



COLUMBIA SQUARE

RESTAURANT  
OPPORTUNITY





WE  
IMAGINE.







# A Vision for Hollywood

Both beloved and notorious, Tinseltown has long had a tantalizing hold on our hearts. We may lament its taste for flash over substance or applaud its singular moments of magic. But love it or loathe it, we can all agree that Hollywood is having a moment.

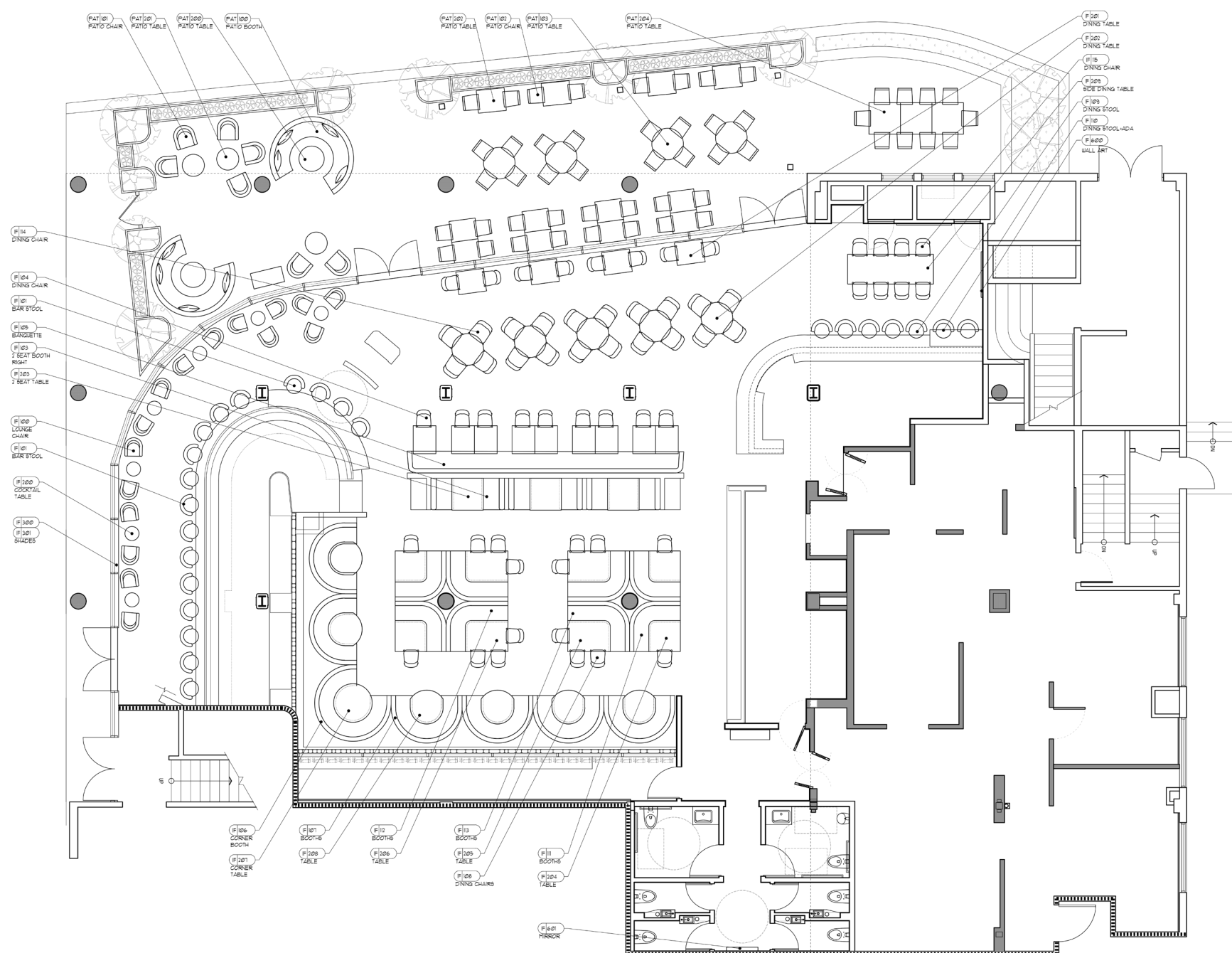
Enter Columbia Square. A physical expression of Hollywood at its best.

