

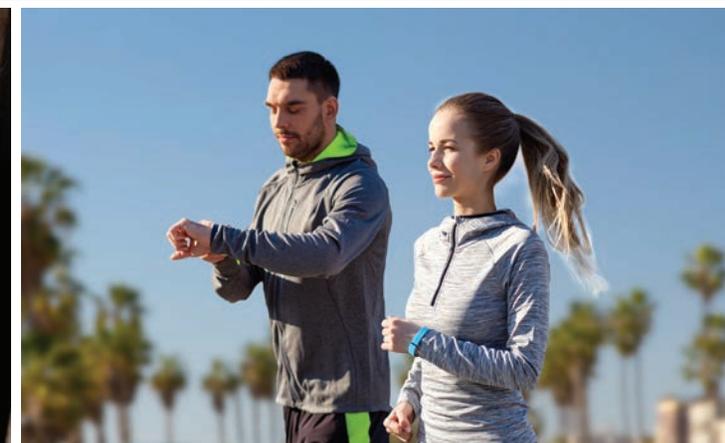
THE CENTER AT COLDWATER

1 2 9 3 0 V E N T U R A B L V D , S T U D I O C I T Y



RETAIL/OFFICE FOR LEASE

CBRE



WELCOME TO STUDIO CITY

Studio City features beautiful neighborhoods with well maintained homes and caters to many entertainment industry professionals who call it home. It's main shopping districts, in particular along Ventura Blvd and Ventura Place, feature a great mix of high end boutiques, fine dining and nightlife, catering to both residents and visitors alike.

1 MILE ——— 3 MILES ——— 5 MILES ———

	1 MILE	3 MILES	5 MILES
2024 POPULATION	23,676	197,675	535,842
2024 AVG HOUSEHOLD INCOME	\$199,975	\$153,325	\$141,963
2024 HOUSEHOLDS	11,159	92,736	233,817
2024 PLACE OF WORK	2,238	14,065	39,422 (BUSINESSES)
	12,728	81,277	267,180 (EMPLOYEES)

PROPERTY HIGHLIGHTS



52,000 SF total in project



Prominent corner of Ventura Blvd
& Coldwater Canyon



Across the street from
Sportsman's Lodge



High Walkability



Over 350 ft of frontage on
Ventura Blvd



Nearby Tenants: Equinox, Erewhon, Reformation,
Joe & the Juice (future), Sweetgreen, Philz, Rolling
Greens, Tocaya



Over 80,000 cars per day
at intersection

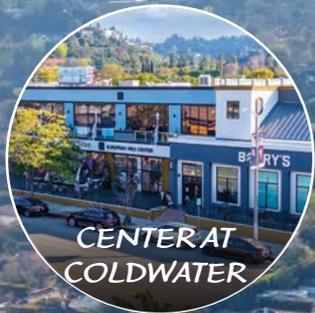
THE NEIGHBORHOOD



West LA,
Santa Monica,
LAX

Encino

Sherman Oaks



Beverly Hills,
Century City

COLDWATER VILLAGE	
Philz Coffee	Sugared + Bronzed
Bellacures	Stacey Todd
Drybar	Il Tramezzino
Susie Cakes	Le Pain Quotidien
Sweetgreen	Shake Shack
Pressed Juicery	Lenny
Skin Laundry	Kalologie Med Spa
Stretch Lab	Vogage Et Cie

VENTURA BLVD, 44,000 VEHICLES PER DAY

JOE & THE JUICE (FUTURE)

SHARKEY'S

SPORTSMAN'S LODGE	
Erewhon	Myodetox
Equinox	Tocaya Organica
Reformation	The Great
Alo	FP Movement
Madison Reed	Next Health
Madewell	Parachute
Rolling Greens	Salt
Vuori	Civil Coffee
Sugarfish	Uovo Pasta
Van Leenwen	Hoka

COLDWATER CANYON, 45,000 VEHICLES PER DAY

RALPH'S
FRESH FARE

STARBUCKS,
PETCO

LA RIVER

THE NEIGHBORHOOD

BURBANK /
BURBANK AIRPORT



UNIVERSAL CITY/
UNIVERSAL STUDIOS

TO HOLLYWOOD, SILVERLAKE,
ECHO PARK, DOWNTOWN



VENTURA PLACE, STUDIO CITY

Alfred
Joan's on Third
Fonuts

McConnell's Ice
Cream
Prince Street Pizza

SPORTSMAN'S LODGE

Erenhon	Myodetox
Equinox	Tocaya Organica
Reformation	The Great
Alo	FP Movement
Madison Reed	Next Health
Madewell	Parachute
Rolling Greens	Salt
Vuori	Civil Coffee
Sugarfish	Ovo Pasta
Van Leeuwen	Hoka

