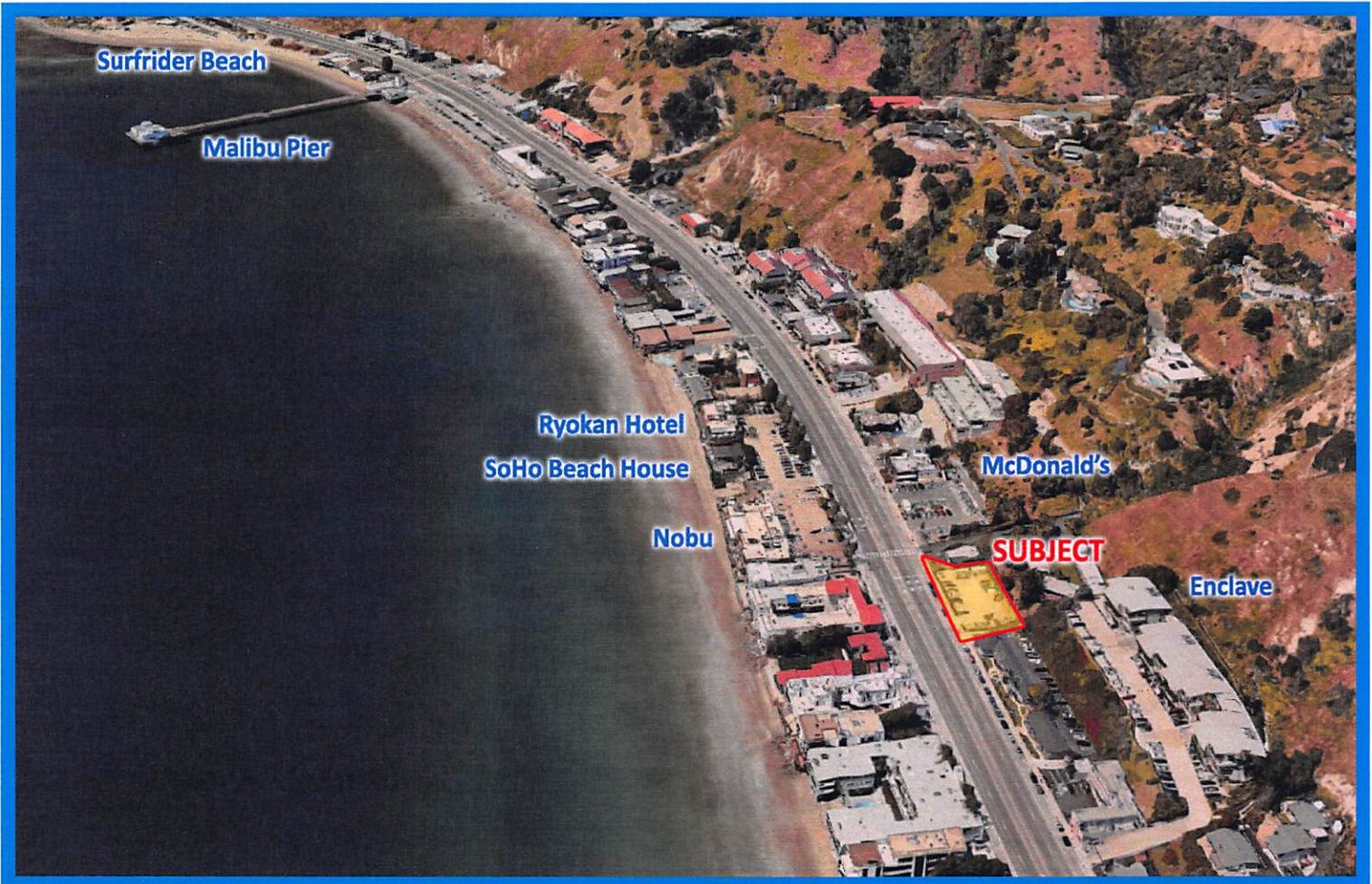


MALIBU COMMERCIAL LAND FOR SALE

22661 Pacific Coast Highway



Property Highlights:

- Location:** 22661 Pacific Coast Highway, Malibu
- APN:** 4452-022-007
- Land Size:** Approximately 10,786 SF (0.25 Acres)
- Price:** **\$1,700,000**
- Comments:**
- Rare commercial infill lot on Pacific Coast Highway, directly across the street from Nobu Malibu and Soho Beach House.
 - 171 feet of PCH frontage
 - CC Zone allows Retail/Office and other commercial opportunities