A modern interpretation of a studio lot, Columbia Square is home to innovative companies from around the world. Built on the fabled grounds of CBS, it's a media village that heralds historic and Class A workspaces, collaborative indoor/outdoor environments, walkable shopping and classic urban living.

It's a second act with impressive gusto.



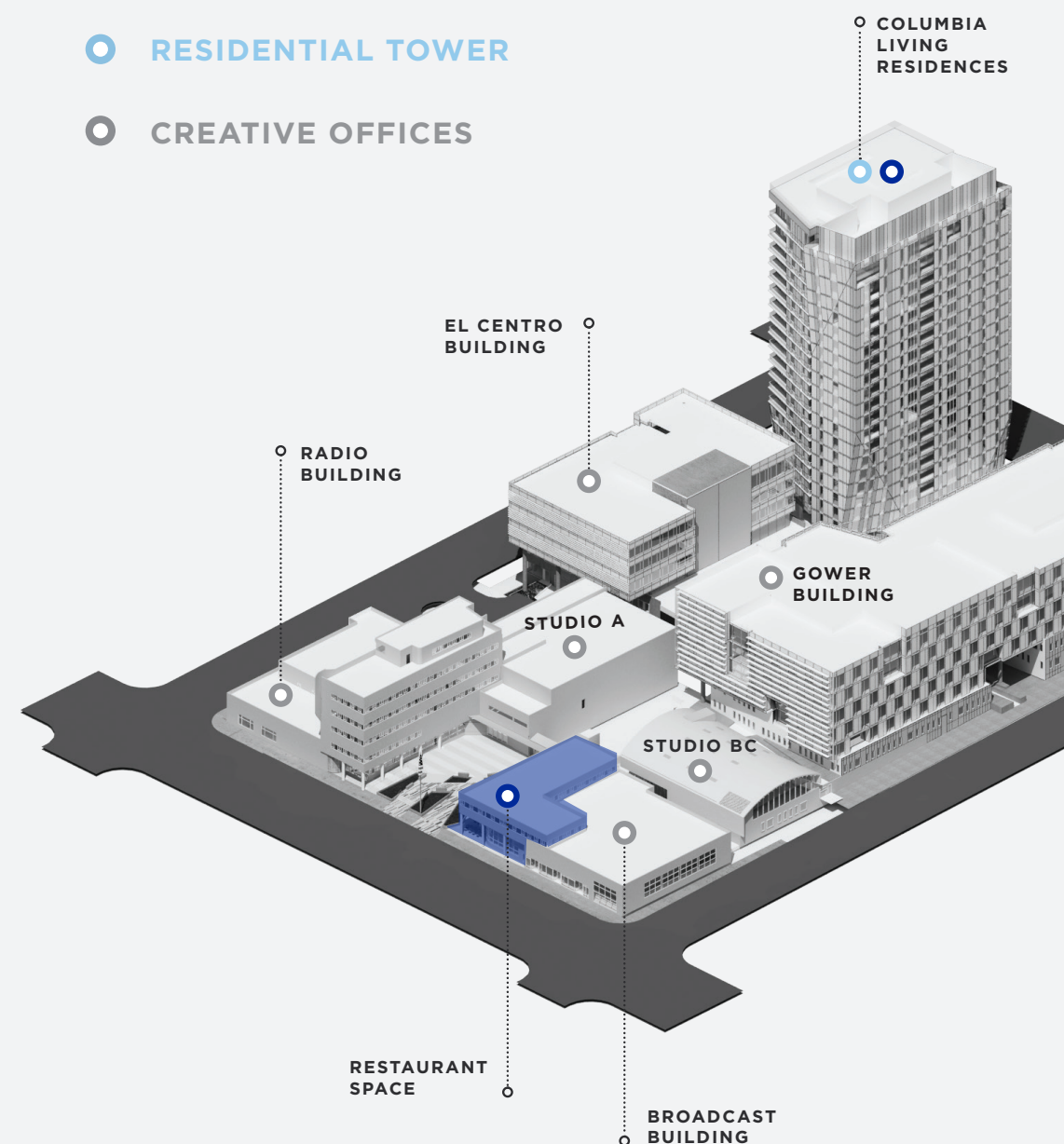
# Restaurant Floor Plan



○ RESTAURANT & RETAIL

○ RESIDENTIAL TOWER

○ CREATIVE OFFICES



- Ground-floor restaurant space
- 6,434 RSF





# Essentials for a Deliciously Stylish Life.



## RETAIL

Prime retail frontage  
on Sunset Blvd.



