

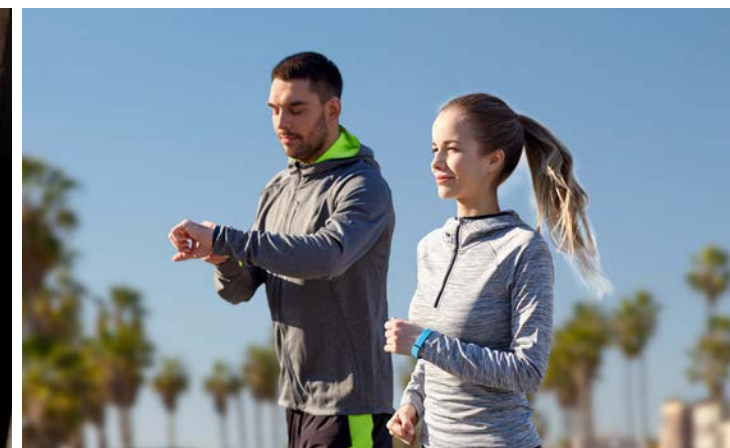
THE CENTER AT COLDWATER

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 —



2025 POPULATION

23,676

197,675

535,842



2025 AVG HOUSEHOLD INCOME

\$199,975

\$153,325

\$141,963



2025 HOUSEHOLDS

11,159

92,736

233,817



2025 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



CENTER AT
COLDWATER

VENTURA BLVD, 44,000 VEHICLES PER DAY

Beverly Hills,
Century City

JOE & THE
JUICE (FUTURE)

SHARKEY'S

COLDWATER CANYON, 45,000 VEHICLES PER DAY

RALPH'S
FRESH FARE

STARBUCKS,
PETCO

COLDWATER VILLAGE

Philz Coffee
Bellacures
Drybar
Susie Cakes
Sweetgreen
Pressed Juicery
Skin Laundry
Stretch Lab

Sugared + Bronzed
Stacey Todd
Il Tramezzino
Le Pain Quotidien
Shake Shack
Lenny
Kalologie Med Spa
Vogage Et Cie

SPORTSMAN'S LODGE

Erenwhon
Equinox
Reformation
Alo
Madison Reed
Madewell
Rolling Greens
Vuori
Sugarfish
Van Leenwen

Myodetox
Tocaya Organica
The Great
FP Movement
Next Health
Parachute
Salt
Civil Coffee
Uovo Pasta
Hoka

LA RIVER

THE NEIGHBORHOOD

BURBANK /
BURBANK AIRPORT



UNIVERSAL CITY/
UNIVERSAL STUDIOS

TO HOLLYWOOD, SILVERLAKE,
ECHO PARK, DOWNTOWN

101

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	Uovo Pasta
Van Leeuwen	Hoka

VENTURA PLACE, STUDIO CITY

Alfred	McConnell's Ice
Joan's on Third	Cream
Fonuts	Prince Street Pizza

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

COLDWATER CANYON

SHARKEY'S

JOE & THE
JUICE (FUTURE)

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

CENTER AT
COLDWATER

VENTURA BLVD



Magnolia Blvd

VALLEY VILLAGE

170

NEARBY AMENITIES

Tujunga Ave

Vineland Ave

Cahuenga Blvd

101

Riverside Dr

Camarillo St

134

Riverside Dr

Lakeshim Blvd

101

UNIVERSAL CITY

Cahuenga Blvd

Mulholland Dr

Coldwater Village

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

Joe & The Juice
(Future)

Coldwater Canyon Ave

Ventura Blvd

The Shops at Sportsmen's Lodge

- | | |
|-------------------|------------------|
| • Tocaya Organica | • Rolling Greens |
| • Erewhon | • Alo |
| • Equinox | • Hoka Store |
| • Vuori | • Stevie Sister |
| • Madewell | • The Great |
| • Reformation | • Fp Movement |

