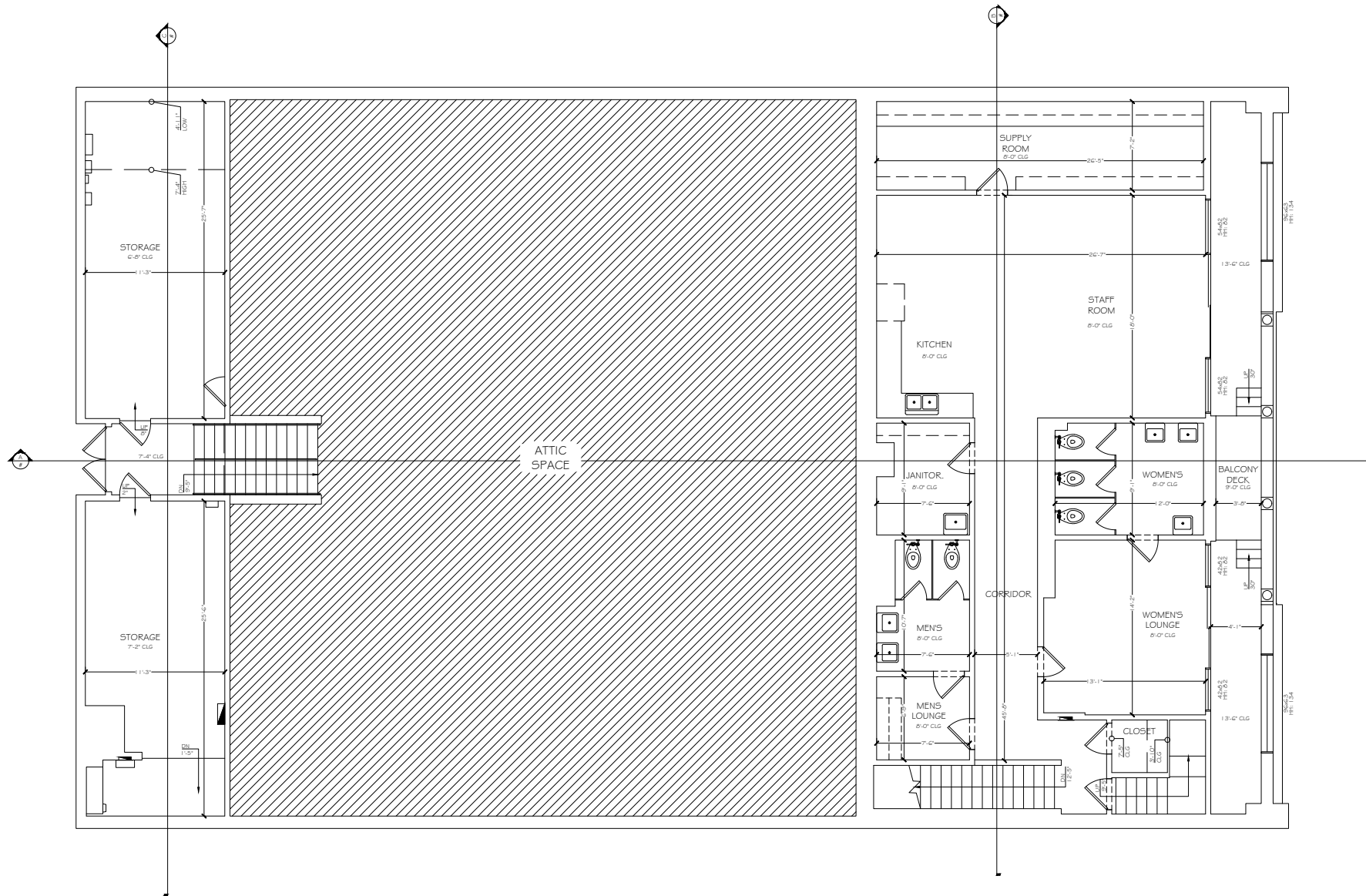
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