## PARKING

Courteous valet parking, abundant  
subterranean self-parking



## OUTDOOR SPACES

Lush, landscaped plaza and  
dedicated outdoor patio



## EMPLOYEES

Approximately 2,800 employees  
on-site daily



## AMENITIES

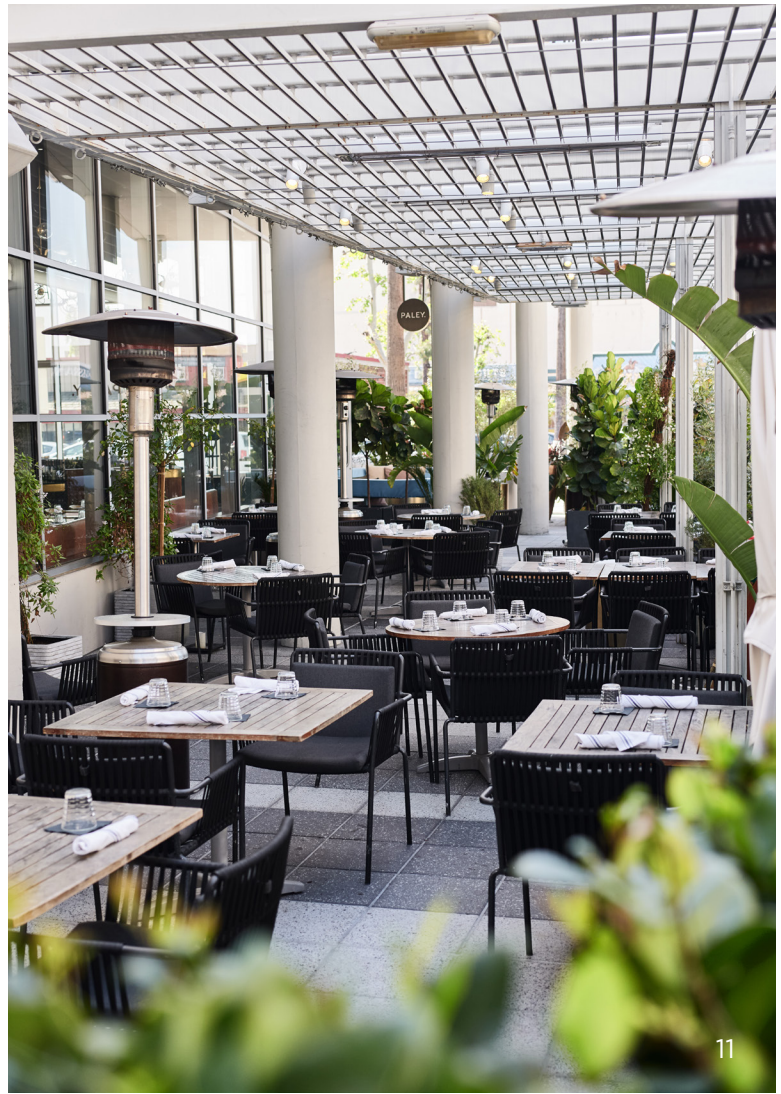
High ceilings and expansive  
kitchen with available FF&E



## VISIBILITY

Exceptional storefront visibility in a  
densely populated neighborhood







# The Neighborhood in Numbers

70,171

Population within 1 mile of project

2,800

Employees onsite, daily

31,068

Households within 10 minutes drive time

34,370

Daytime employees within 1 mile of project

21,543

Traffic volume at N. Gower St. and Sunset Blvd.