STUDIO CITY

M.Frederic	Warby Parker
Buck Mason	Bluestone Lane
Urban Outfitters	Paper Source
Trader Joe's	Sephora
Mexicali	Blue Bottle Café
Mendocino Farms	Sprout's
Wundabar	Heavy Handed
Training Mate	Sweetfin
Aesop	Fat Sal's (future)

RALPH'S
FRESH FARE

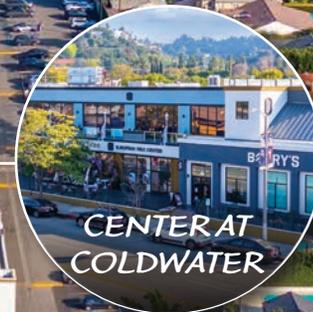
SHARKEY'S

JOE & THE
JUICE (FUTURE)

COLDWATER VILLAGE

Philz Coffee	Sugared + Bronzed
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Sweetgreen	Shake Shack
Pressed Juicery	Lenny
Skin Laundry	Kalologie Med Spa
Stretch Lab	Vogage Et Cie

COLDWATER CANYON



CENTER AT
COLDWATER

VENTURA BLVD



Magnolia Blvd

VALLEY VILLAGE

170

NEARBY AMENITIES

Tujunga Ave

Vineland Ave

Cahuenga Blvd

Riverside Dr

Camarillo St

101

- Coldwater Village**
- Susie Cakes
 - Bellacures
 - Pressed Juice
 - Sweetgreen
 - Sugared + Bronzed
 - Drybar
 - Philz Coffee
 - Shake Shack
 - Skin Laundry

- The Shops at Sportsmen's Lodge**
- Tocaya Organica
 - Erewhon
 - Equinox
 - Vuori
 - Madewell
 - Reformation
 - Rolling Greens
 - Alo
 - Hoka Store
 - Stevie Sister
 - The Great
 - Fp Movement

- Ventura Place**
- Alfred Coffee
 - fönuts donut bakery
 - Joan's on Third
 - McConnell's Fine Ice Creams
 - Prince Street Pizza
 - James Perse (coming soon)
 - Great White (coming soon)
 - Ggiata
 - Burn Fitness

134

STUDIO CITY

Moorpark St

Riverside Dr

Joe & The Juice (Future)

Coldwater Canyon Ave

Ventura Blvd

California Pizza Kitchen Lululemon

- CBS**
- Laurel Promenade**
- Sweetfin
 - Tender Greens
 - Planet Fitness
 - Dan Deutsch
 - Shanghai Rose

- Studio Village**
- Urbane Cafe
 - 8 Oz Poke
 - Verizone

Lakeshore Blvd

Los Angeles River

101

UNIVERSAL CITY

- Fat Sal's Deli
- Granville

- Squeeze Massage**
- Aesop
 - Warby Parker
 - Paper Source
 - Bluestone Lane
 - Buck Mason
 - Salt & Straw

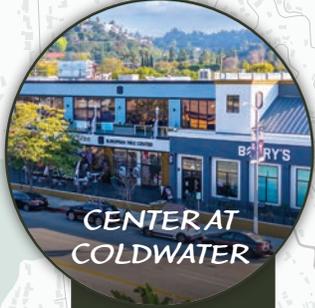
- Lala's Argentine Grill
- Black Market Liquor Bar

- Heavy Handed**
- Teru Sushi
 - Laurel Tavern
 - Katsu-ya Delivery

- KazuNori
- Avicue
- Lucifer's Pizza

- Studio City Place**
- Michaels
 - Salon Republic
 - The Bar Method
 - Jinya Ramen Bar

Cahuenga Blvd



CENTER AT COLDWATER

- Barry's
- Alfred Coffee
- Five Guys
- Go Greek
- Nuey (coming soon)
- Pause
- Western Bagel

- Studio City Plaza**
- Sephora
 - Trader Joe's
 - Blue Bottle Coffee
 - Mendocino Farms
 - Einstein Bros. Bagels