California Pizza Kitchen

Lululemon

Moorpark St

STUDIO CITY

CBS

Laurel Promenade

- Sweetfin
- Tender Greens
- Planet Fitness
- Dan Deutsch
- Shanghai Rose

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

Studio Village

- Urbane Cafe
- 8 Oz Poke
- Verizone

- Lala's Argentine Grill
- Black Market Liquor Bar

Heavy Handed

- Teru Sushi
- Laurel Tavern
- Katsu-ya Delivery

Studio City Plaza

- Sephora
- Trader Joe's
- Blue Bottle Coffee
- Mendocino Farms
- Einstein Bros. Bagels

- KazuNori
- Avicue
- Lucifer's Pizza

Studio City Place

- Michaels
- Salon Republic
- The Bar Method
- Jinya Ramen Bar



CENTER AT COLDWATER

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

SITE PLAN

Ground Floor

Available Suites: 104: ± 1,175 SF

Rent: Call for Details

Onsite co-tenants:  **ALFRED** **BARRY'S** **FIVE GUYS**

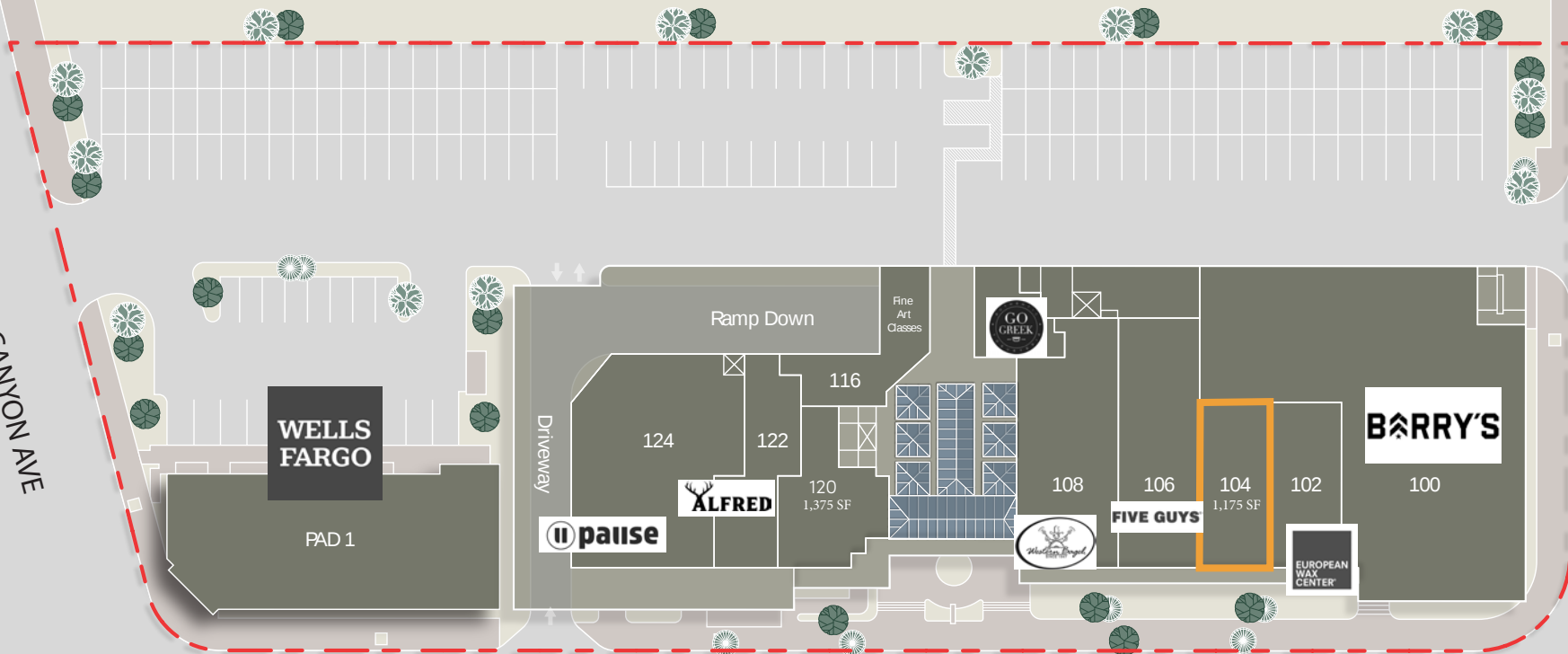


COLDWATER CANYON AVE

VAN NOORD AVE



VENTURA BLVD



SITE PLAN

Second Floor

Available Suites: 202B: $\pm 2,161$ SF | 200: $\pm 1,598$ SF (office)

