



PROJECT FACTS

GLA: 52,500 SF

- ▶ 2-story center, 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

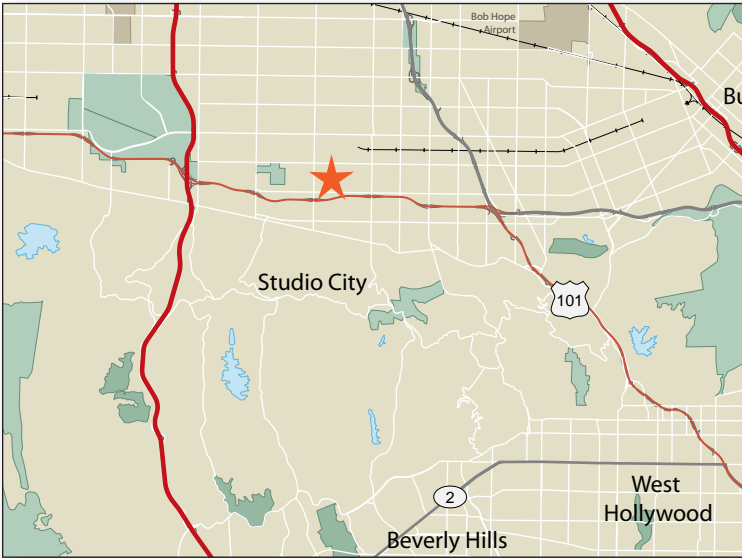
FEATURED TENANTS

Coldwell Banker, The Coffee Bean & Tea Leaf, Five Guys Burgers, Wells Fargo Bank, Jenny Craig

2016 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	20,866	\$129,994	9,797
3 mile	197,131	\$110,365	90,335
5 mile	550,004	\$100,889	227,731

