

FOR LEASE | PRIME RETAIL SPACE AVAILABLE

Center at Coldwater

12950 VENTURA BLVD, STUDIO CITY, CA 91604

BARRY'S
Coming 2023 Q1



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NEWMARK

 **Combined Properties**

CENTER AT COLDWATER

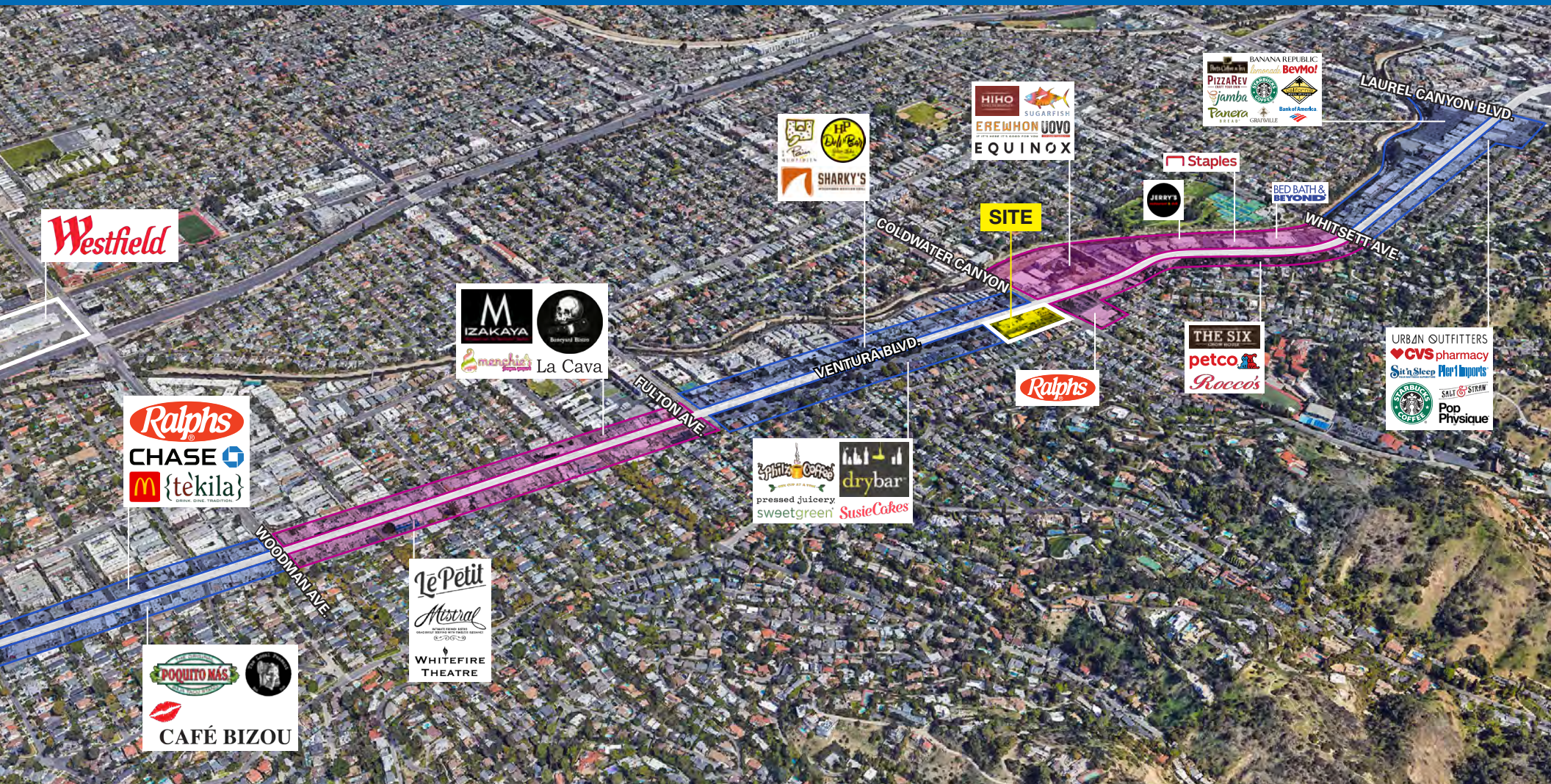
Property Features

- 1,140 SF retail space and 674 SF former juice bar available on ground floor | 3,920 SF + 7,239 SF (combined 11,159 SF) and 1,652 SF second story space available
- Median home sale price \$1,250,000, a 21% increase over the past year
- Traffic counter over 60,000 per day at Ventura and Coldwater
- Prestigious private schools Harvard-Westlake, The Buckley School, and Campbell Hall within 5 mins drive of subject property
- Numerous restaurants and retailers have been setting roots in Studio City, from famed chefs like Phillip Lee to trendy coffee shops like Philz Coffee and Alfred's Coffee and high-end fitness clubs such as Equinox (signed at Sportsmen Lodge)
- 274 total spots with 60 exclusive for restaurant



