CENTER AT COLDWATER Studio City, CA 91604

PROJECT FACTS

GLA: 52,500 SF

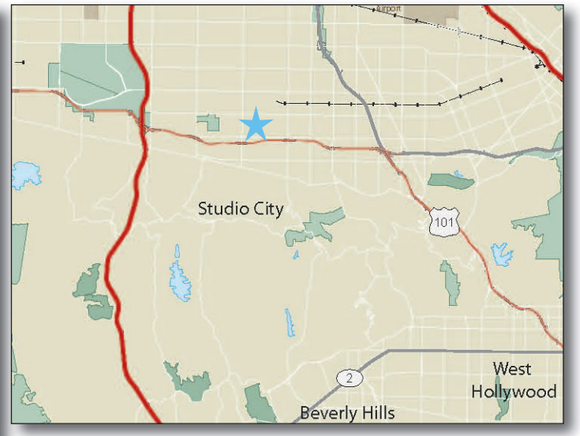
- Prominent specialty retail center located at the highly sought after Ventura Blvd & Coldwater Cyn intersection in Studio City
- Exceptional visibility via over 350 feet of direct Ventura Blvd frontage and storefront signage
- Abundant on-grade and subterranean parking
- Center rebranding and upgrades currently underway to enhance customer experience
- High traffic counts in excess of 80,000 cars per day
- Directly across from Sportsmen's Lodge, a new 150,000 SF Erewhon & Equinox-anchored lifestyle center

FEATURED TENANTS

Barry's Bootcamp, Nuey Aesthetics, Alfred Coffee, Pause Studio, De'Licee Cakes

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	23,761	$234,854	11,356
3 mile	200,132	$167,858	94,631
5 mile	536,307	$155,619	236,679



LOCATION

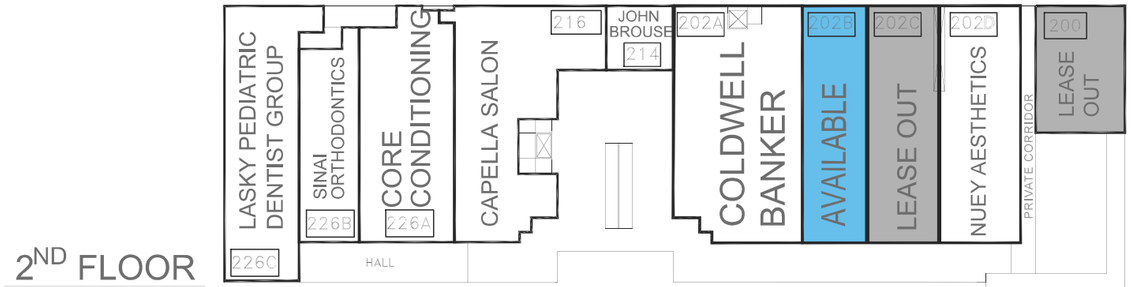
SWC of Ventura Boulevard & Coldwater Canyon