\$874,666

Median home value within 10 minutes drive time

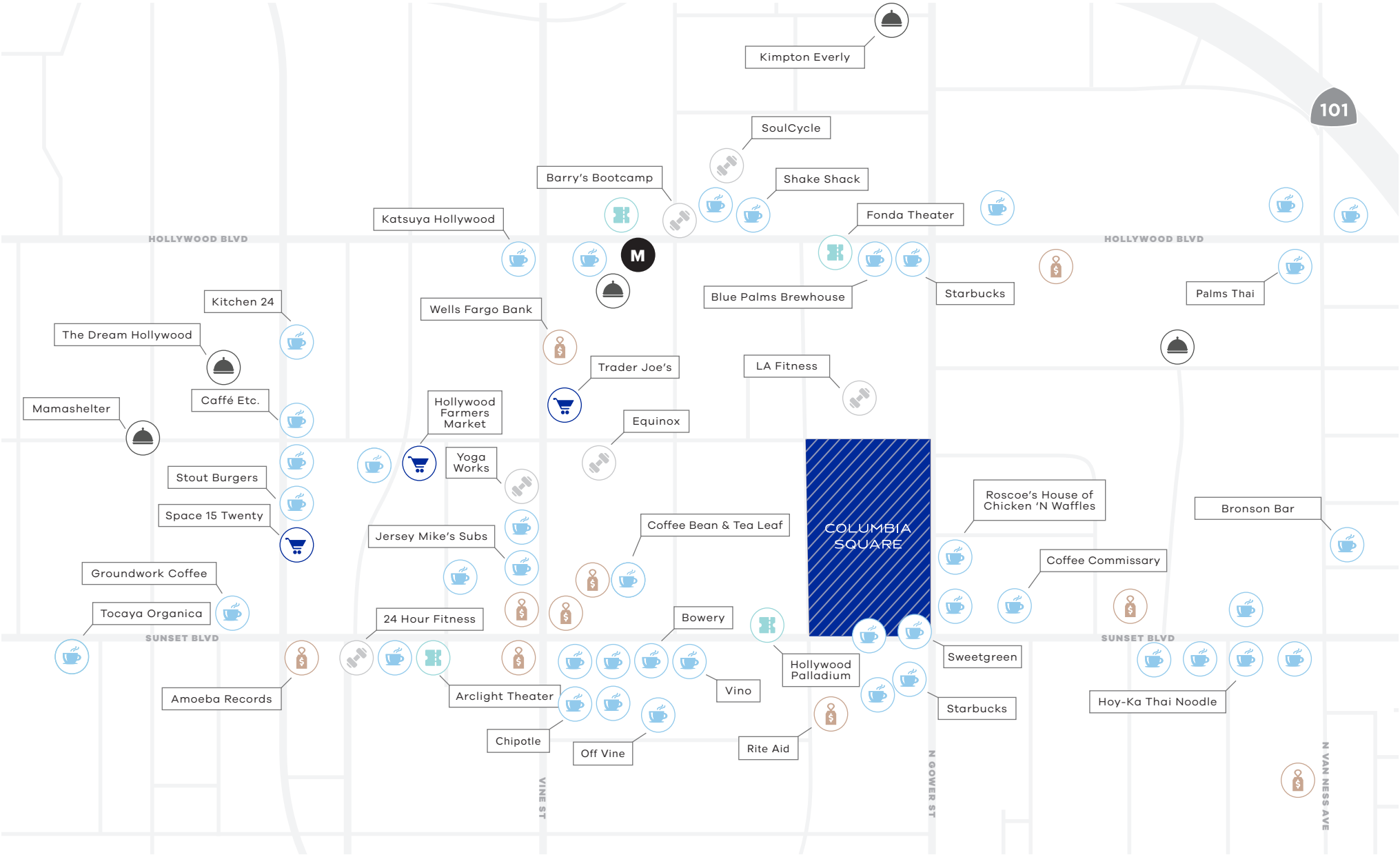
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# The Heart of Hollywood