2016 ESRI

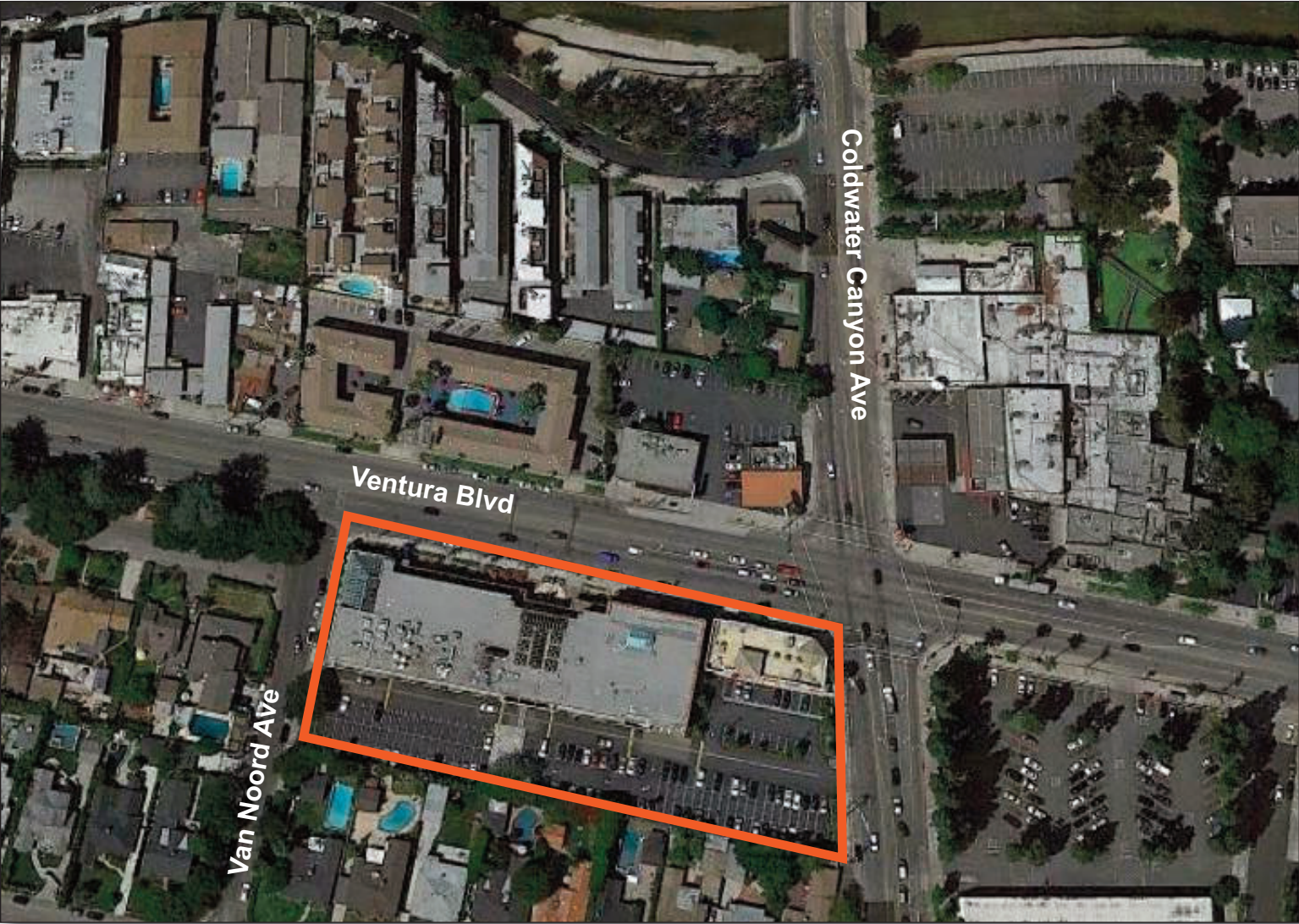


LOCATION

SW corner of Ventura Boulevard & Coldwater Canyon

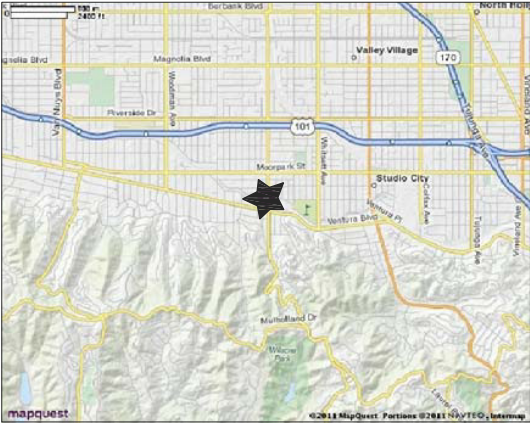
LEASING CONTACT

Grace Imamura | 310.228.2965 | GImamura@combined.biz
CA BRE ID 01171923

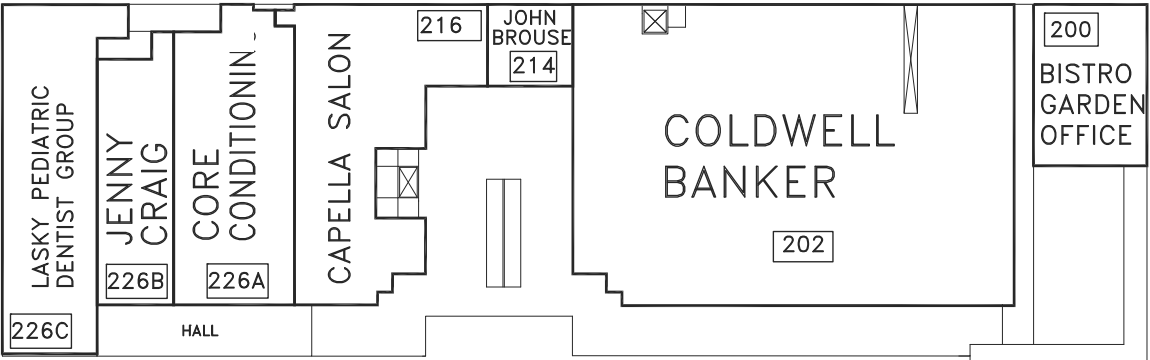


CENTER AT COLDWATER

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



SECOND FLOOR PLAN

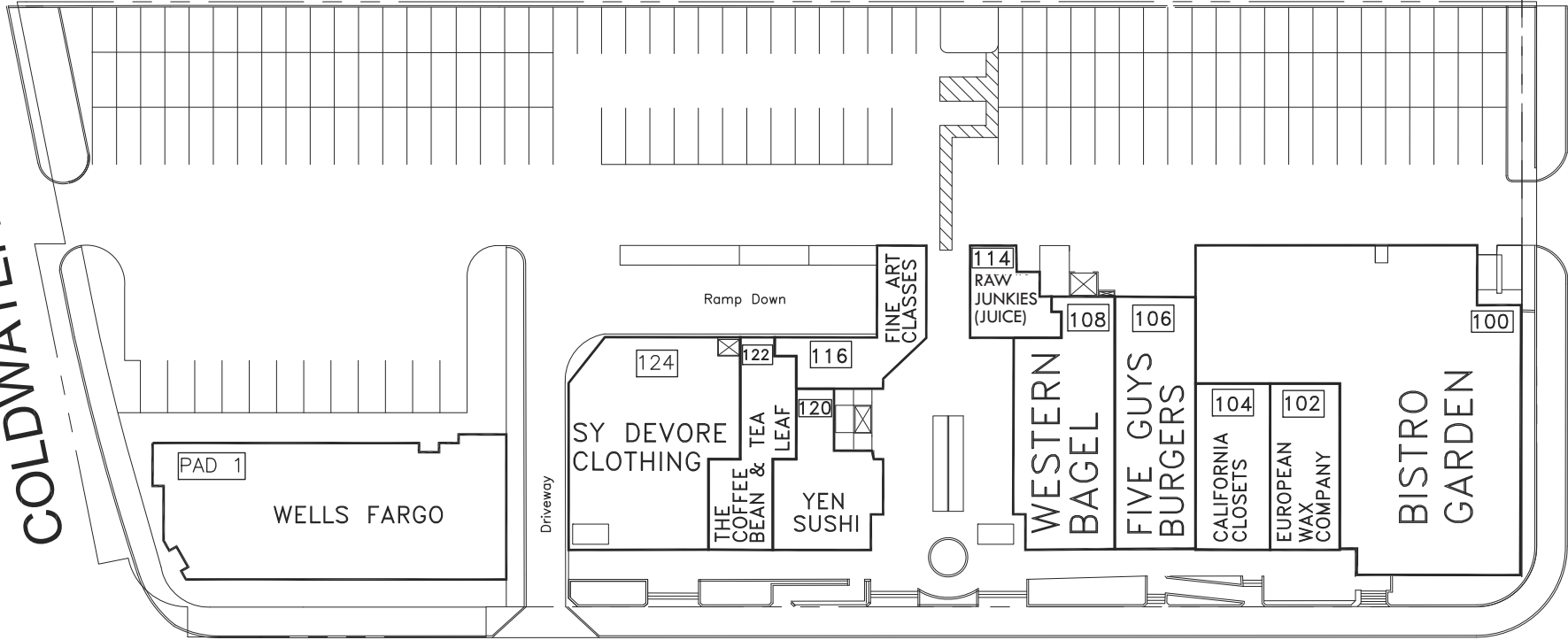


COLDWATER CANYON

VAN NOORD AVENUE



FIRST FLOOR PLAN



VENTURA BOULEVARD

LEASING PLAN

TENANT ROSTER

100-102	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	RAW JUNKIES (JUICE)	674 SF
116	FINE ART CLASSES	1,140 SF
120	YEN SUSHI	1,375 SF
122	THE COFFEE BEAN & TEA LEAF	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 =	C 1.5-IVL P-IBL
REV. DATE =	03.28.17
PLOT DATE =	03.28.17

CENTER AT COLDWATER

12910 VENTURA BLVD.
STUDIO CITY, CALIFORNIA 91604



COMBINED PROPERTIES INCORPORATED

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

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'

APPROX. SCALE