Rent: Call for Details

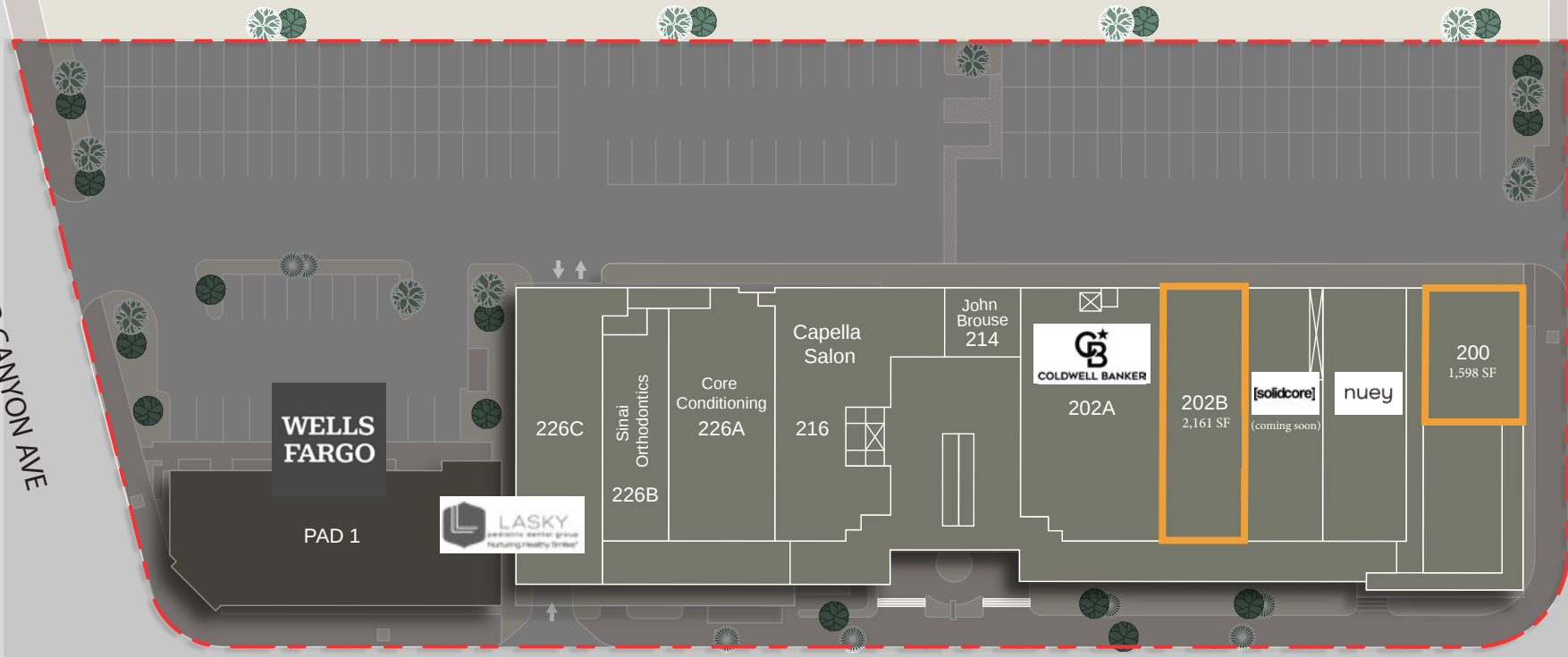
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COLDWATER CANYON AVE

VAN NOORD AVE



VENTURA BLVD



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