



COLDWATER VILLAGE

Prime Retail, Restaurant and Beauty/Service Space
in the Heart of Studio City

13003 - 13045 VENTURA BOULEVARD, STUDIO CITY, CALIFORNIA



JOIN THE MOST **ATTRACTIVE** STREETFRONT TENANT MIX IN THE VALLEY

Pegasus is pleased to present Coldwater Village, a premier boutique destination retail center in Studio City, the crown jewel of the San Fernando Valley. The tenant lineup has been painstakingly curated over many years and features an incredibly synergistic collection of brands.

- *± 30,000 total square feet of GLA*
- *High-visibility location with 500+ Ft of frontage on Ventura Blvd*
- *80,000+ vehicles per day at the corner of Ventura Blvd & Coldwater Canyon*
- *± 650 - 2,300 SF of space currently available*
- *± 80 parking spaces, run on a valet-assisted system*

pressed juicery

SKIN LAUNDRY

STACEY TODD
WEST HOLLYWOOD STUDIO CITY

VOYAGE ET CIE
est. 2005

lenny.

SUGARED
+
BRONZED

Kalologie[®]
medspa

drybar

FACE
GYM.

bellacures[®]
a salon for hands and feet

STRETCH LAB

SusieCakes

philz Coffee[®]
ONE CUP AT A TIME

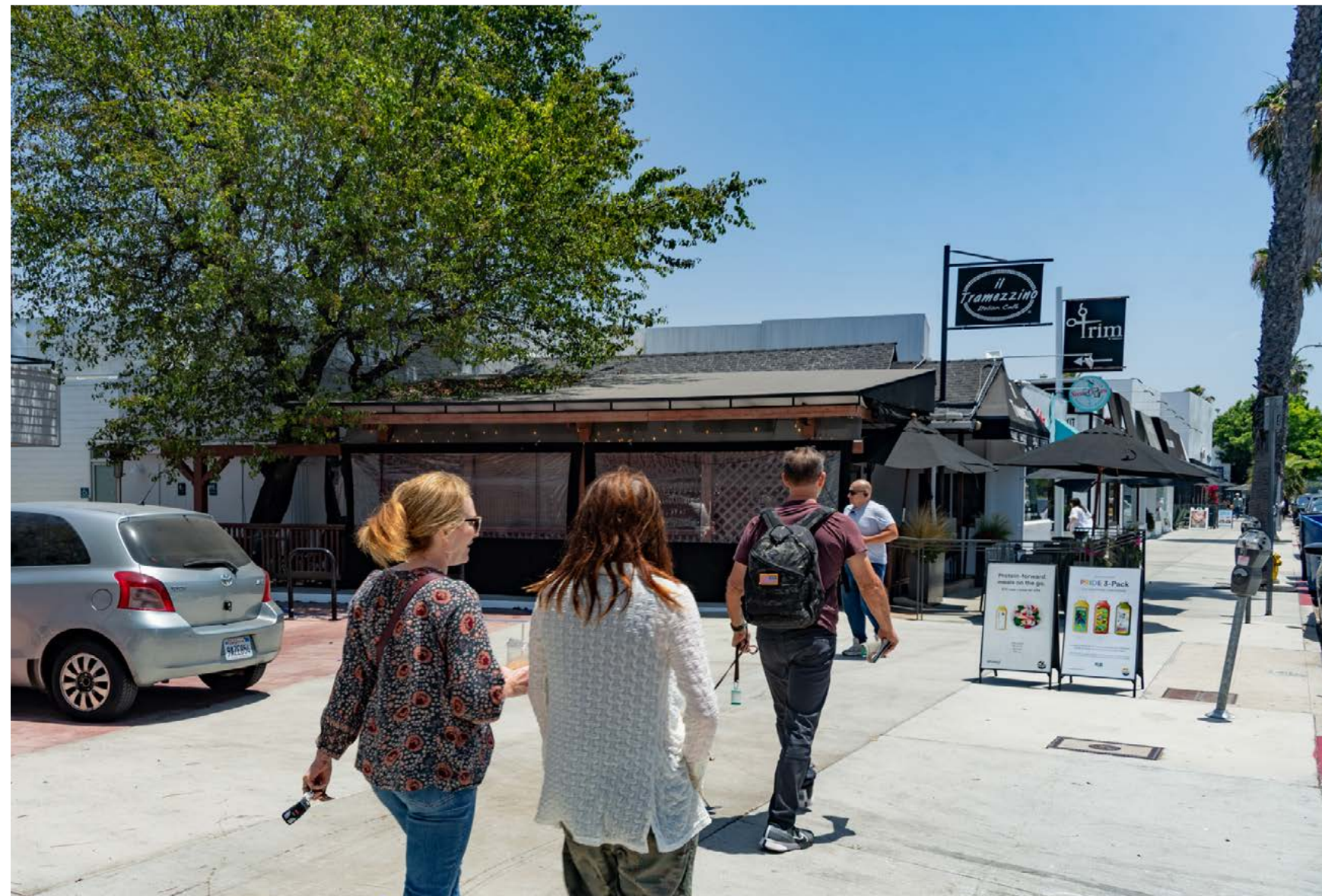
sweetgreen

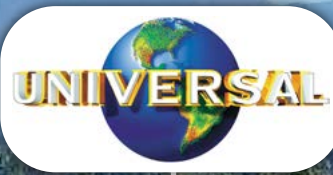
SHAKE SHACK[®]

lalaland

BAGELS & COFFEE
layla
1014 OCEAN PARK

il
Tramezzino[®]
Italian Café





THE SHOPS AT
SPORTSMEN'S
LODGE

EREWHON
ORGANIC GROCER & CAFE

EQUINOX

sweetgreen



SHAKE SHACK®

Kalologie
medspa

drybar

**FACE
GYM.**

SKIN LAUNDRY

Lala Land

SusieCakes

SUGARED + BRONZED
 bellacures®
HYDRATION ROOM
— IV AND INJECTION THERAPY —



VOYAGE ET CIE
est. 2005



lenny.



