

AVAILABLE FOR LEASE

# 22 MALAGA COVE PLAZA

PALOS VERDES ESTATES, CA 90274



SPACE C  
AVAILABLE

SPACE C  
AVAILABLE

SPACE A  
AVAILABLE

SPACE B  
LEASED

EXCLUSIVE OFFERING MEMORANDUM

# TABLE OF CONTENTS

## 01

### LEASE SUMMARY

The Offering  
Retail Map  
Floor Plans  
Renderings & Photos

*Exclusively listed by*

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## THE OFFERING

*Will you be one of the few to get into one of California's most iconic and historic community plazas?*

New retail and restaurant concepts are already coming to the plaza. New businesses include a luxury retail boutique, frozen yogurt, a wine bar, and a pilates studio. Large community parking area, highly trafficked area by locals and visitors. Massive demographic, millennial shift, opening new demand for restaurant and services that cater to upwardly mobile families.

Rare openings for your concept include:

2 planned ground level spaces, both perfect for restaurant or retail use

1 space second level 2,930 SF, ideal for gym or creative office use

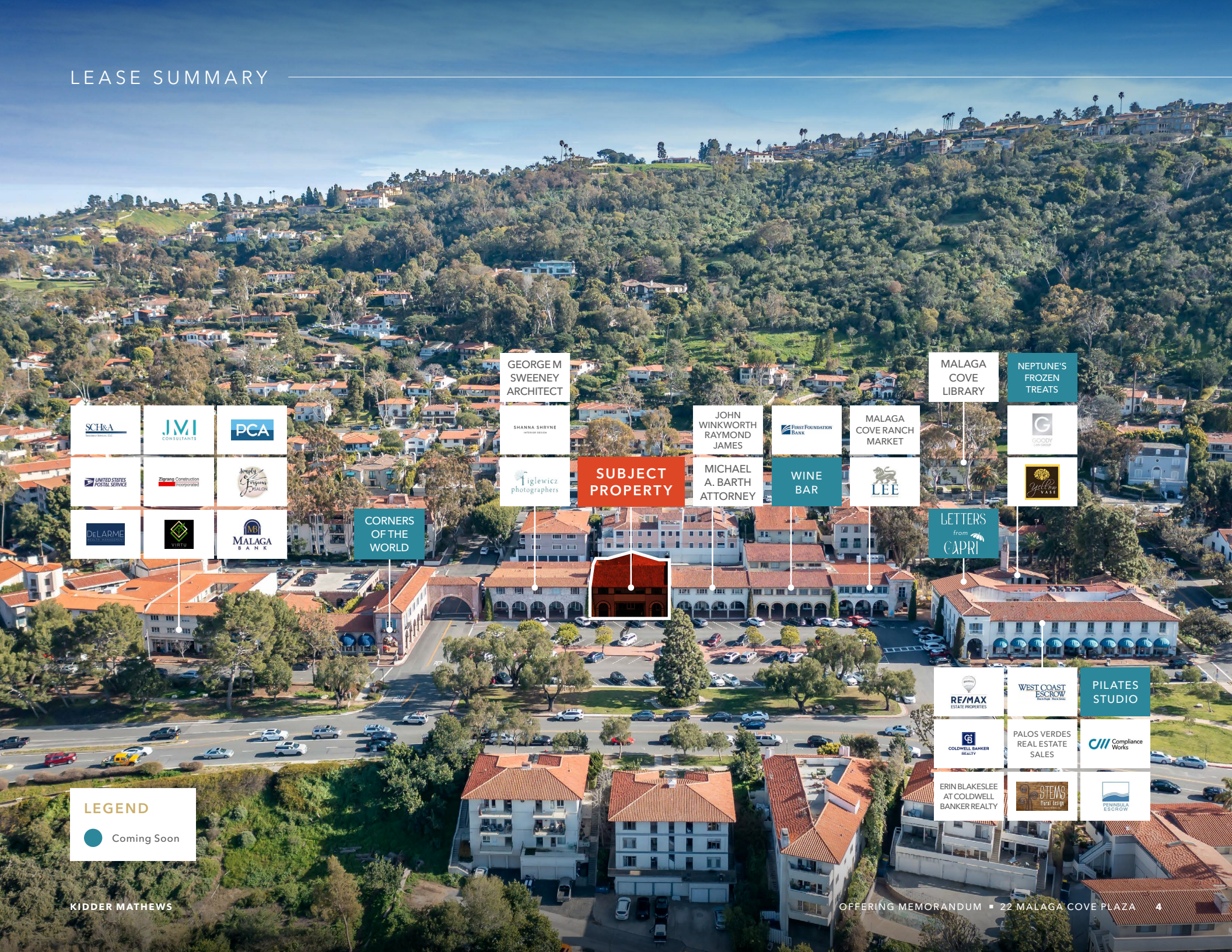
RTI plans for facade renovation and interior shell TI will include:

- 400A panel, single phase with separate meters
- Common trash enclosure
- 5 ton HVAC to each space
- 12-20 foot open beam ceiling
- New storefront windows and doors to all spaces
- Concrete floors on base level
- Ocean view from second story space with private balcony, new glass wall, & access will create excellent light & airflow
- Base level space includes a bank vault room with stainless vault door



SPACE A - AVAILABLE	2,620 SF	RENT	\$3.25 Base
SPACE B - LEASED	---	NNN EXPENSES	\$0.75 NNN
SPACE C - AVAILABLE	2,930 SF	TERM	5 Years

# LEASE SUMMARY



GEORGE M  
SWEENEY  
ARCHITECT

MALAGA  
COVE  
LIBRARY

NEPTUNE'S  
FROZEN  
TREATS

SCHRA  
CONSULTANTS

JMI  
CONSULTANTS

PCA

SHANNA SHRYVE  
INTERIOR DESIGN

JOHN  
WINKWORTH  
RAYMOND  
JAMES

FIRST FOUNDATION  
BANK

MALAGA  
COVE RANCH  
MARKET

GOODY  
CORPORATION

UNITED STATES  
POSTAL SERVICE

Planning Construction  
CORPORATION

Joseph & Joseph  
DESIGN

iglewicz  
photographers

**SUBJECT  
PROPERTY**

MICHAEL  
A. BARTH  
ATTORNEY

WINE  
BAR

LEE

Yellow  
& Co.

