

CENTER AT COLDWATER Studio City, CA 91604



PROJECT FACTS

GLA: 52,500 SF

- ▶ Prominent specialty retail center located at the highly sought after Ventura Blvd & Coldwater Cyn intersection in Studio City
- ▶ Exceptional visibility via over 350 feet of direct Ventura Blvd frontage and storefront signage
- ▶ Abundant on-grade and subterranean parking
- ▶ Proposed rebranding of the center, featuring new color scheme/paint, outdoor seating, among other upgrades
- ▶ High traffic counts in excess of 80,000 cars per day
- ▶ Directly across from Sportsmen's Lodge, a new 150,000 SF Erewhon & Equinox-anchored lifestyle center

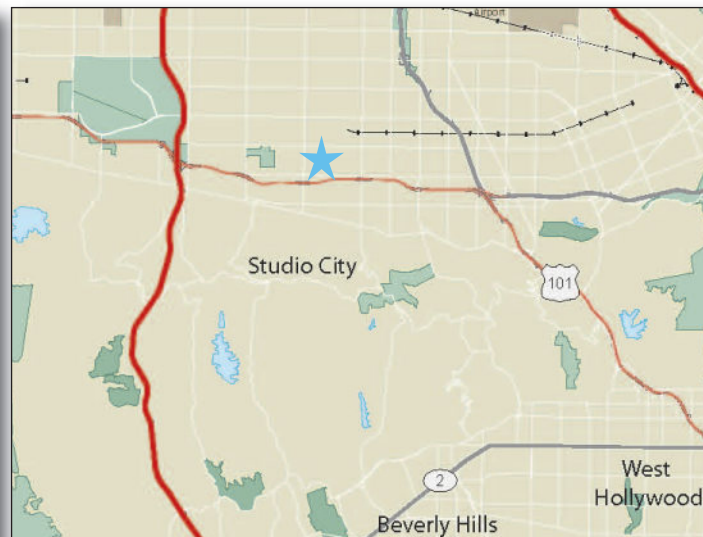
FEATURED TENANTS COMING SOON

Barry's Bootcamp, Alfred Coffee, Pause Studio, De'Licee Cakes

2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	21,376	\$191,386	9,685
3 mile	201,902	\$151,332	92,777
5 mile	547,564	\$138,955	233,540

