



Reseda Theatre

+ PUBLIC MARKET



18447 West Sherman Way, Reseda, CA 91335

The Reseda Theater + Public Market will transform a long-vacant theater in the heart of Downtown Reseda into a 15,860 SF food hall/small business incubator for food businesses, a small movie theater, and non-profit space.



www.azuredevelopmentco.com



Be a Part of Creativity + Innovation

From the time it opened in 1948, the **Reseda Theater** served as the centerpiece of Reseda's thriving business district. However, by the 1970s the movie had fallen into decline. For a few years in the 1980s, the Reseda Theater operated as a Spanish-language movie house, advertising under the name Cine Reseda, but eventually in 1988, the Theater shut its doors. The building remains vacant today.

Azure will transform this long-vacant theater into a 15,860 SF food hall and small movie theater with a unique space for local chefs and culinary variety. We don't like labels though-so we don't call ourselves a food hall. We like to think that we are reinventing restaurant spaces blending our development expertise with a creative approach to design and dining. **Reseda Theater + Public Market is about authenticity, creativity, and fresh variety.**

A PLACE TO BRING THE FAMILY FOR BRUNCH ON SUNDAY.

A PLACE FOR YOU AND YOUR GIRLS TO HAVE A GLASS OF WINE AND CATCH UP ON THE LATEST.

A PLACE TO GRAB DINNER WHEN YOU ARE ON THE GO AND CAN'T STAY - THOUGH WE WILL MISS YOU!

Seating, Parking + Amenities

Reseda Theater & Public Market's success derives from an attention to detail and its deep experience in creating retail environments that flourish. Creating the right experience begins with how easy it is to find Reseda Theater & Public Market, access to parking and then the dining experience once you arrive and enjoy the facilities.

Reseda Theater & Public Market is designed to have communal and private seating areas, a beer or wine garden with 92 seats.

Ample parking on City-owned lots throughout Sherman Way and Reseda Boulevard.





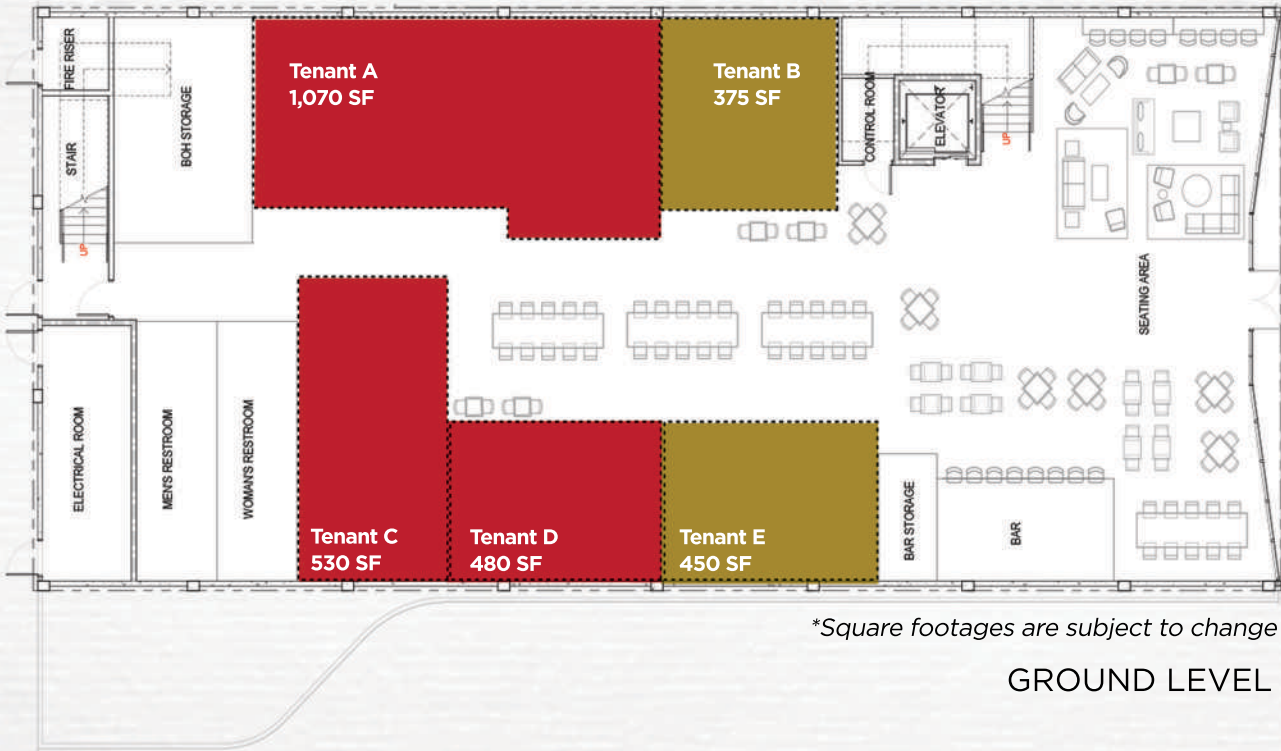
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TENANT SUITE BUILDOUT

The food hall will be programmed for six (6) specialty tenants including a beer or wine garden and one (1) anchor tenant. Each suite will have a "frontage" that can be creatively customized for each tenant's brand, menu, and identity. Those tenants that execute a lease early will have the most flexibility to customize lighting, cue lines and construction materials.

In a standalone restaurant, an operator would have to fund their own buildout, which can cost between \$500,000 and several million dollars depending on the location and size of the project. Reseda Public Market offers a full build-out for its tenants which will require little to no cost to customize your suite.

In addition to building out their suite, tenants will be offered a forgivable loan of up to \$50,000 for start-up costs or equipment. These loans will be forgiven over the term of their lease. We want them to thrive at Reseda Theater + Public Market and recognize each tenant will bring a brand and presence to the food hall.



*Square footages are subject to change

GROUND LEVEL



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The Location

The Reseda Theater & Public Market will transform a long-vacant theater in the heart of Downtown Reseda into a 15,860 SF food hall and small movie theater. The theater is located on Sherman Way between Reseda Boulevard and Canby Avenue in Downtown Reseda. The 101, 405 and 118 Freeways are accessible within a 5 mile radius and the site is centrally located in the San Fernando Valley surrounded by other businesses and housing developments.

The Trade Area

The site is located in the heart of the Reseda Commercial District on Sherman Way between Reseda Boulevard and Canby Avenue. The Theater is a landmark in the San Fernando Valley.



Map not to scale



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THE DEVELOPER

Integrity + Creativity + Community

Azure Community Development, Inc. was created to develop transformation projects in collaboration with and in harmony with the Communities they serve. Each development gives back to the Community with local hiring, architecture excellence, affordability or a carefully selected tenant mix.

Azure Community Development, the creator of Reseda Theater & Public Market, was founded by a Latina entrepreneur who started the company from her garage. We are committed to helping other small, female, or minority entrepreneurs in pursuing their dreams. Selected tenants at Reseda Theater & Public Market will be paired with public agencies to seek low cost loans or grants to fund the tenant buildout costs. These programs are highly dependent on operator experience and credit history, but we are committed to helping to create a plan for the up-front costs for those tenants that may need to find non-traditional investment sources. We do expect selected tenants to hire employees from the local area, where possible, and contribute back to those who need help in the community.



For Leasing Information contact: Sandra Hernandez
Cell: 213.448.1364 or email: sandra@azuredevelopmentco.com
Azure DRE No. 02017031 • www.azuredevelopmentco.com