



INVESTMENT OPPORTUNITY

MALIBU ACCELERATED DEVELOPMENT SITE

23422 W COPACABANA ST, MALIBU, CA 90265

EXCLUSIVELY LISTED BY DAVID LEVINE & LOOM REALTY

EXECUTIVE SUMMARY

This offering presents a strategic development opportunity in Malibu's desirable Sea View Estates neighborhood at an exceptional entry point of \$675,000. The 21,981 SF (0.5 acre) parcel features several compelling advantages that position it uniquely in the market:

The property benefits from Executive Order N-4-25, which provides unprecedented regulatory relief for rebuilding structures destroyed by fire. This temporary provision allows for CEQA exemptions, streamlined Coastal Development Permits, and expedited planning approvals—potentially reducing the development timeline by 12-18 months compared to typical Malibu projects.

The lot comes fully cleared with utilities in place (water, electricity, and septic system) and an established 2,690 SF residential footprint from the previous structure. This combination of regulatory advantage and site readiness creates an accelerated path to value creation not typically available in coastal California.

Market analysis confirms strong investment potential, with nearby homes selling at a median price of \$2,987,000 and an average of \$950/SF for completed residences. The property's price represents a significant discount compared to comparable offerings, including a nearby 14,395 SF lot currently listed at \$1.5M with no development approvals.

This opportunity combines reduced regulatory hurdles, an attractive price point, and strong market fundamentals in one of Southern California's most prestigious coastal communities—creating a compelling case for developers and investors seeking an optimized risk-return profile in a typically challenging development environment.

INVESTMENT HIGHLIGHTS

REGULATORY FAST-TRACK ADVANTAGE: Executive Order N-4-25 provides unprecedented streamlining of approvals, potentially saving 12-18 months in development timeline and significantly reducing soft costs.

PRICE POINT OPPORTUNITY: Offered at \$675,000, representing a substantial discount to comparable land listings, including a nearby 14,395 SF lot currently asking \$1.5 million.

DEVELOPMENT-READY CONDITION: Fully cleared lot with utilities in place (water, electricity, and septic), eliminating typical site preparation delays and costs.

ESTABLISHED FOOTPRINT: Previous 2,690 SF home creates a pre-approved development envelope, substantially reducing entitlement risks.

STRONG MARKET FUNDAMENTALS: Recent comparable sales demonstrate finished value potential, with area homes selling at a median of \$2,987,000 and average of \$950/SF.

PREMIUM LOCATION: Set in desirable Sea View Estates on a quiet cul-de-sac with ocean view potential, minutes from Malibu's beaches, dining, and shopping.

LIMITED AVAILABILITY: One of few remaining build-ready lots in Malibu with both regulatory advantages and complete site preparation, creating a unique market position.

IMMEDIATE DEVELOPMENT POTENTIAL: Construction could begin within 2-3 months of acquisition, versus typical 12-18 month entitlement periods for Malibu properties.

PREVIOUS RESIDENCE

The residence burned in the Palisades Highlands Fire, leaving behind a now-cleared parcel that previously supported a well-designed 2,690 square foot home with 3 bedrooms and 3 bathrooms. The prior structure establishes a legal development footprint, allowing for streamlined rebuilding under Executive Order N-4-25, which suspends CEQA and Coastal Commission reviews for qualified properties.

PROPERTY SPECIFICATIONS

- **ADDRESS:** 23422 W Copacabana St, Malibu, CA 90265
- **LOT SIZE:** 21,981 SF (0.5 acres)
- **APN:** 4453-031-005
- **PRIOR STRUCTURE:** 2,690 SF Single-Family Residence
- **CURRENT STATUS:** Fully cleared (March 2025)
- **ZONING:** LCR120000-A12* (Los Angeles County Residential)
- **JURISDICTION:** City of Malibu
- **COASTAL ZONE:** Yes
- (Streamlined Coastal Review Available Under EO N-4-25)

UTILITIES:

- **Water:** Available/Connected
- **Electricity:** Available/Connected
- **Sewer/Septic:** Existing Septic System
- **Gas:** Available at Street

