



PROJECT FACTS

GLA: 52,500 SF

- ▶ Beautifully designed and well-located at the signalized intersection of Ventura and Coldwater Canyon Boulevards, one of the most prominent intersections in the San Fernando Valley
- ▶ Attractive high-end center, in trendy Studio City area
- ▶ Ample on-site parking & convenient valet service
- ▶ Center boasts traffic counts of nearly 80,000 cars daily

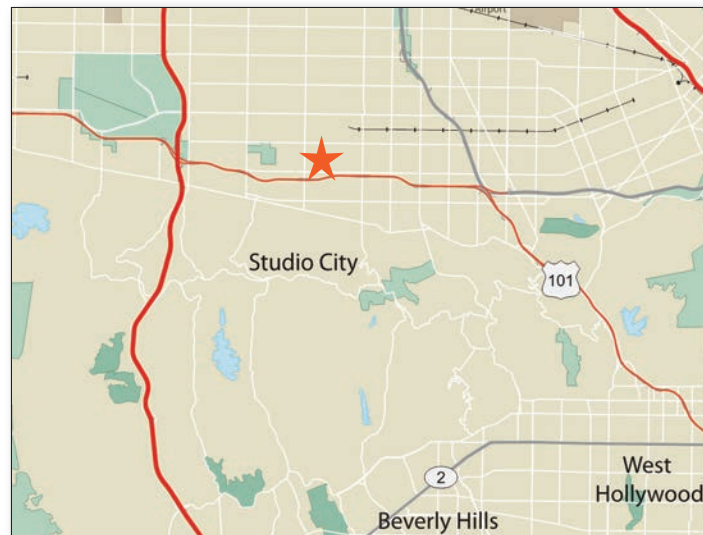
FEATURED TENANTS

Coldwell Banker, Sy Devore, Five Guys Burgers, Wells Fargo Bank

2021 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	20,666	\$168,445	9,674
3 mile	195,789	\$133,866	89,930
5 mile	545,458	\$122,628	226,485