CENTER AT COLDWATER

STUDIO CITY, CA 91604



CENTER AT COLDWATER

1 mile

22,890

population

11,018

daytime population

\$139,514

average hh income

3 miles

187,945

population

71,868

daytime population

\$122,576

average hh income

5 miles

527,642

population

245,907

daytime population

\$112,774

average hh income

Traffic Counts

32,211 CPD

Ventura Blvd.

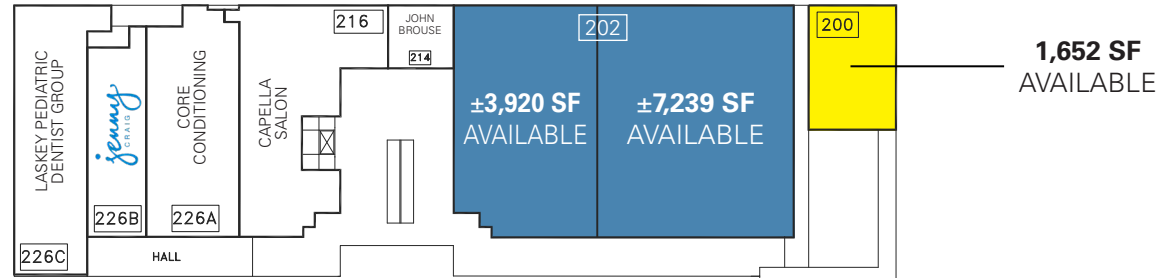
28,101 CPD

Coldwater Canyon Ave.