Tony Dorn LIC #00640195
O: (310) 447-7209 / C: (310) 892-2238
commercialrealestate2@yahoo.com

BEITLER

Commercial Realty Services LIC #00808850

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

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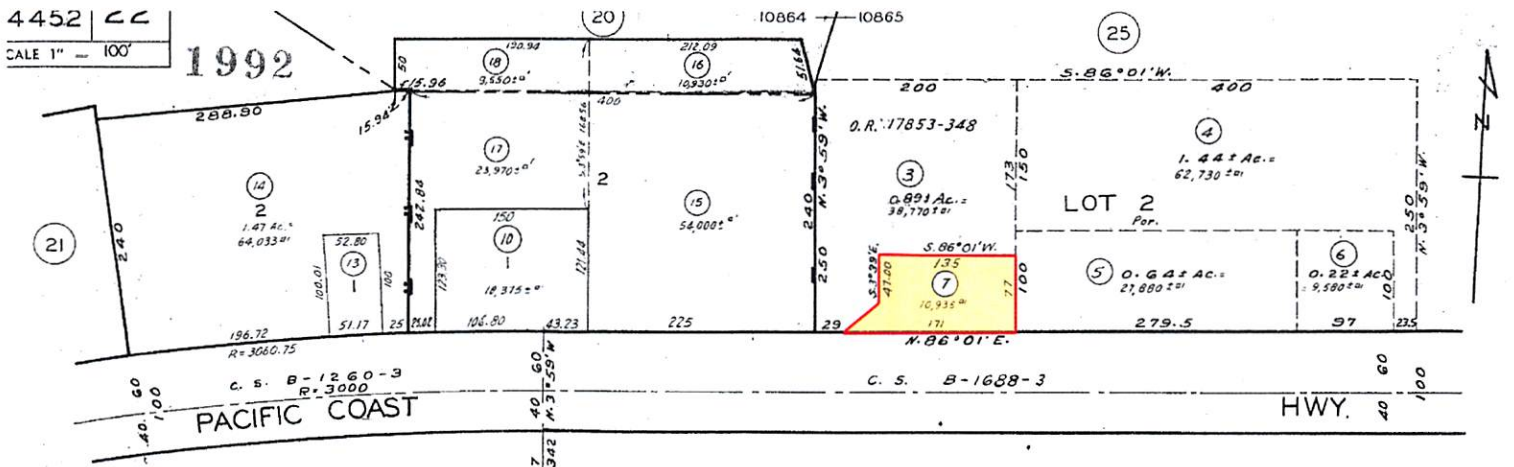
Aerial View



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Full Detail: Parcel Detail

APN :	4452022007	Address :	<u>22661 PACIFIC COAST HWY</u>	Legal Description :	LAND OF MATTHEW KELLER IN THE RANCHO
Tract Number :		Year Built :		Acres :	0.25
Land Square Feet :	0.25	Census Block :	1026	Census Block Group :	1
Census Tract :	800504	Appeal Jurisdiction :	Yes	ESHA :	No
LCP Zoning :	CC	LCP Zoning Overlay :		Tsunami Zone :	No
Flood Zone :	D	In FEMA flood zone :	Yes	FIRM Panel :	06037C1541F
Effective Date :	/0-9/-2008	Special Flood Hazard Area (In / Out) :	OUT		

Permitted Land Uses

Permitted Land Uses

- Book Stores
- Food Markets
- Hardware, Garden Supply
- Plant Nurseries
- Pharmacies
- Stationary Supplies
- Retail Sales
- Bakeries (no on-site seating)
- Barber Shops & Salons
- Laundry
- Misc Services - Travel Agencies, Photo-graphs, Mailing
- Banks
- Medical, Dental, Physical Therapy
- Professional Offices
- Dance Studio
- Health Club
- Charitable, Philanthropic Activities
- Government Facilities, Including Police and Fire Stations

Permitted with Cup

- Liquor Store
- Health Care
- Veterinary Hospital
- Bars
- Live Entertainment
- Restaurant
- Car Wash
- Service Station (No Convenience Store)
- Cultural/Artistic Use (Museums, Galleries)
- Parks and Playgrounds
- Recreational Facility (Operated By Non-Profit)
- Sports Court (Lighted)
- Places of Worship
- Day Care Facilities, Nursery Schools
- Educational Institutions
- Emergency Communication and Service Facilities
- Public Utility Facilities
- Residential Care Facilities
- Construction Services (Neighborhood-Serving)
- Self-Storage
- Medical Marijuana