



# 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+ feet of frontage on Ventura Blvd
- 80,000+ vehicles per day at the corner of Ventura and Coldwater Canyon
- ±650-2,300 square feet of available space currently
- ±80 parking spaces, run on a valet-assisted system

pressed juicery

SKIN LAUNDRY

STACEY+TODD  
WEST HOLLYWOOD • STUDIO CITY

STRETCH LAB

SusieCakes

SUGARED  
+  
BRONZED

Il Tramezzino  
Italian Cafe

VOYAGE ET CIE  
est. 2005

lenny.

Kalologie  
medspa

LE PAIN  
QUOTIDIEN

sweetgreen

SHAKE  SHACK®

drybar

bellacures®  
a salon for hands and feet

Philz Coffee  
ONE CUP AT A TIME









THE SHOPS AT  
SPORTSMEN'S  
LODGE

EREWON  
ORGANIC GROCER & CAFE  
EQUINOX

sweetgreen



SHAKE SHACK

Kalologie  
medspa

drybar

SKIN LAUNDRY

Trim  
a salon

STACEY TODD  
WEST HOLLYWOOD · STUDIO CITY

SusieCakes

pressed juicery  
SUGARED + BRONZED  
bellacures  
HYDRATION ROOM  
IV AND INJECTION THERAPY

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Tramezzina  
Italian Cafe

STRETCH  
LAB

lenny.

VOYAGE ET CIE  
est. 2005

LE  
Pain  
QUOTIDIEN

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

## Demographics

### 2023 POPULATION

1-MILE	3-MILE	5-MILE
21,342	191,671	538,652

### AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$142,425	\$120,473	\$113,998

### HOUSEHOLDS

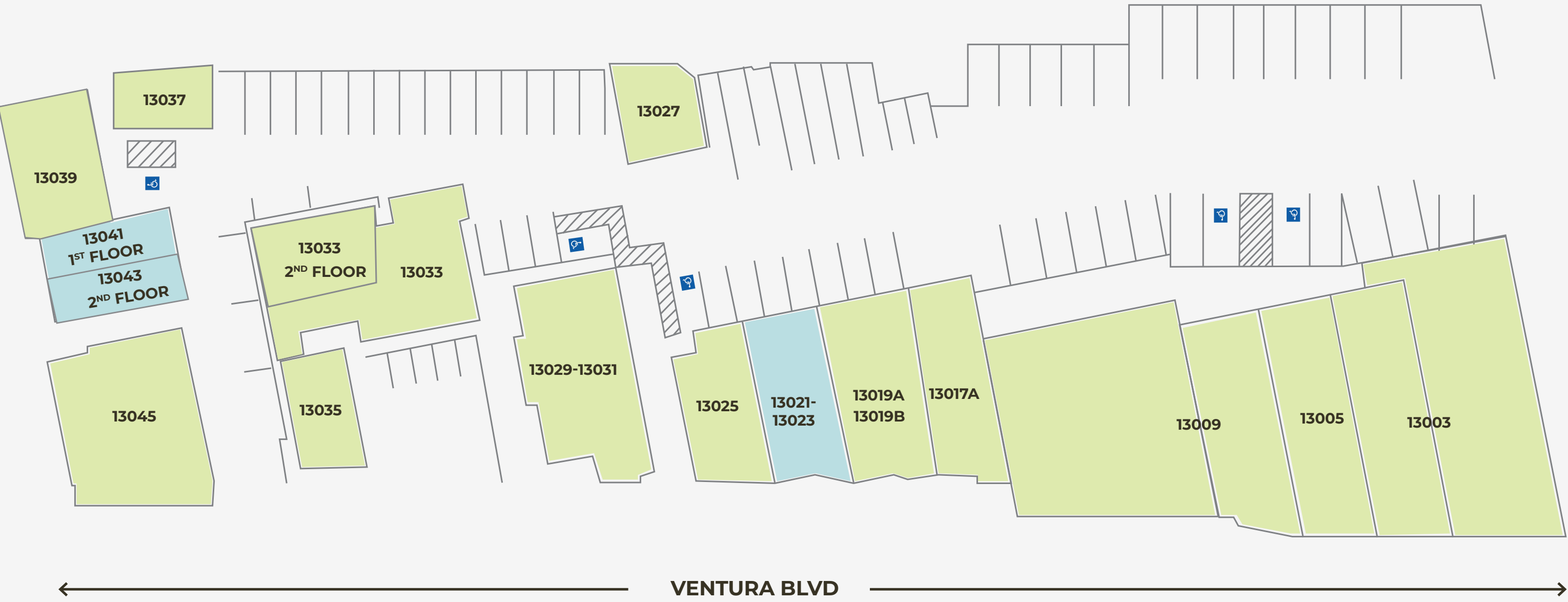
1-MILE	3-MILE	5-MILE
10,267	87,116	216,030

AVERAGE HOME VALUE  
PER REDFIN:  
\$1,950,000

“STUDIO CITY IS A “COMPELLING BLUR OF QUAIN



# SITE PLAN



AVAILABLE

OCCUPIED

Unit	Tenant	Size (SF)	Use
13003	sweetgreen		Restaurant
13005	Philz Coffee		Retail
13009	Shake Shack		Restaurant
13017A	Kalologie Medspa		Retail/Beauty
13019A	drybar		Beauty/Services
13019B	Skin Laundry		Retail
13021*	AVAILABLE	±1,360	Retail/Light Food
13023*			
13025	Stacey Todd		Retail
13027	Trim, a salon		Retail
13029	Susie Cakes		Retail/Light Food
13031	Il Tramezzino		Restaurant
13033	Hydration Room		Retail/Fitness
13033	Bellacures		Beauty/Services
13033	Sugared + Bronzed		Beauty/Services
13033	Pressed		Retail/Light Food
13035	Voyage Et Cie		Retail
13037	lenny.		Retail
13039	Stretch Lab		Fitness
13041	AVAILABLE	±1,150	Beauty/Services
13043	AVAILABLE	±1,200	Fitness
13045	Le Pain Quotidien		Restaurant

\* SPACE CAN BE DEMISED TO ±675 AND ±685 SF









± 1,360 SF Available  
Retail/Light Food  
(Can be demised to ±675 and ±685 SF)

13021 - 13023 Ventura Blvd.





13041 & 13403 Ventura Blvd.



## 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

## LEASING TEAM

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