2021 ESRI

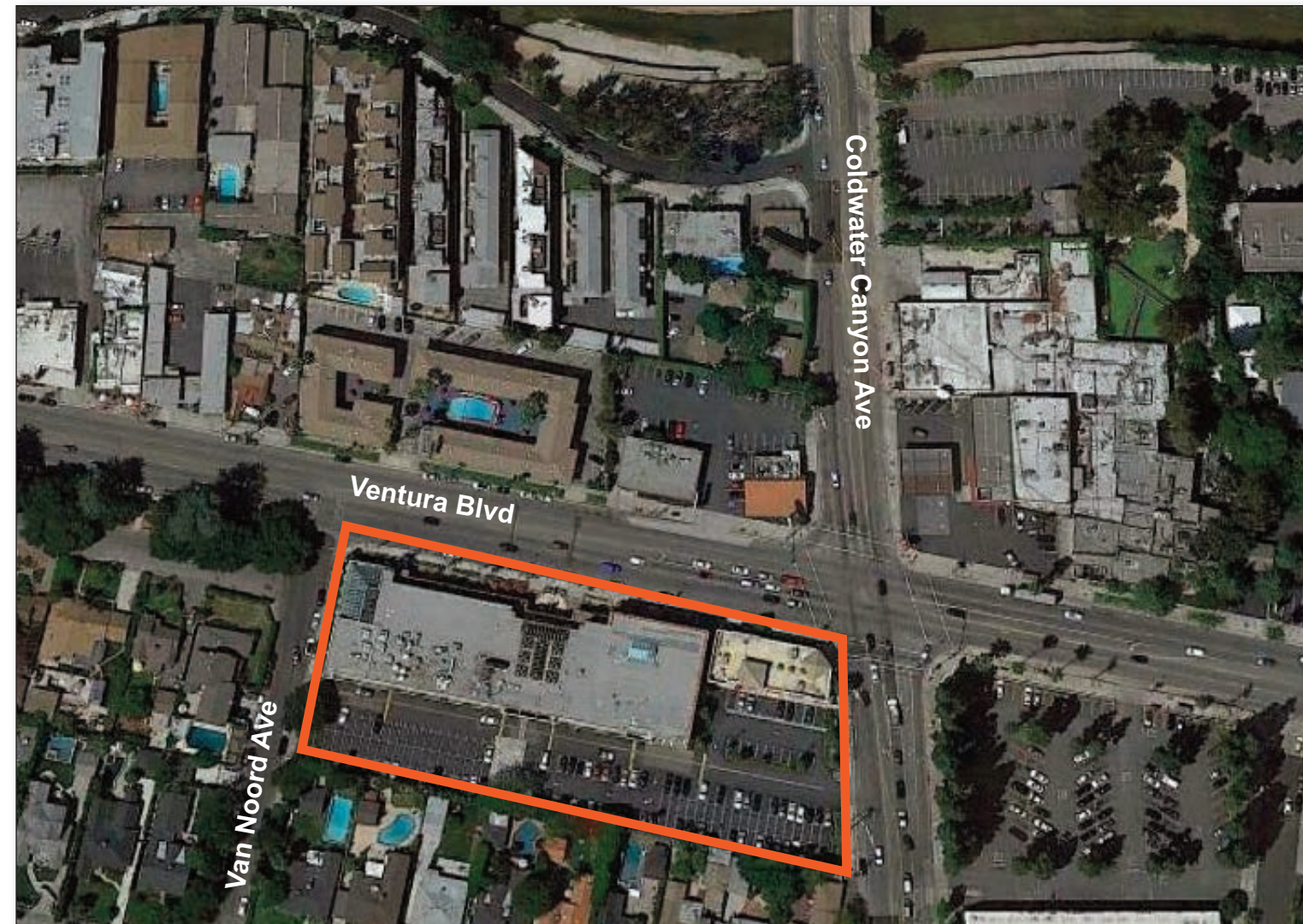


LOCATION

SW corner of Ventura Boulevard & Coldwater Canyon

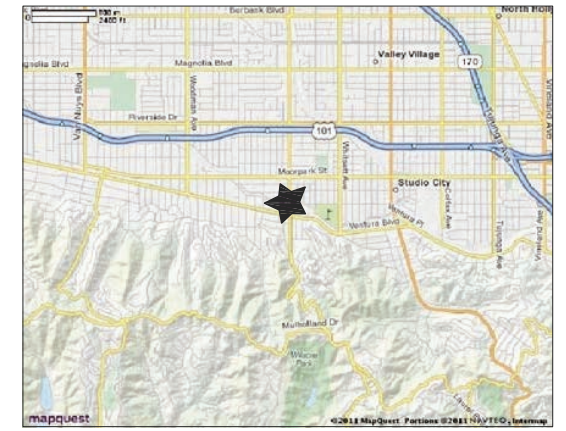
LEASING CONTACT

Zachary Sussman | 310.228.2963 | ZSussman@combined.biz

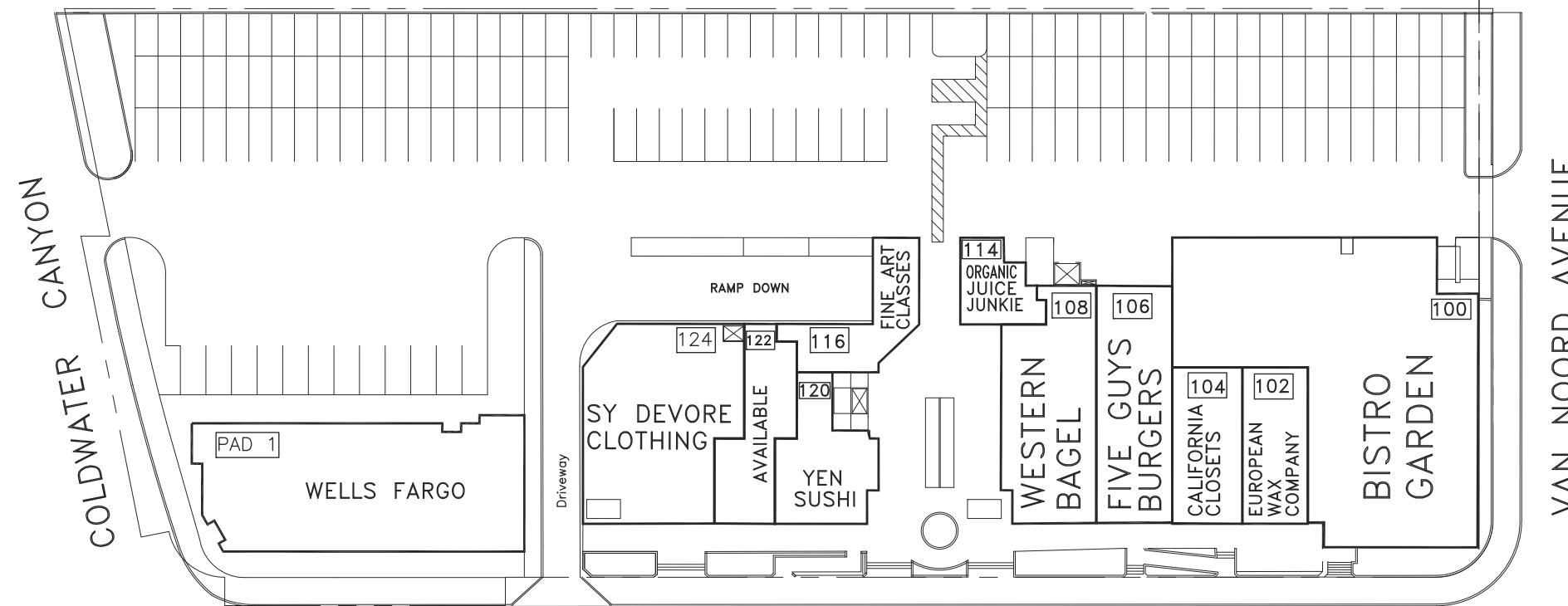
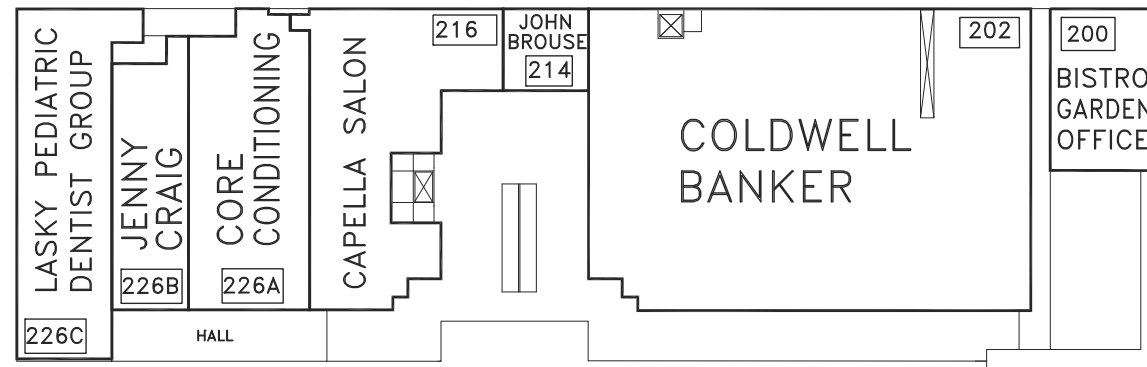


CENTER AT COLDWATER

SWC VENTURA BLVD. & COLDWATER CANYON, STUDIO CITY, CALIFORNIA



2ND FLOOR PLAN:



1ST FLOOR PLAN:

VENTURA BOULEVARD



VAN NOORD AVENUE

TENANT ROSTER

100 & 200	BISTRO GARDEN	9,480 SF
102	EUROPEAN WAX COMPANY	1,239 SF
104	CALIFORNIA CLOSETS	1,175 SF
106	FIVE GUYS BURGERS	2,478 SF
108	WESTERN BAGEL	2,448 SF
114	ORGANIC JUICE JUNKIE	674 SF
116	FINE ART CLASSES	1,140 SF
120	YEN SUSHI	1,375 SF
122	AVAILABLE	1,190 SF
124	SY DEVORE CLOTHING	3,430 SF
202	COLDWELL BANKER	11,159 SF
214	JOHN BROUSE ARCHITECTS	494 SF
216	CAPELLA SALON	3,387 SF
226A	CORE CONDITIONING	3,300 SF
226B	JENNY CRAIG	1,992 SF
226C	LASKY PEDIATRIC DENTIST GROUP	3,234 SF
PAD 1	WELLS FARGO	4,457 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	52,653 SF
ZONED =	
REV. DATE =	JAN 2020

CENTER AT COLDWATER

12910 VENTURA BLVD.
STUDIO CITY, CALIFORNIA 91604

LEASING PLAN



COMBINED PROPERTIES INCORPORATED

9320 Wilshire Boulevard
Suite 310
Beverly Hills, CA 90212
(310) 205-9616
FAX (310) 228-2160