2023 ESRI



LOCATION

SWC of Ventura Boulevard & Coldwater Canyon

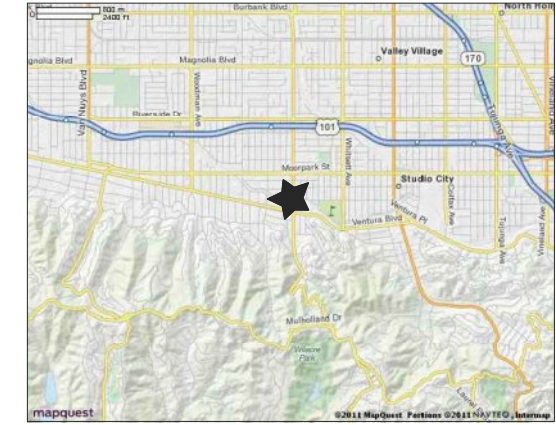
LEASING CONTACT

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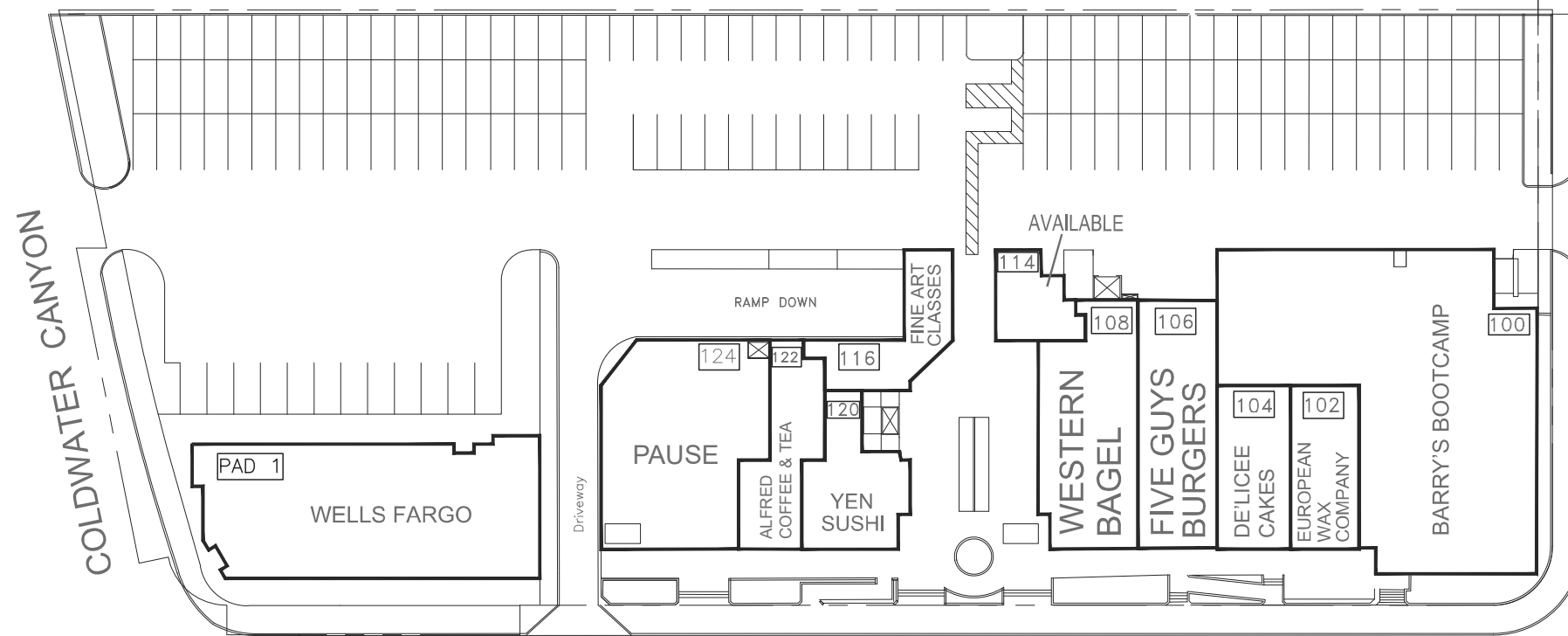
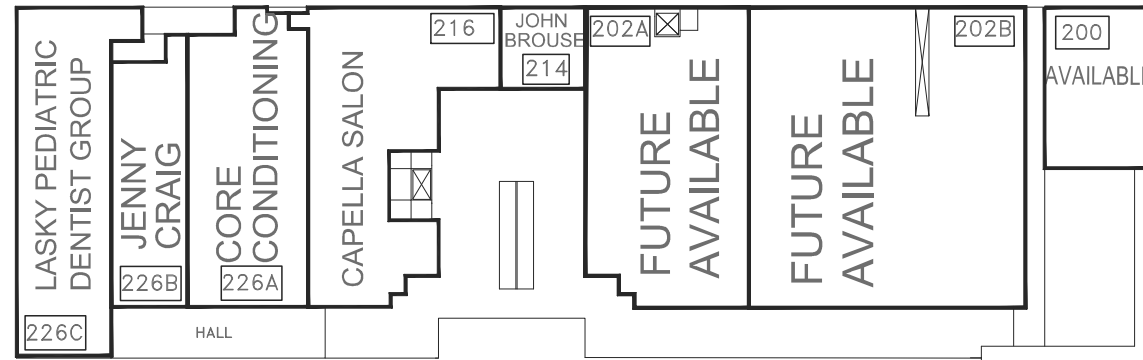


CENTER AT COLDWATER

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



2ND FLOOR PLAN:



1ST FLOOR PLAN:

VENTURA BOULEVARD

VAN NOORD AVENUE



LEASING PLAN

TENANT ROSTER

100	BARRY'S BOOTCAMP	7,828 SF
102	EUROPEAN WAX COMPANY	1,239 SF
104	DE'LICEE CAKES	1,175 SF
106	FIVE GUYS BURGERS	2,478 SF
108	WESTERN BAGEL	2,448 SF
114	AVAILABLE	674 SF
116	FINE ART CLASSES	1,140 SF
120	YEN SUSHI	1,375 SF
122	ALFRED COFFEE & TEA	1,190 SF
124	PAUSE	3,430 SF
200	AVAILABLE	1,652 SF
202A	FUTURE AVAILABLE	3,967 SF
202B	FUTURE AVAILABLE	7,192 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 =	FEB 2023

CENTER AT COLDWATER

12910 VENTURA BLVD.
STUDIO CITY, CALIFORNIA 91604



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