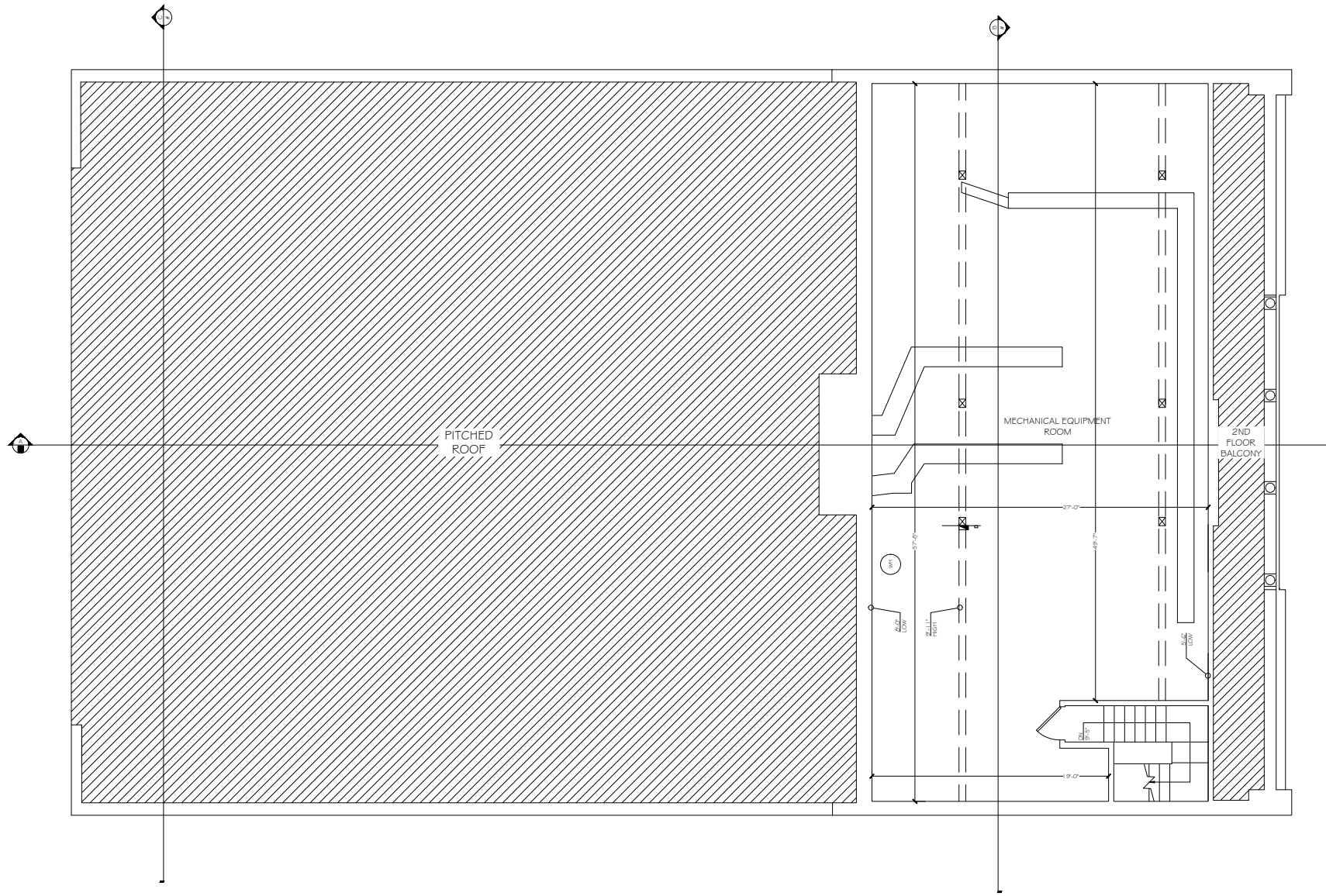
# AS BUILT | FIRST FLOOR - 4,351 SF