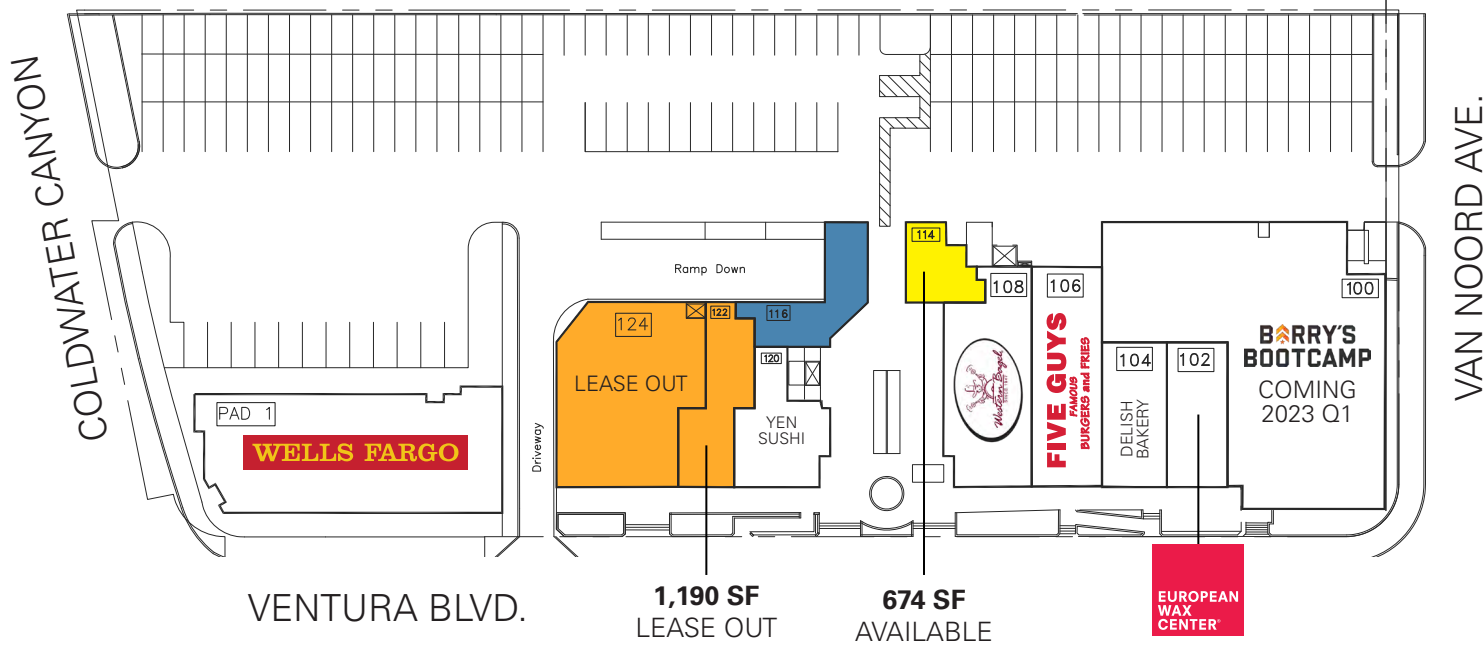
CENTER AT COLDWATER

SECOND FLOOR PLAN

- AVAILABLE
- POTENTIALLY AVAILABLE
- LEASE OUT

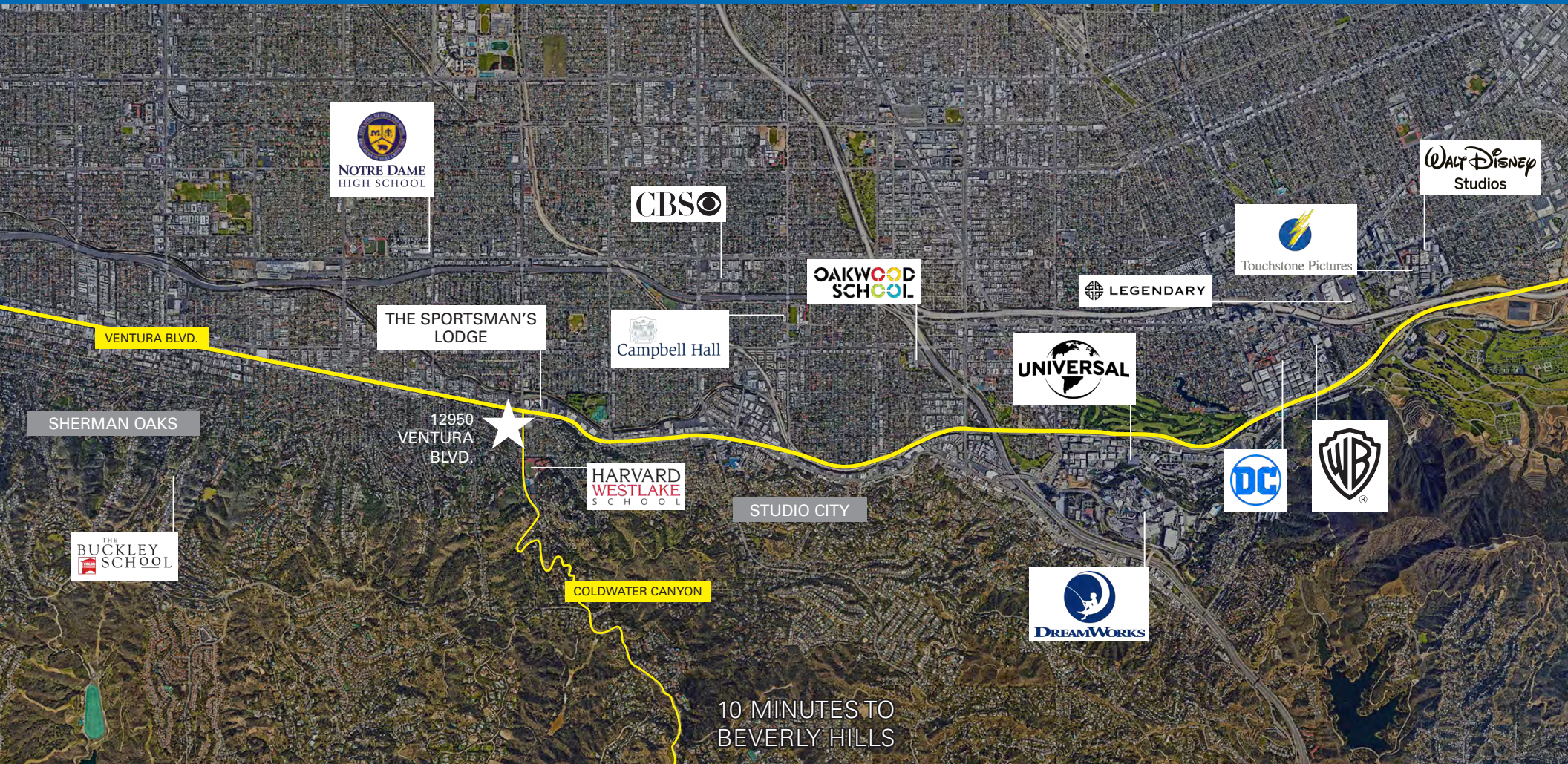


FIRST FLOOR PLAN



CENTER AT COLDWATER

NOTABLE LOCATIONS



CENTER AT COLDWATER



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