Laurel Canyon Blvd

Mulholland Dr

SITE PLAN

Ground Floor

Available Suites: 104: ± 1,175 SF

Rent: Call for Details

Onsite co-tenants:  **ALFRED**  **FIVE GUYS**  

COLDWATER CANYON AVE

VAN NOORD AVE



VENTURA BLVD



WELLS FARGO

PAD 1

 **ALFRED**

Fine Art Classes





FIVE GUYS



BARRY'S

124

122

120
1,375 SF

116

108

106

104
1,175 SF

102

100

Ramp Down

Driveway

SITE PLAN

Second Floor

Available Suites: 202B: ± 2,161 SF | 202C: ± 2,222 SF | 200: ± 1,598 SF (office)

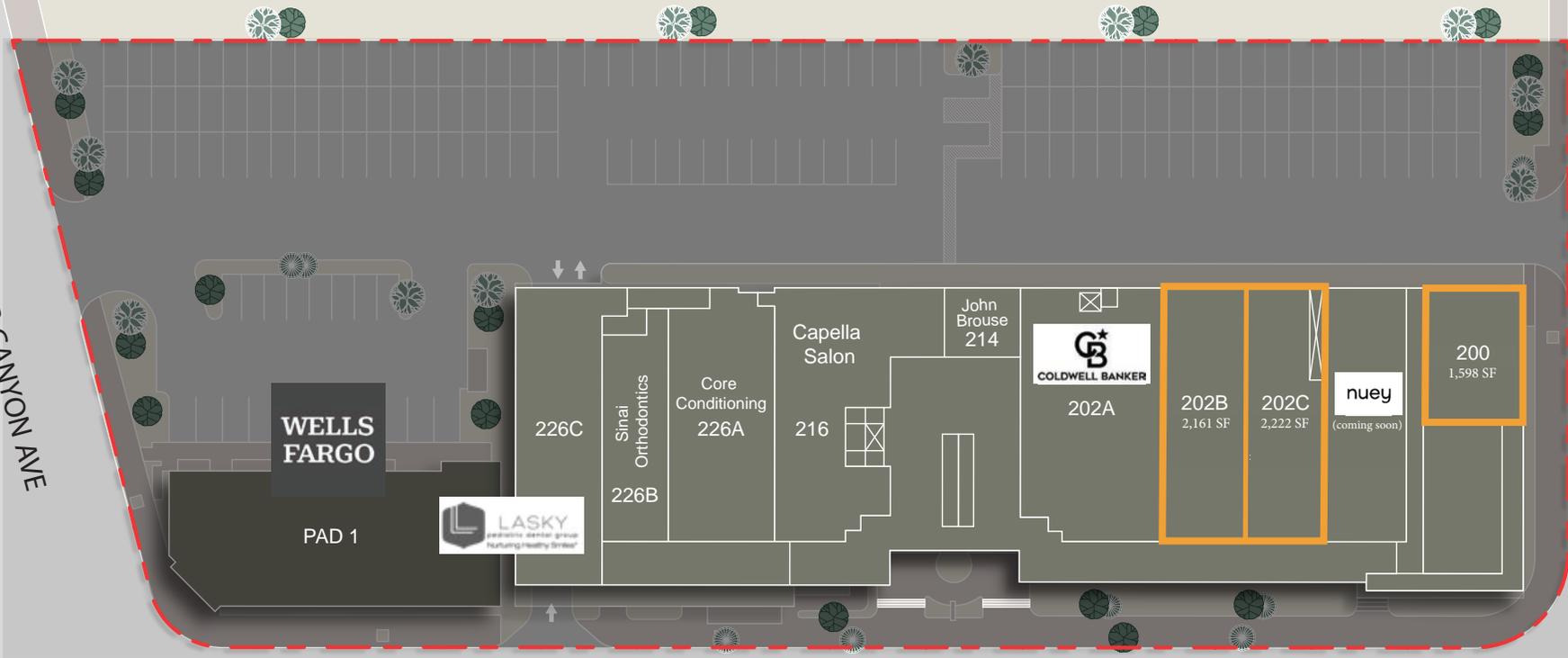
Rent: Call for Details

Onsite co-tenants:  **pause**  **ALFRED BARRY'S** **FIVE GUYS**  **COLDWELL BANKER**  **EUROPEAN WAX CENTER**

COLDWATER CANYON AVE

VAN NOORD AVE

VENTURA BLVD



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