# AS BUILT | SECOND FLOOR - 2,116 SF



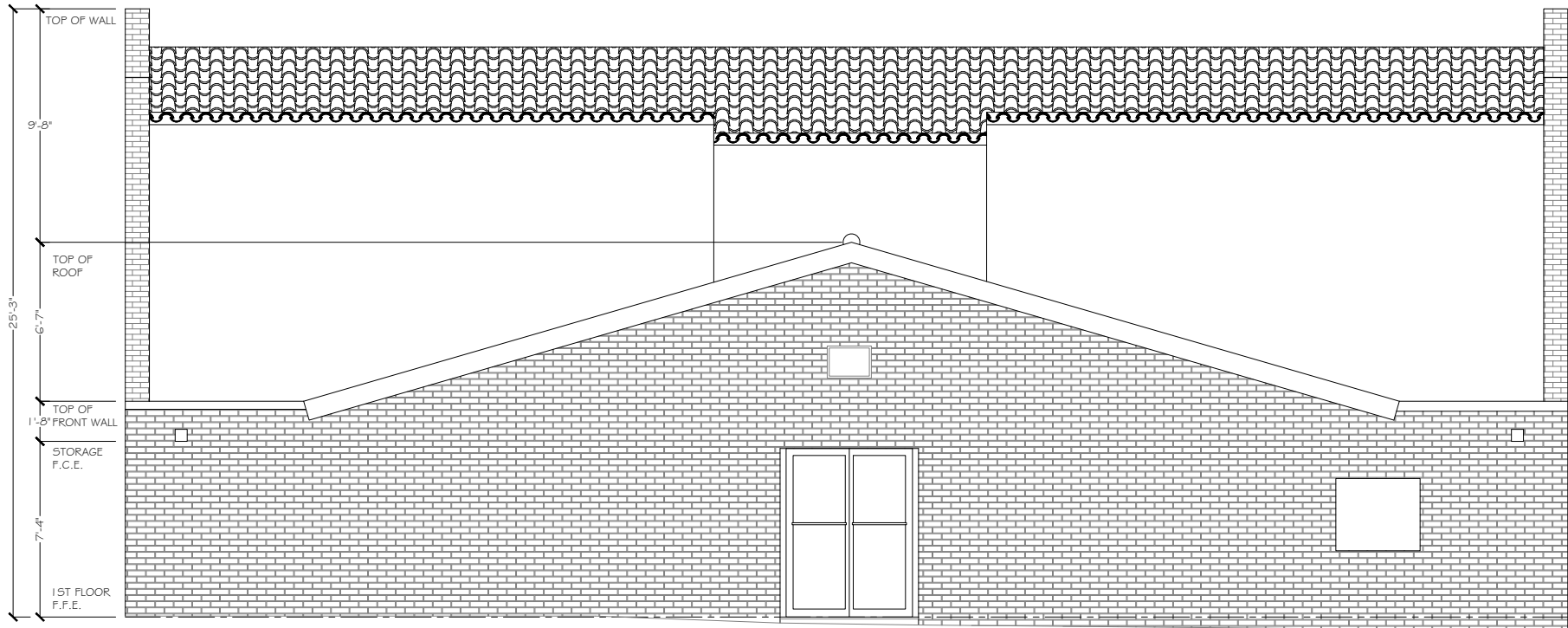
# AS BUILT | THIRD FLOOR - 1,478 SF



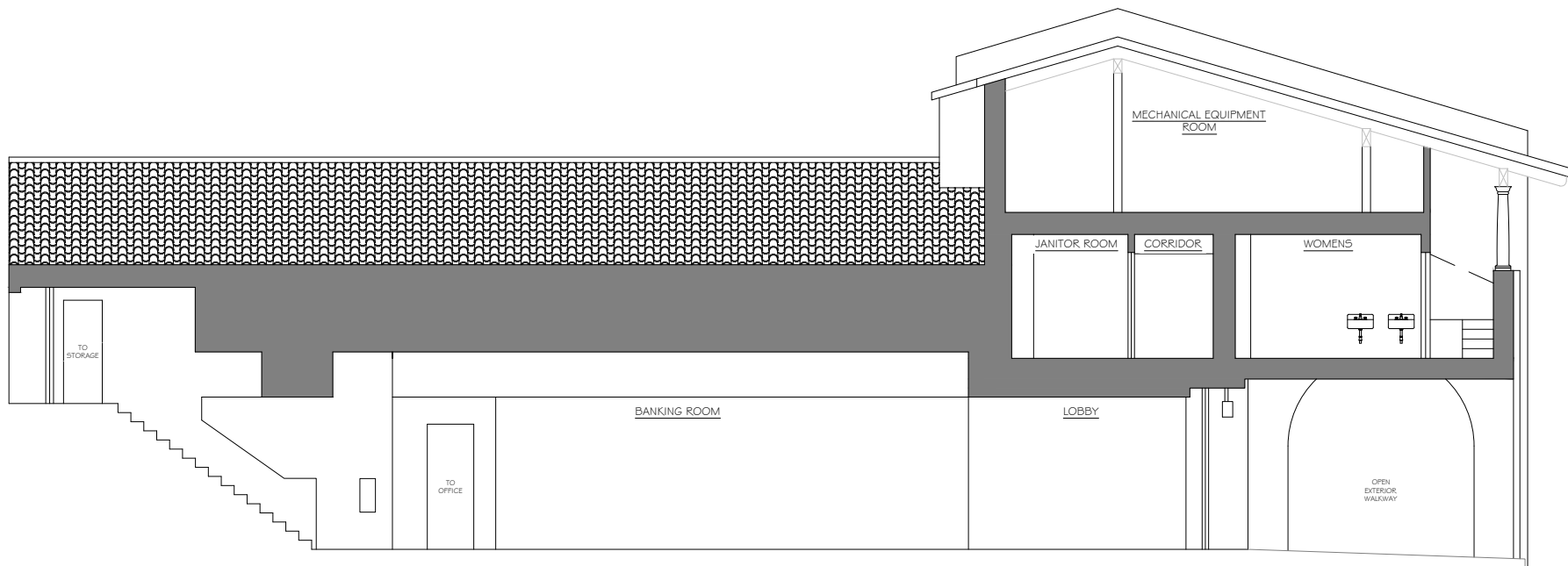
# AS BUILT | NORTH ELEVATION



# AS BUILT | SOUTH ELEVATION

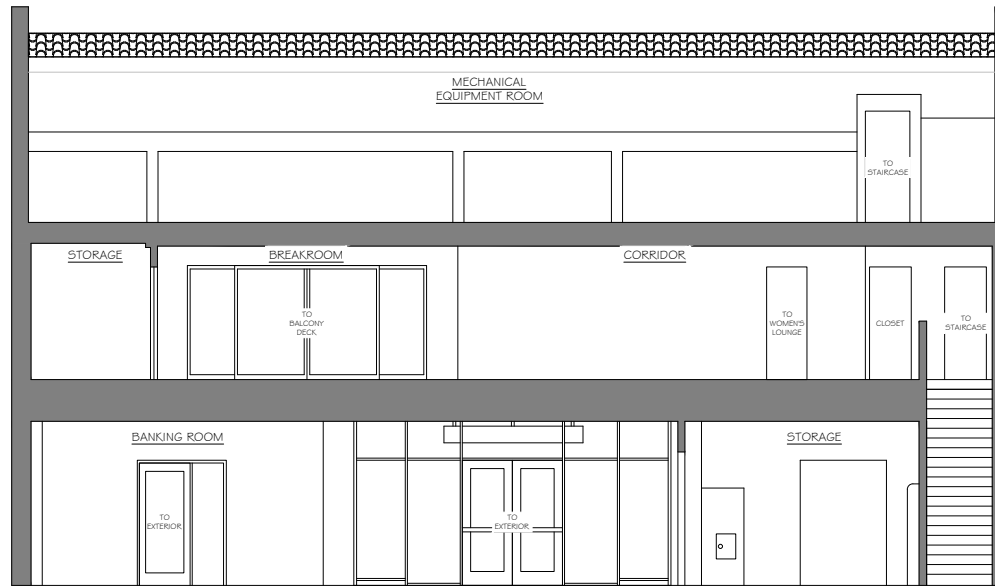


# AS BUILT | SECTION A

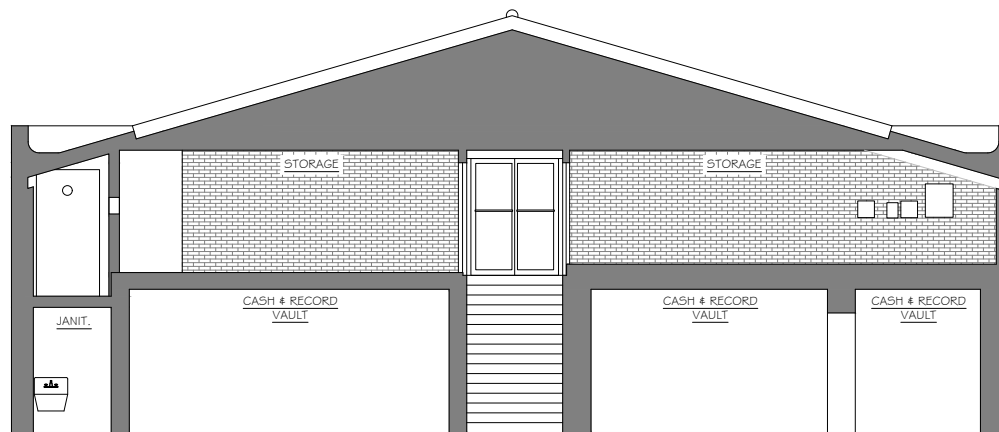


# AS BUILT | SECTION B & C

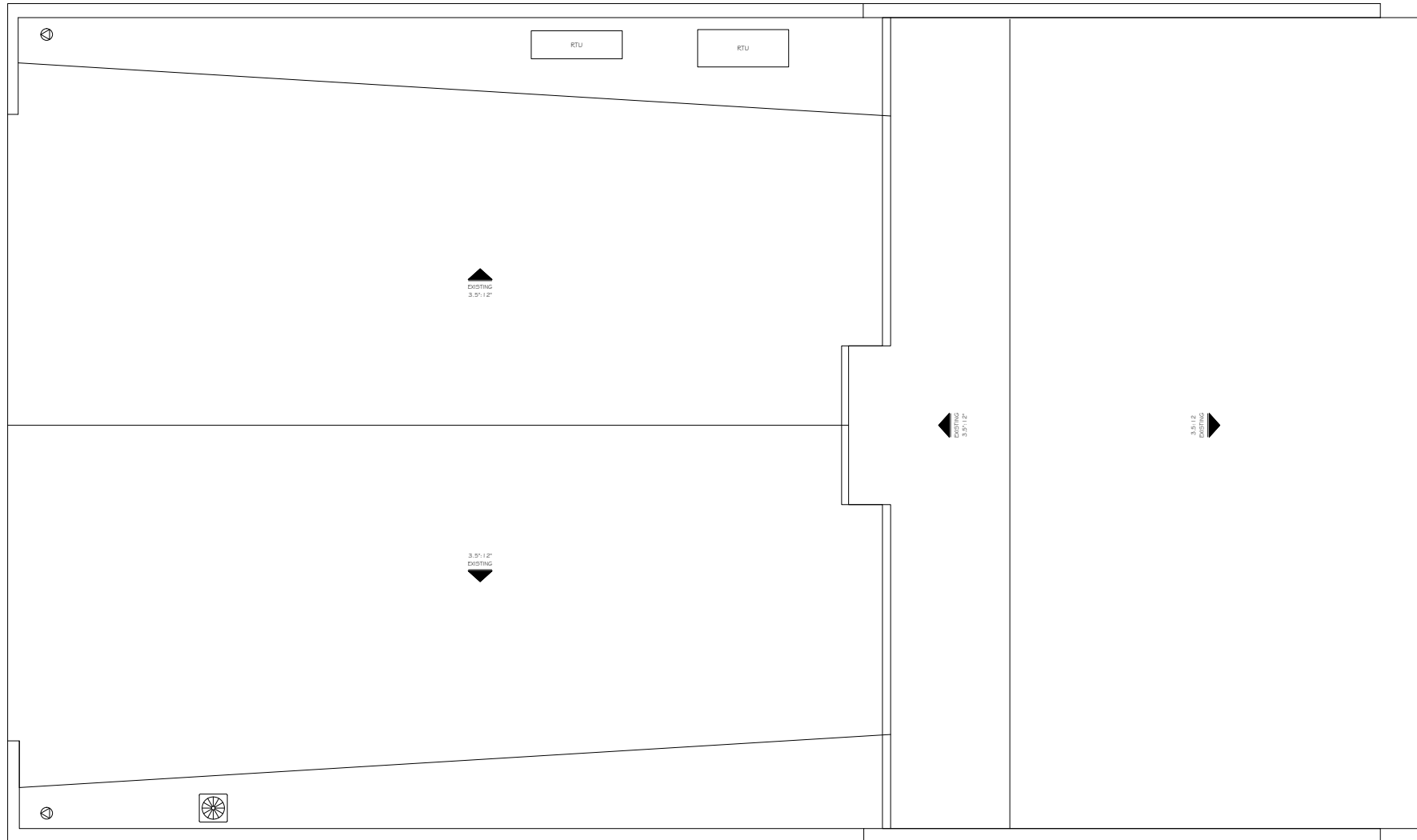
**SECTION B**



**SECTION C**



# AS BUILT | ROOF PLAN





## 02 AREA OVERVIEW

Palos Verdes

# AREA OVERVIEW

## PALOS VERDES

Palos Verdes is a neighborhood located on the Palos Verdes