TOPOGRAPHY: Relatively flat, no grading required



CURRENT CONDITION



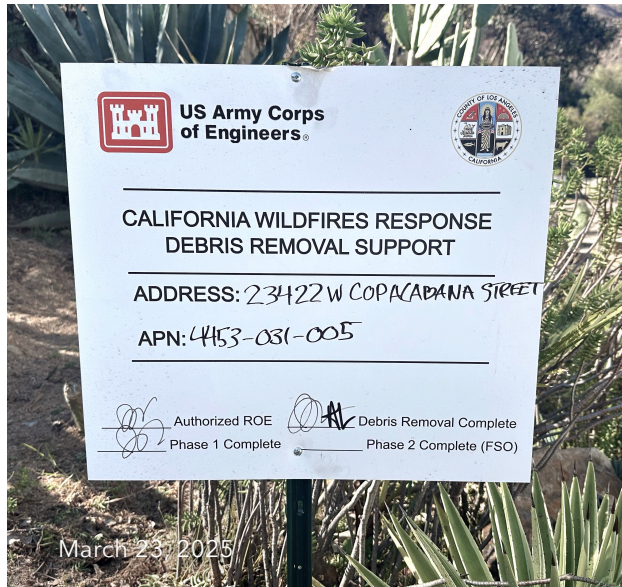
March 23, 2025



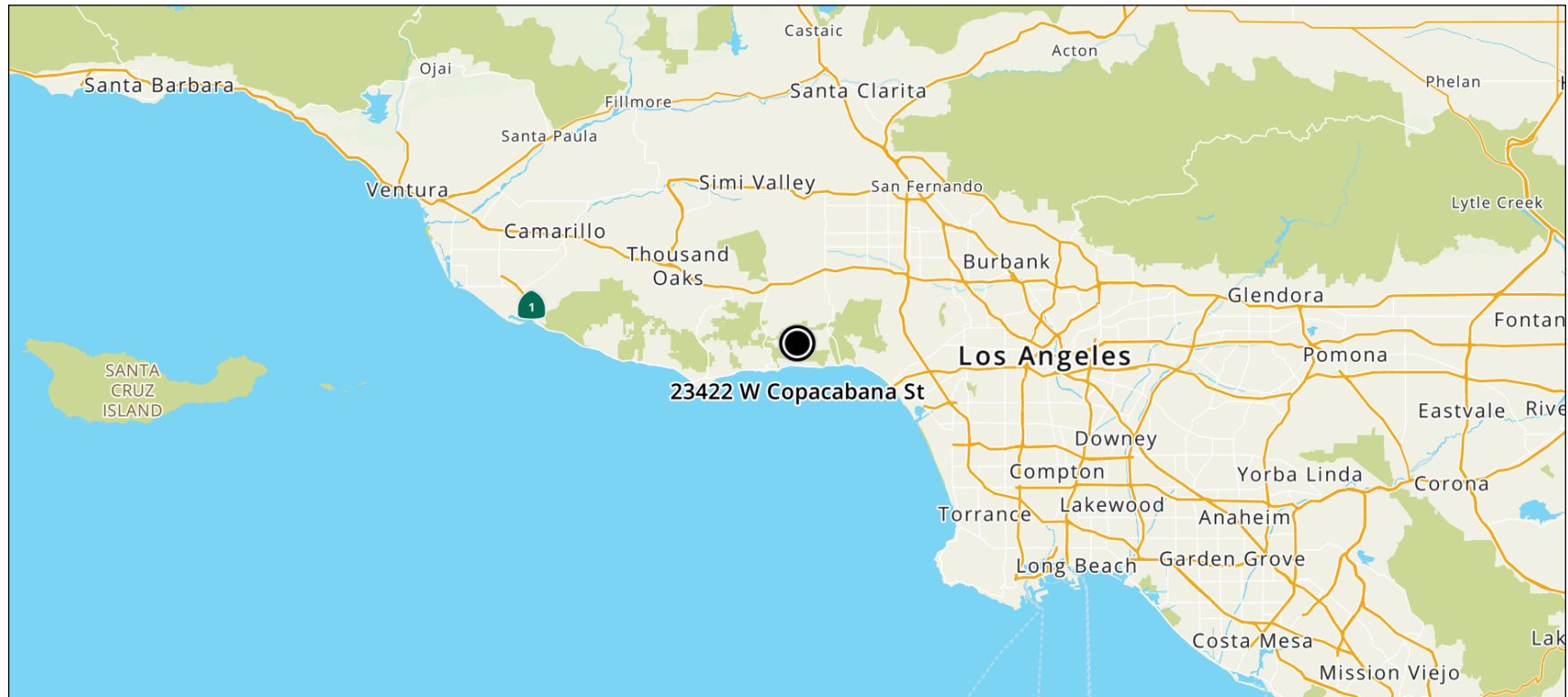
PROPERTY SUMMARY

Fire-Rebuild Site with Rare Regulatory Fast-Track

A truly exceptional investment prospect in Malibu's coveted Sea View Estates. This 21,981 SF parcel offers a perfect storm of advantages rarely seen in coastal development: a fully cleared, utilities-equipped lot with an established residential footprint, priced at just \$675,000 in an area where finished homes command \$3M+. The property's most compelling feature is its qualification under Executive Order N-4-25, providing extraordinary regulatory shortcuts that can slash the typical development timeline by up to 50%. With water, electricity, and septic already in place, and exemptions from standard CEQA and Coastal Commission reviews, this represents a uniquely streamlined path to creating significant value in one of California's most regulated and valuable real estate markets. The opportunity combines the low acquisition cost of raw land with the certainty and speed typically reserved for turnkey properties—a rare combination in Malibu's competitive development landscape.