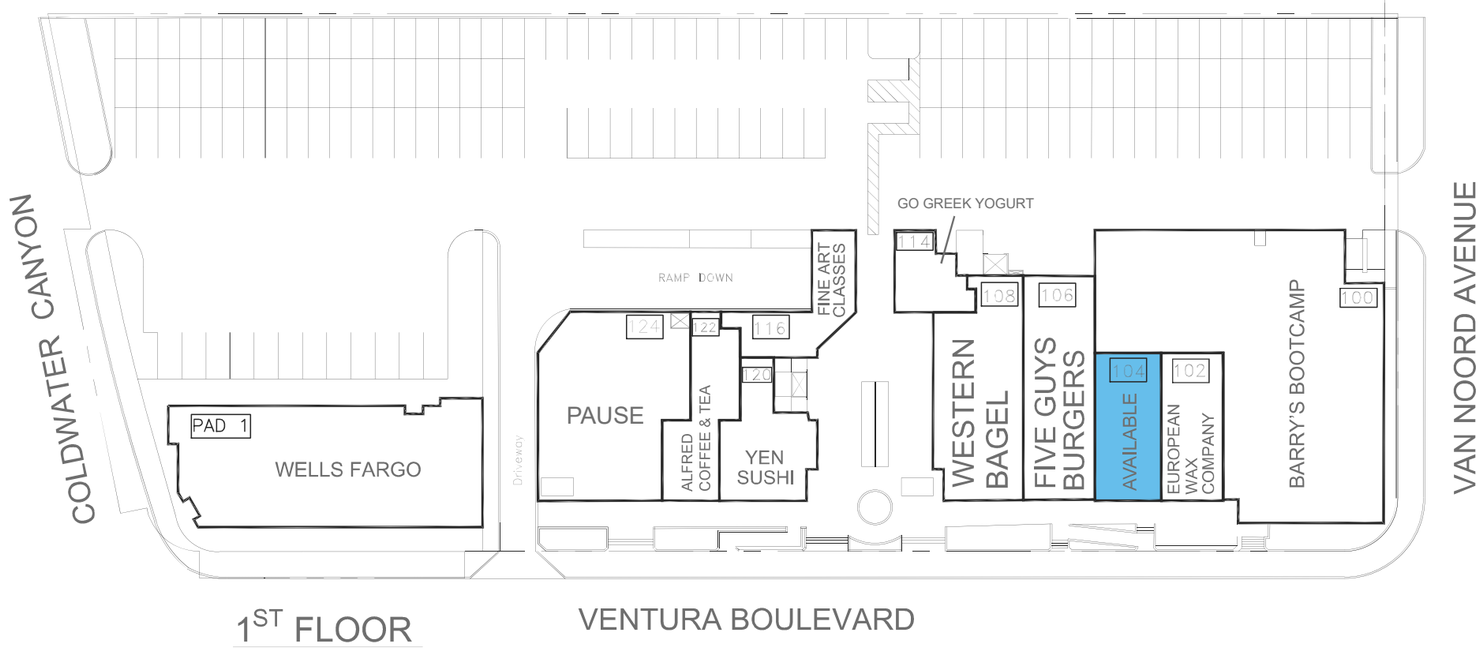
LEASING CONTACT

Gregory Briest | 310.550.2653
Greg.briest@cbre.com

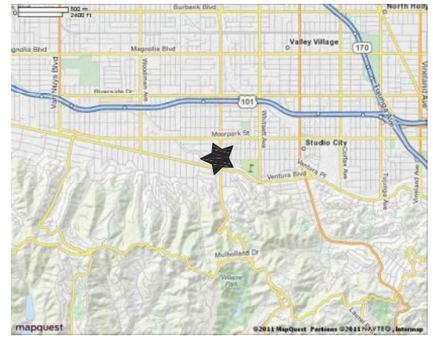
CENTER AT COLDWATER

SWC VENTURA BLVD. & COLDWATER CANYON, STUDIO CITY, CALIFORNIA





LEASING PLAN



TENANT ROSTER

100	BARRY'S BOOTCAMP	7,828 SF
102	EUROPEAN WAX COMPANY	1,239 SF
104	AVAILABLE	1,175 SF
106	FIVE GUYS BURGERS	2,478 SF
108	WESTERN BAGEL	2,448 SF
114	GO GREEK YOGURT	674 SF
116	FINE ART CLASSES	1,140 SF
120	YEN SUSHI	1,375 SF
122	ALFRED COFFEE & TEA	1,190 SF
124	PAUSE	3,430 SF
200	LEASE OUT	1,652 SF
202A	COLDWELL BANKER	3,967 SF
202B	AVAILABLE	2,161 SF
202C	LEASE OUT	2,222 SF
202D	NUEY AESTHETICS	2,710 SF
214	JOHN BROUSE ARCHITECTS	494 SF
216	CAPELLA SALON	3,387 SF
226A	CORE CONDITIONING	3,300 SF
226B	SINAI ORTHODONTICS	1,992 SF
226C	LASKY PEDIATRIC DENTIST GROUP	3,234 SF
PAD 1	WELLS FARGO	4,457 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	52,770 SF
ZONED =	
REV. DATE =	DEC 2025

CENTER AT COLDWATER

12910 VENTURA BLVD.
STUDIO CITY, CALIFORNIA 91604

COMBINED PROPERTIES INCORPORATED

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