Peninsula in the South Bay region of Los Angeles. The peninsula contains Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills, and Rolling hills estates. This upscale community has stunning views of the Pacific Ocean and the South Bay of Los Angeles, with high end homes, and beautiful parks and beaches. The population of the Palos Verdes Peninsula is roughly 65,000 and the median household income is \$177,000. The area is known for its excellent school district, making it a highly sought-after location for families. The Palos Verdes Peninsula school district

has a variety of schools including 10 elementary schools, 3 intermediate schools, and 3 high schools. Other notable highlights of Palos Verdes include the coastline, which provides access to several hiking trails and beaches. The Peninsula Shopping Center in Rolling Hills Estates is a popular destination for locals and tourists alike, featuring a variety of shops, restaurants, and entertainment options. Along at the North coast, Malaga Cove Plaza, with its commanding Neptune fountain is the cultural heart of the Peninsula.

## DEMOGRAPHICS

### POPULATION

	1 Mile	3 Miles	5 Miles
CENSUS '20	9,889	107,887	274,984
HISTORICAL GROWTH '10-'20	41 ---	1,866 0.2%	6,609 0.2%

ESTIMATED DENSITY '22	3,102 psm	3,750 psm	3,427 psm
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### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
ESTIMATED '22	4,251	43,063	107,302

### AVERAGE HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$234,873	\$173,999	\$159,327
MEDIAN HH INCOME	\$157,831	\$126,782	\$117,874
PER CAPITA INCOME '22	\$102,511	\$70,752	\$63,699
TOTAL BUSINESSES	481	7,058	16,975
TOTAL EMPLOYEES	2,665	74,232	16,975





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