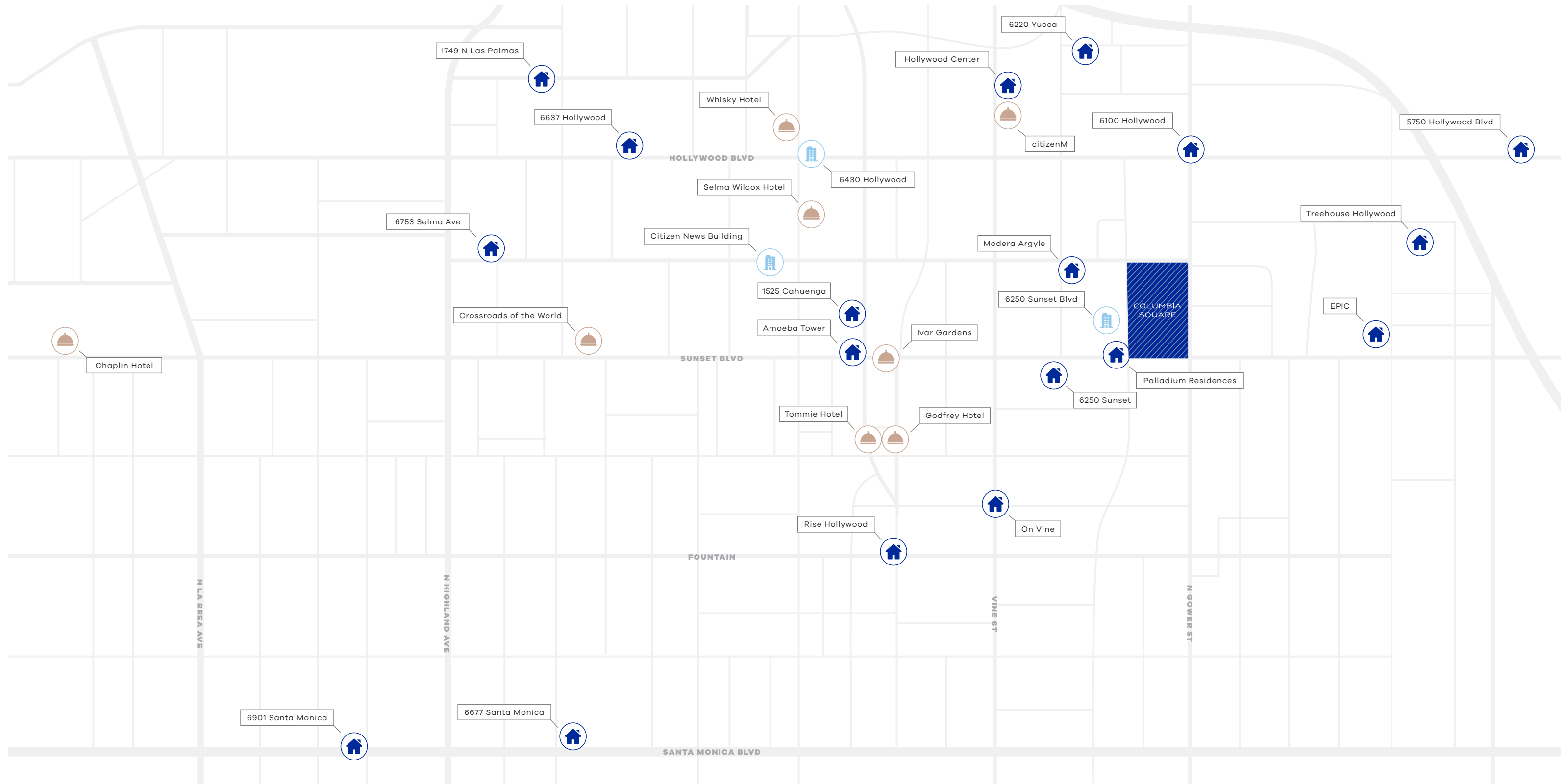
In the 1930s, Hollywood led the globe into and through a creative renaissance with radio, movies, and art. That innovative spirit is now stronger than ever with Hollywood changing the way we see technology, media, and culture. This is the neighborhood's second creative renaissance. Just as it reinvented media in the 20th century, Hollywood is at it again—leading the charge in redefining technology and communication, attracting media disrupters and tech innovators such as Netflix and Viacom. And Columbia Square is at the epicenter of this revitalization.



## Area Amenities




- Restaurant
- Retail Center
- Retail Service
- Theater
- Hotel
- Athletic Facility
- Metro





# Hollywood Developments

Hollywood's development is booming. Here are highlights of 18 projects that are contributing to one of LA's most-visited neighborhoods.