DELARME  
CORPORATION

VIRTU

MALAGA  
BANK

CORNERS  
OF THE  
WORLD

LETTERS  
from  
CAPRI

RE/MAX  
ESTATE PROPERTIES

WEST COAST  
ESCROW

PILATES  
STUDIO

COLDWELL BANKER  
REALTY

PALOS VERDES  
REAL ESTATE  
SALES

Compliance  
Works

ERIN BLAKESLEE  
AT COLDWELL  
BANKER REALTY

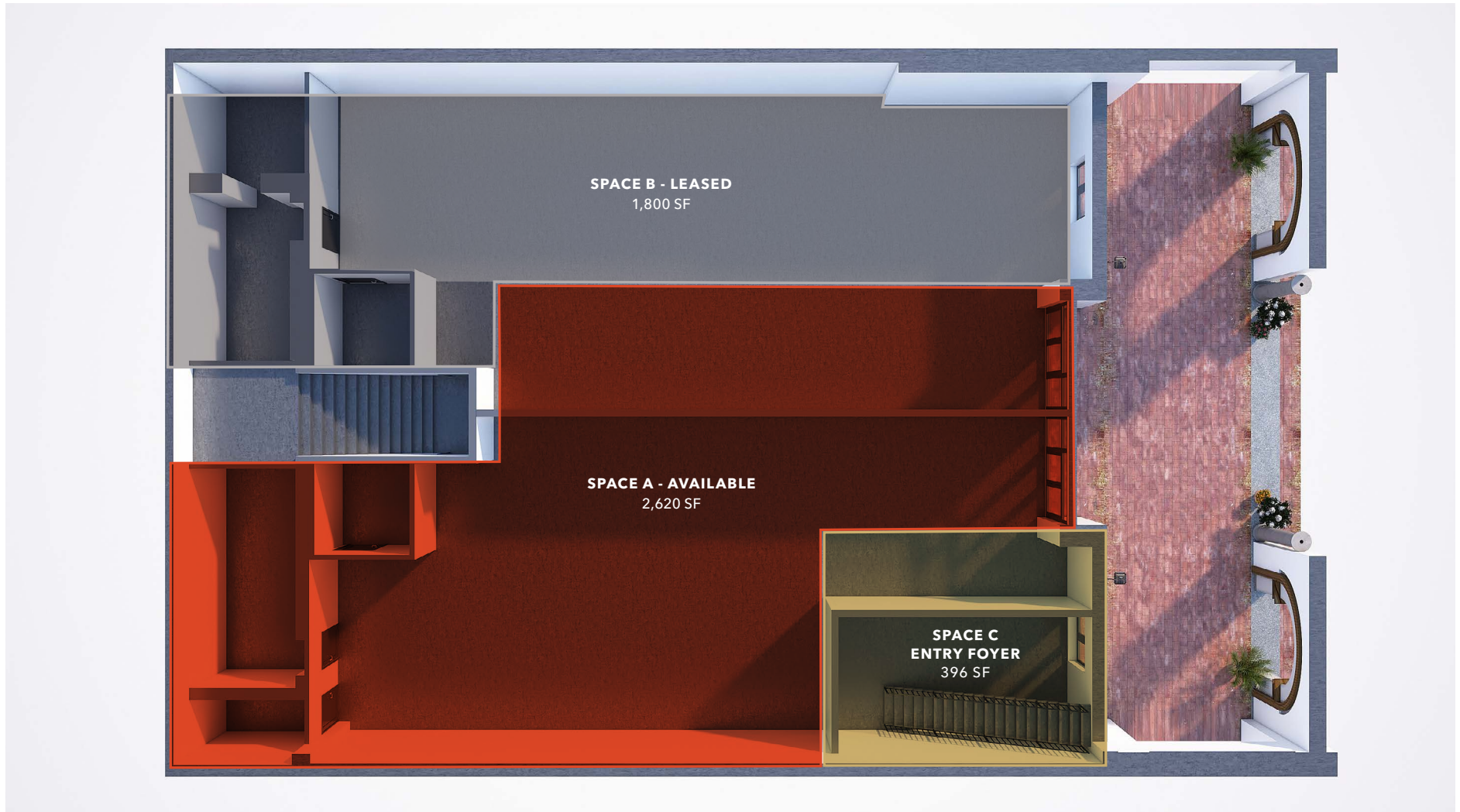
