The Shoppes at Coldwater Village
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The Shoppes at Coldwater Village
Ventura Boulevard

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LIC # 01996379 (CA)

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Site Plan

Proposed Division of Space A

<table>
<thead>
<tr>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Space A1 ± 929</td>
</tr>
<tr>
<td>Space A2 ± 710</td>
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<td>Space A3 ± 828</td>
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Space Available for Lease

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<th>Type</th>
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<th>Term</th>
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<th>Availability</th>
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<tr>
<td>Space A 13003 Ventura Boulevard</td>
<td>± 2,467</td>
<td>Restaurant / Retail</td>
<td>Upon Request</td>
<td>Negotiable</td>
<td>Raw Shell</td>
<td>Immediate</td>
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<tr>
<td>Studio City, CA 91604</td>
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<td></td>
<td></td>
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<td>Immediate</td>
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<td>Studio City, CA 91604</td>
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Development Summary

The Shoppes at Coldwater Village at 13003 Ventura Boulevard is a new ground-up project in trendy Studio City, the most affluent and exciting neighborhood in L.A.’s San Fernando Valley. Ideally located on the western edge of Ventura Blvd in Studio City, this destination property bridges the gap between the two most popular and increasingly wealthy suburbs of the Valley, Studio City and Sherman Oaks. Sweetgreen and Philz Coffee recently signed leases; approximately 3,500 SF of divisible square feet remains in the exciting development.

The subject property will effectively connect to the directly adjacent property (same ownership), which features a terrific mix of tenants such as DryBar, Susie Cakes, Bellacures nail spa, Pressed Juicery, Stacey Todd, PlateFit fitness studio, Sugared + Bronzed hair removal and tanning, Le Pain Quotidien, Il Tramezzino, Trim hair salon and more. Together with the existing adjacent property The Shoppes at Coldwater Village will be the premiere retail, service, and restaurant destination in the area.
### Building & Site Profile

| Address | 13003 Ventura Boulevard  
|         | Studio City, CA 91604 |
| Assessor’s Parcel Number (APN) | 2375-022-059 |
| Zoning | C2 |
| Gross Leasable Area | ± 8,000 SF |
| Lot Size | ± 0.42 Acres (18,520 SF) |
| Year Built / Renovated | 1948 / 2018 |
| Frontage | 140' |

### Property Highlights

- Delivery for The Shoppes is estimated to be Q1 of 2019
- Spaces will be delivered entitled for food use in a warm vanilla shell, stubbed for plumbing and electric and with access to a master grease interceptor if necessary
- There will be an outdoor patio space
- Ample parking served by complimentary valet parking is provided for customers
- Rent abatement plus a possible TI allowance
- Spaces able to be demised to a variety of sizes per tenant specifications
Complimentary valet with access to nearly 80 parking spaces directly behind premises.
Location Highlights

- Median home sale price $1,250,000, a 21% increase over the past year
- Situated prominently along the heavily trafficked Ventura Boulevard corridor, which sees traffic counts of ± 32,000 ADT
- Prestigious private schools Harvard-Westlake, The Buckley School, and Campbell Hall within 5 mins drive of subject property
- Studio City features the easiest access to LA’s west side including Beverly Hills and West Hollywood and is the most affluent neighborhood in the San Fernando Valley
- Restaurants and retailers who once shunned the Valley are now setting roots in Studio City, from famed chefs to trendy coffee shops and high-end fitness clubs
Los Angeles, California

As California’s liveliest and largest metropolis and the entertainment capital of America, Los Angeles has long been known as a city of dreams. The City of Angels is the second largest city in the United States and has been designated an Alpha world city. Located on Southern California’s Pacific coast, it is the main hub of the Southern California region with legendary Hollywood northwest of downtown, the San Fernando Valley to the east, and the inviting beaches of Santa Monica and Malibu to the west.

The economy of the city of Los Angeles is highly diversified, with strong sectors in services, wholesale and retail trade, manufacturing, government, financial service industries, transportation, utilities, and construction. The entertainment and tourism industries also contribute significantly to the economy. The trade volume of its busy port is the highest in the nation and one of the highest in the world.
The Location

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.

Ventura Boulevard Corridor

Ventura Boulevard is one of the primary east-west thoroughfares in the San Fernando Valley, running 18 miles beginning in Woodland Hills and ending in Studio City. The corridor is the world’s longest avenue of contiguous businesses and one of L.A.’s most famous streets, brimmed with old-fashioned thrift shops, vintage boutiques and old-school artisanal toy stores. Studio City itself boasts Ventura Boulevard’s popular Sushi Row, a throng of heavenly sushi restaurants clustered in one neighborhood. Accompanying the famed Sushi Row is a growing selection of innovative eateries and wine bars, one that has been drawing L.A. natives and visitors from all over the world.

Property Demographics

<table>
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<tr>
<th></th>
<th>1-Mile</th>
<th>2-Mile</th>
<th>3-Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>2018 Estimate: 23,329</td>
<td>84,477</td>
<td>206,180</td>
</tr>
<tr>
<td></td>
<td>Growth 2010 - 2018: 8.92%</td>
<td>8.82%</td>
<td>9.13%</td>
</tr>
<tr>
<td>Households</td>
<td>2018 Estimate: 11,176</td>
<td>39,140</td>
<td>93,313</td>
</tr>
<tr>
<td></td>
<td>Growth 2010 - 2018: 7.33%</td>
<td>7.15%</td>
<td>7.58%</td>
</tr>
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</table>

10 Minute Drive to Beverly Hills
Harvard-Westlake High School

Harvard-Westlake, one of the most prestigious college preparatory schools in the country, has its high school campus situated along Coldwater Canyon Avenue just south of Ventura Boulevard. The Shoppes at Coldwater Village is just a few minutes walking distance from the high school campus, making it a prime destination for students, faculty and parents to stop by before, after or during the school day, The Shoppes at Coldwater Village. With approximately 1,600 students enrolled, Harvard-Westlake has its student body spread out among two campuses. About 870 students attend the Coldwater Canyon high school campus, which houses grades 10-12; a number of the 730 students from its lower school campus, which houses grades 7-9, partake in after school extracurriculars at the high school campus as well.

The Buckley School

One of the oldest co-educational day schools in the Los Angeles area, The Buckley School is a college preparatory school for students in grades kindergarten through 12th grade of high school. The school is separated into three divisions – its lower, middle and upper schools – all of which are located on an 18 acre campus in Sherman Oaks. Buckley has an estimated enrollment of 830 students and employs over 100 faculty members.
Retail Space for Lease

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Studio City, California

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Pegasus is a boutique commercial real estate investment and advisory firm based in Los Angeles, California. Specializing in retail shopping centers, single tenant net leased and multifamily properties throughout the United States, Pegasus has consistently delivered on its 30 year reputation of providing high quality, white glove service throughout all stages of the investment sales process. Pegasus provides its clients, which include high net worth private investors, family trusts, private & public REITs, local and regional developers and syndicators with advisory services encompassing underwriting, market research, investment sales and asset management. Pegasus continues to set the bar for high quality, boutique investment sales brokerage and advisory by relying on its industry-leading talent which include experienced institutional and private sector investors.

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