VENTURA BLVD & COLDWATER CANYON BLVD:
± 80,000 VPD

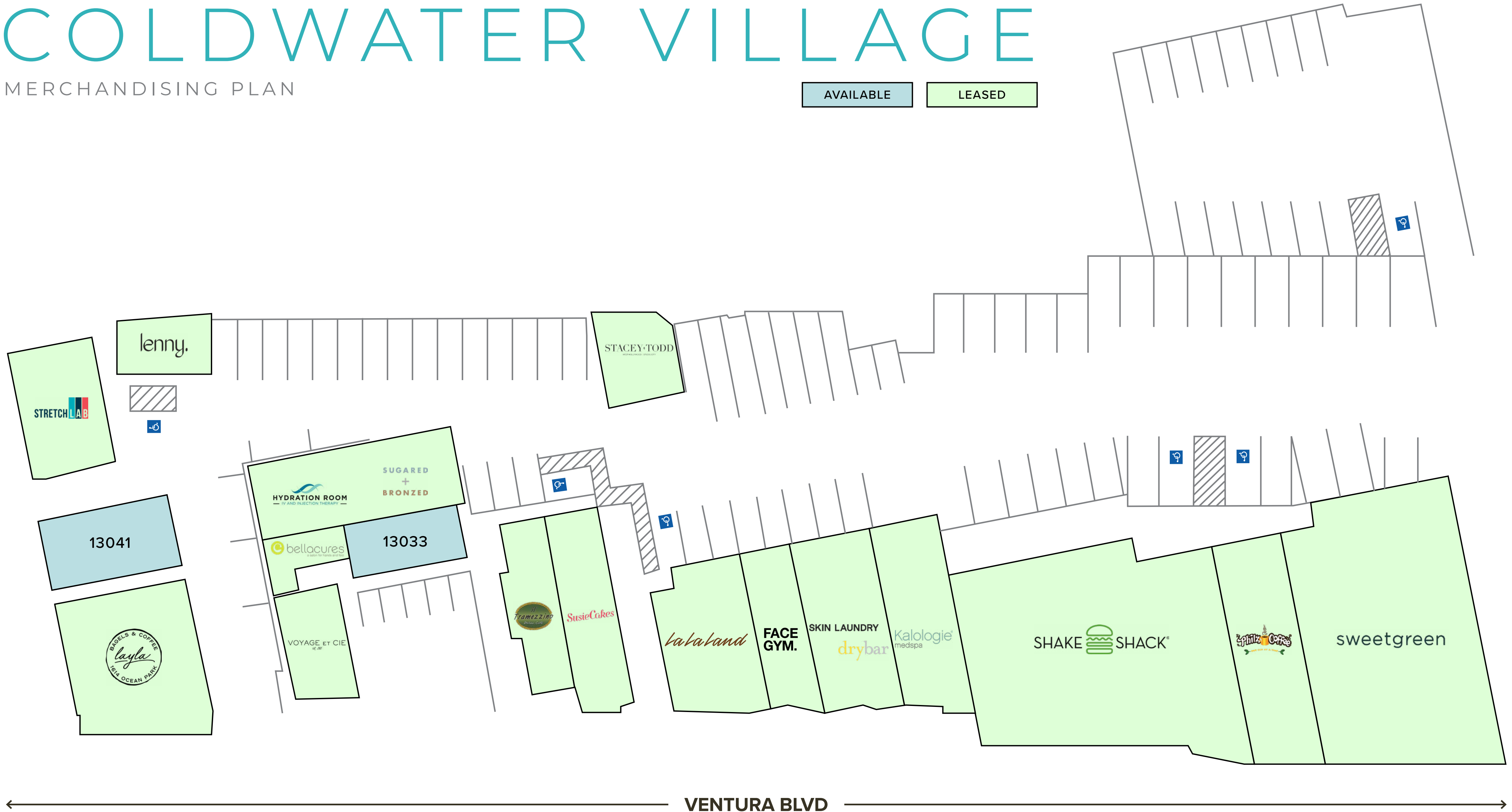
“STUDIO CITY IS A “COMPELLING
BLUR OF QUAINT & TRENDY”
COMPASS

COLDWATER VILLAGE

MERCHANDISING PLAN

AVAILABLE

LEASED





13033

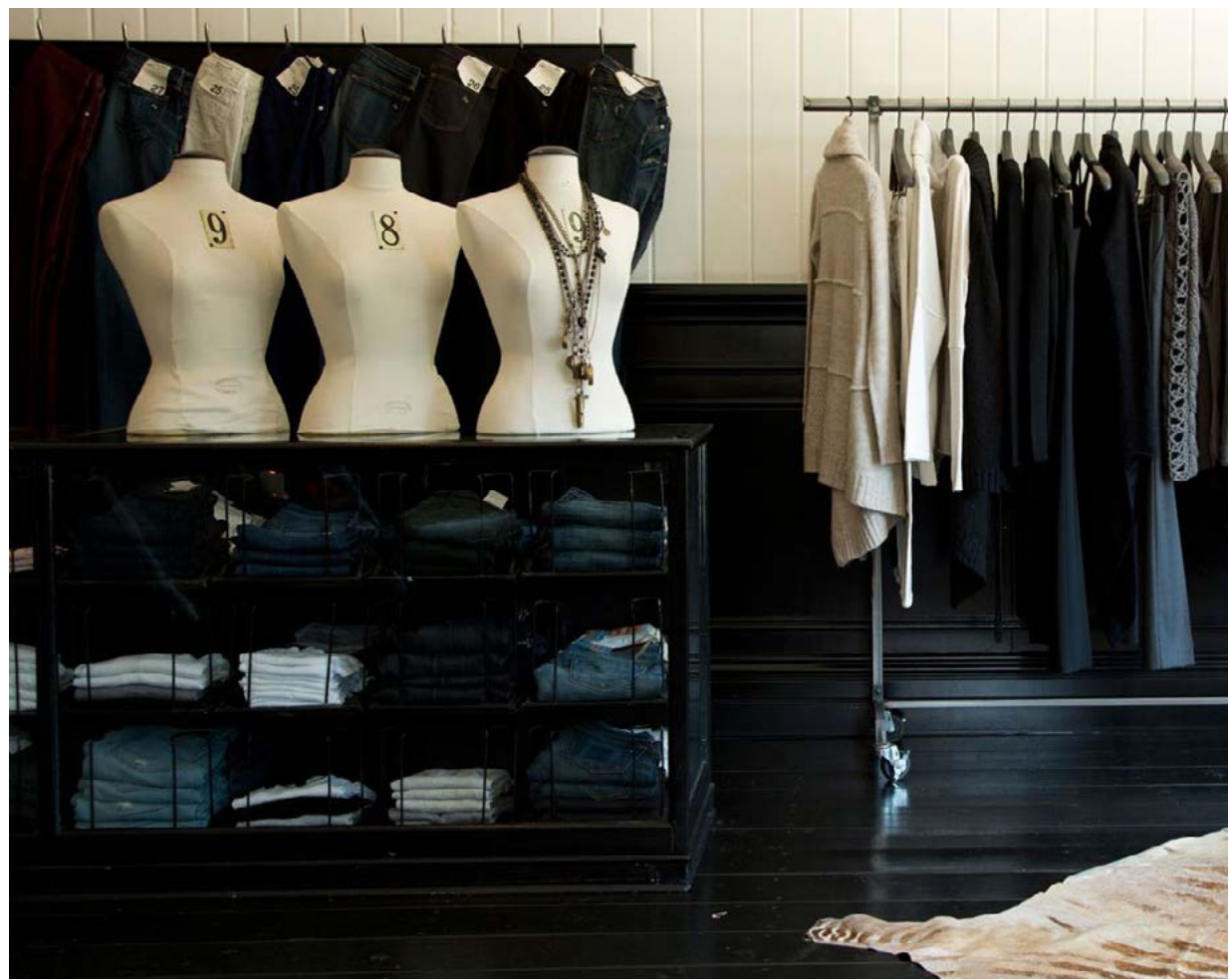
VENTURA BLVD

± 500 - 1,000 SF



13041
VENTURA BLVD

± 1,000 - 2,000 SF



STUDIO CITY

CALIFORNIA

Located on the north slope of the Santa Monica Mountains within the San Fernando Valley, Studio City is known as the “Beverly Hills” of the San Fernando Valley and as one of the hottest places to live in Los Angeles. A mixture of hip enclaves and residential streets offers area residents and visitors a cozy atmosphere alongside trendy dining and shopping destinations. The neighborhood boasts a booming business sector with a charming small-town allure and offers residents a less hectic lifestyle than nearby Hollywood’s urban hub-bub. Named after the renowned CBS Studio Center that started in the neighborhood, Studio City has long attracted film industry employees, writers, musicians and actors; its close location to most of the major Hollywood studios has resulted in the entertainment industry’s heavy influence on the area’s culture.

- *Situated prominently along the high-traffic Ventura Blvd (with 80,000+ VPD at the corner of Coldwater Canyon Blvd)*
- *Studio City is the most affluent neighborhood in the San Fernando Valley – \$142,000 incomes within 1 mile*
- *Studio City features the easiest access to LA’s Westside including Beverly Hills and West Hollywood Hotbed for destination retail and restaurants, from famed chefs to trendy coffee shops and high-end fitness clubs*
- *Situated amongst prestigious private schools, including Harvard-Westlake, The Buckley School, and Campbell Hall within a 5-minute drive of subject property*
- *Average home sale price: \$1,950,000 (source: Redfin)*

COLDWATER VILLAGE

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