-  Office
-  Residential
-  Hotel



# Office Mixed-Use Development



## 6430 Hollywood

260 housing units and 17,800 SF of retail and restaurant space

15-story mixed-use project



## Citizen News Building

15,788 square feet of flexible event space while activating the ground floor with two restaurants

Transforming the historic Art Deco building on Wilcox and Selma

30

Projects in the pipeline for Hollywood that are drastically changing the landscape.

67%

Office space in Hollywood is expected to balloon by 67% by 2021



## 6250 Sunset

4,700 SF ground floor retail space

\$54mm mixed-use development adjacent to historic Earl Carroll Theatre

Slated to open 4Q 2019

COLUMBIA SQUARE



## On Vine

200 luxury residential units with 4,000 SF ground-floor restaurant

Mixed-use complex of 300,000 SF of office fully leased to Netflix



## EPIC

280,000 SF of new offices

18,400 SF of ground-floor retail space



# Hotel Development

## 1,200

Hotel guest rooms slated for opening by 2021



### Crossroads of the World

308-room hotel

190,000 SF of commercial space



### Ivar Garden

275 rooms, 1,900 SF retail space, rooftop pool

Art Deco-inspired tower



### Godfrey Hotel

260 housing units and 17,800 SF of retail and restaurant space

15-story mixed-use project



### citizenM Hotel

15,788 square feet of flexible event space while activating the ground floor with two restaurants

Transforming the historic Art Deco building on Wilcox and Selma



### Tommie Hotel

175 guest rooms

Ground-floor restaurant of 5,000 SF and rooftop pool

Hotel is under construction and slated for completion March 2020



### Selma Wilcox Hotel

114-room hotel adjacent to the Dream Hollywood featuring rooftop deck

Food and entertainment space



# Residential Development

4,000

Residential units under development

70,171

Number of residents within a 15-minute walk



## 6100 Hollywood

22-story tower featuring 220 apartments

Construction will begin in 2020



## Palladium Residences

731 apartments

Two 30-story mixed-use towers directly behind the Palladium

Retail and restaurant along Sunset Blvd

Average cost of 1-bedroom residential unit in LA:

- Koreatown - \$1,970
- East Hollywood - \$2,077
- Silver Lake - \$2,198
- Studio City - \$2,351
- Hollywood - \$2,485
- DTLA - \$2,649
- West Hollywood - \$2,927

261%

Residential development in Hollywood has increased 261% from 2001-2016



## Amoeba Tower

28-story tower with 232 residential units

7,000 SF of commercial space

Target opening 2021



## 6677 Santa Monica

659 apartments

20,000 SF of retail space

Slated for completion 4Q 2019



## Hollywood Center

1,005 apartments and condos

Two towers of 35 and 46 stories and two 11-story buildings adjacent to Capitol Records building



# Office & Studio Density

Fender, Kilroy Realty, Hollywood Palladium, Netflix, Sunset Bronson and Gower Studios are among the tenants near Columbia Square.

**NETFLIX**

1.4M SF

Netflix will occupy more than 1.4M SF of office space within a quarter mile of Columbia Square

**VIACOM**

180K SF

Viacom occupies 180,000 SF of office space at Columbia Square

*Fender*

1,500 EMPL

Fender has 1,500 employees working out of its of office at Columbia Square



450 EMPL

Capitol Records Building office occupies 105,000 SF and houses approx. 450 employees, located half a mile from Columbia Square



360K SF

Paramount Studios includes 360,000 SF of stages and 800,000 SF of office space, located a mile away from Columbia Square



10 AC

Located a quarter mile from Columbia Square, Sunset Bronson Studios spans 10-acres of TV and movie studios



14 AC

Sunset Gower Studios houses 14 acres of movie studios and sits across the street from Columbia Square



# cultivate.

HOSPITALITY GROUP

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**PETER PETERSON**

President and Managing Partner  
917 420 1287  
peter@cultivate-hospitality.com

**CHARLIE KIM**

Assistant Vice President  
310 844 7787  
charlie@cultivate-hospitality.com  
license 02045305

**CULTIVATE HOSPITALITY GROUP**

901 Hancock Ave, Suite 406  
West Hollywood, CA 90069  
310 844 7786

**K I L R O Y**

WHERE INNOVATION WORKS