LOCATION OVERVIEW



23422 W Copacabana Street is situated in Malibu, one of California's most prestigious coastal communities. Located in western Los Angeles County, Malibu stretches along 21 miles of scenic Pacific coastline, approximately 30 miles west of downtown Los Angeles. The area represents the quintessential Southern California coastal lifestyle, combining natural beauty with proximity to a major metropolitan center. The property lies within the region affected by recent wildfires, which has created the rare regulatory circumstances that now benefit rebuilding efforts. Unlike many California coastal areas where development faces extensive hurdles, this location currently benefits from streamlined approval processes under Executive Order N-4-25.

NEIGHBORHOOD



Nestled in the prestigious Sea View Estates neighborhood, this property occupies a prime position in the hills above Malibu's coastline, offering potential ocean views and the serenity of a quiet cul-de-sac location. The enclave provides exceptional privacy with minimal through-traffic while being surrounded by high-value residences that have recently sold in the \$2.5-3.5M range. Its desirable location places it in close proximity to Pepperdine University and several of Malibu's most coveted beaches, enhancing both its lifestyle appeal and investment potential.

The property enjoys proximity to Malibu's most desirable amenities: The property enjoys an exceptional location just minutes from Malibu's iconic beaches including Zuma, Point Dume, and Surfrider, while offering convenient access to hiking trails throughout the Santa Monica Mountains. Residents benefit from proximity to upscale shopping and dining destinations such as Malibu Country Mart and Cross Creek, along with world-class restaurants including Nobu Malibu and Malibu Farm. Educational needs are met by excellent public and private schools, with Malibu High School nearby. This prime setting perfectly balances the privacy and natural beauty that has long attracted celebrities, executives, and discerning homeowners to Malibu, while maintaining practical access to urban conveniences.

MARKET DATA

The local market strongly supports the value of 23422 W Copacabana. Recent resale homes in the area have sold for a median price of \$2,987,000, with completed residences averaging around \$950.32 per square foot. In comparison, this 21,981 SF cleared and build-ready lot is listed at just \$675,000, or approximately \$30.70 per square foot, leaving the buyer with much room for development and top of the line finishes.

RESIDENTIAL SINGLE FAMILY-SOLD													
Listing#	Address	Bd	Br	Sq Ft	Lot Sz	Year	Date	\$/Sf	DOM	Orig Price	List Price	Sale Price	Sp%Lp
24-453481	21877 Azurelee Dr	2	3	1,750	38,152	2011	12/24/24	1442.86	43	3,000,000	2,750,000	2,525,000	91.82
23-288411	2633 Coal Canyon Rd	7	5	4,626	105,870	1980	09/12/24	626.89	347	3,499,000	2,999,999	2,900,000	96.67
23-327537	21764 Castlewood Dr	4	3	3,153	17,093	1997	05/01/24	974.94	126	3,695,000	3,250,000	3,074,000	94.58
SR24013409MR	22581 Mansie RD	4	4	4,626	118,154	2002	08/08/24	756.59	100	5,600,000	4,300,000	3,500,000	81.40
Listing Count	4	Avg		3,539				950.32	154	3,948,500	3,325,000	2,999,750	91.12
				High	3,500,000		Low	2,525,000		Median	2,987,000		

Summary (Residential Single Family)	
Property Type Count: 4	Avg Orig Price: \$3,948,500
Avg SF: 3,539	Avg Price: \$3,325,000
Avg LP/SF : \$1,045.06	Avg Sale Price: \$2,999,750
Avg DOM: 154	Avg SP/SF: \$950.32

ACCELERATED DEVELOPMENT TIMELINE

PHASE	TYPICAL TIMELINE	WITH N-4-25
Planning Approvals	6-12 months	1-2 months
Coastal Permits	4-8 months	30-60 days
Construction	12-18 months	12-18 months
TOTAL TO MARKET	24-36 months	14-20 months

LEGAL DISCLAIMER

The information contained herein has been obtained from sources deemed reliable but has not been verified. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special conditions imposed by our principals. Buyer should conduct their own investigation and due diligence. Executive Order N-4-25 provisions are subject to interpretation by local authorities. Interested parties should independently verify all regulatory advantages with appropriate governmental agencies. All measurements and square footage are approximate.

CONTACT INFORMATION



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