STEMS  
Interior Design

PENINSULA  
ESCROW

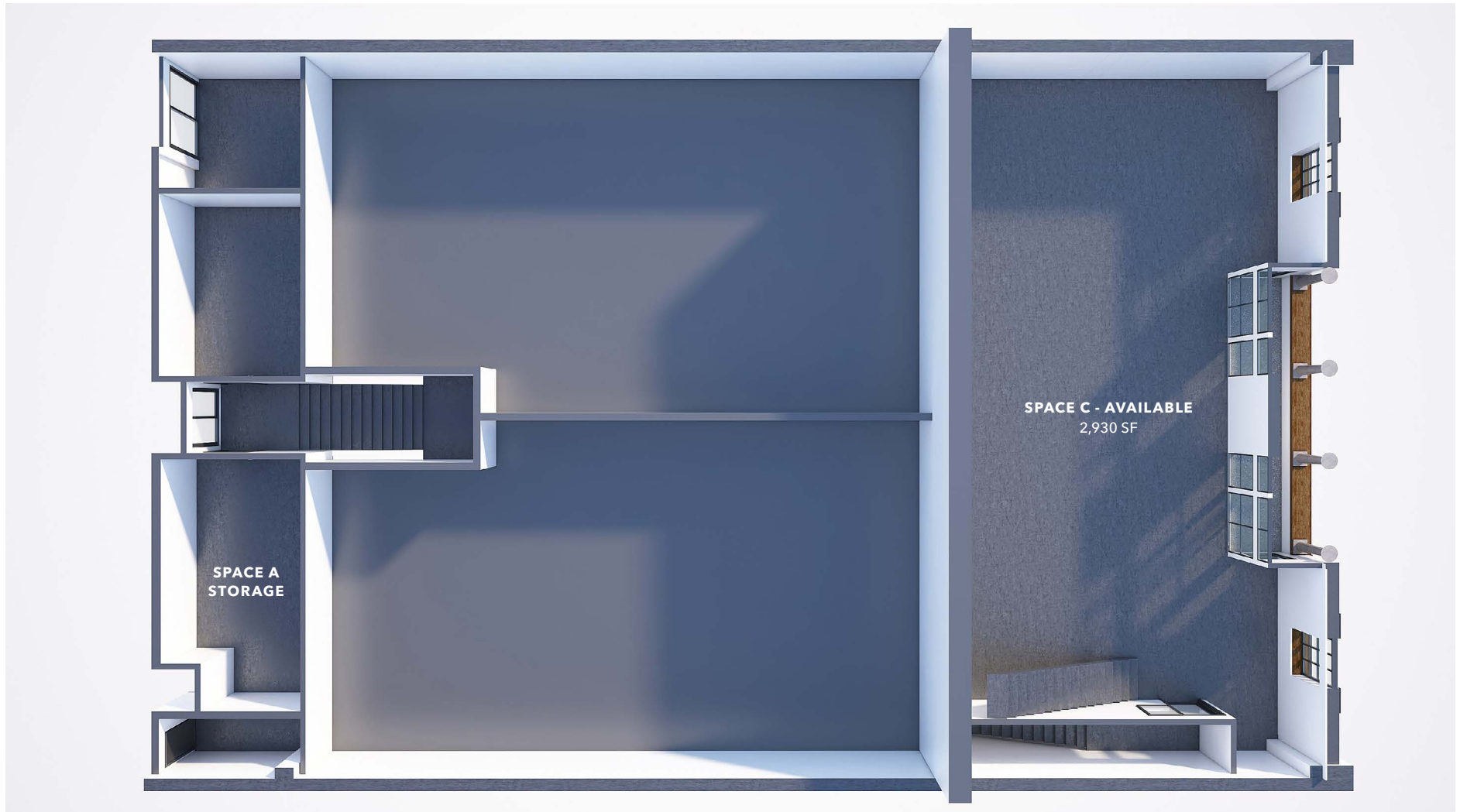
**LEGEND**

● Coming Soon

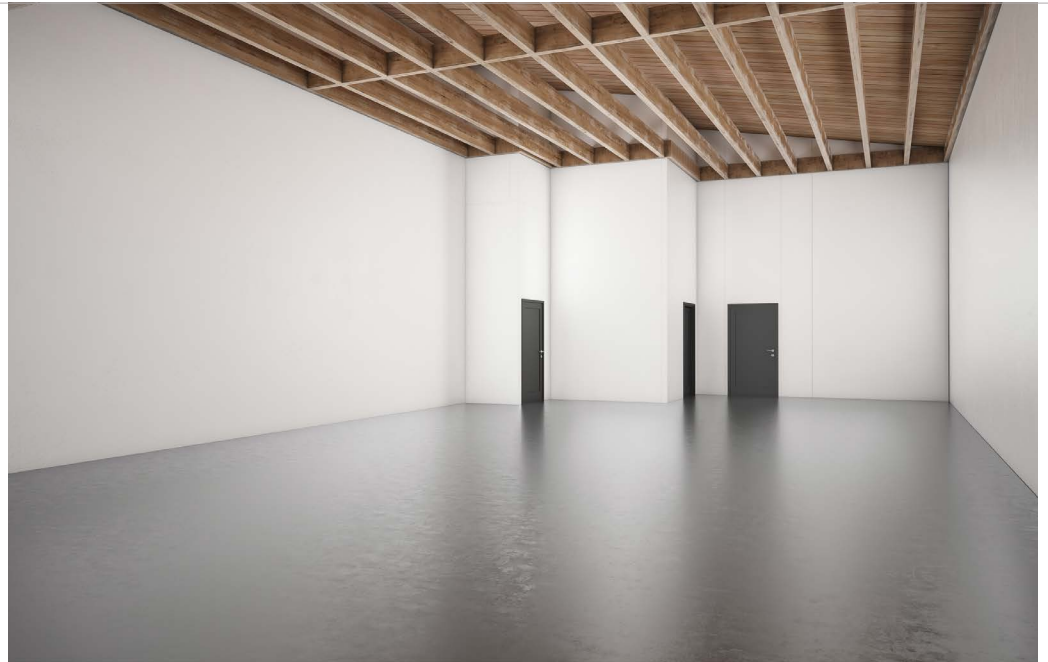
# FIRST FLOOR PLAN



## SECOND FLOOR PLAN



# SUITE A



# SUITE B



# SUITE C





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