



AZURE
DEVELOPMENT

— ANNOUNCES —



RESEDA
MOVIE THEATER

THE REVIVAL OF

18447 SHERMAN WAY AT RESEDA BOULEVARD • SAN FERNANDO VALLEY, LOS ANGELES, CALIFORNIA

FOR LEASING INFORMATION:

VANESSA DELGADO, DRE #02017031
PHONE NUMBER: 323.477.1160
VANESSA@AZUREDEVELOPMENTCO.COM

THE REVIVAL OF THE RESEDA THEATRE



ABOUT THE DEVELOPER: INTEGRITY • CREATIVITY • COMMUNITY

Azure Development is focused on creating transformational projects with integrity. Our team brings an expression of hope to each site and are empowered to customize each project for its surroundings. We understand that each building must work in harmony with the community and nature to thrive.

Azure encourages its employees to create innovative buildings in a team-based environment. All projects feature an attention to detail and respect for area residents. Our core values of integrity, creativity and community drives our mission and each task that we commit to.

The firm is certified as a small business and is women owned. Azure is processing its Minority Business certification and had a non-profit arm called Azure Community Development that can implement affordable housing.

ABOUT RESEDA THEATER:

- Built in 1948, the Reseda Theater was designed by the esteemed architect S. Charles Lee
- Located in the heart of the Reseda Commercial District
- A landmark in the San Fernando Valley
- Ample parking on City-owned lots throughout Sherman Way and Reseda Boulevard

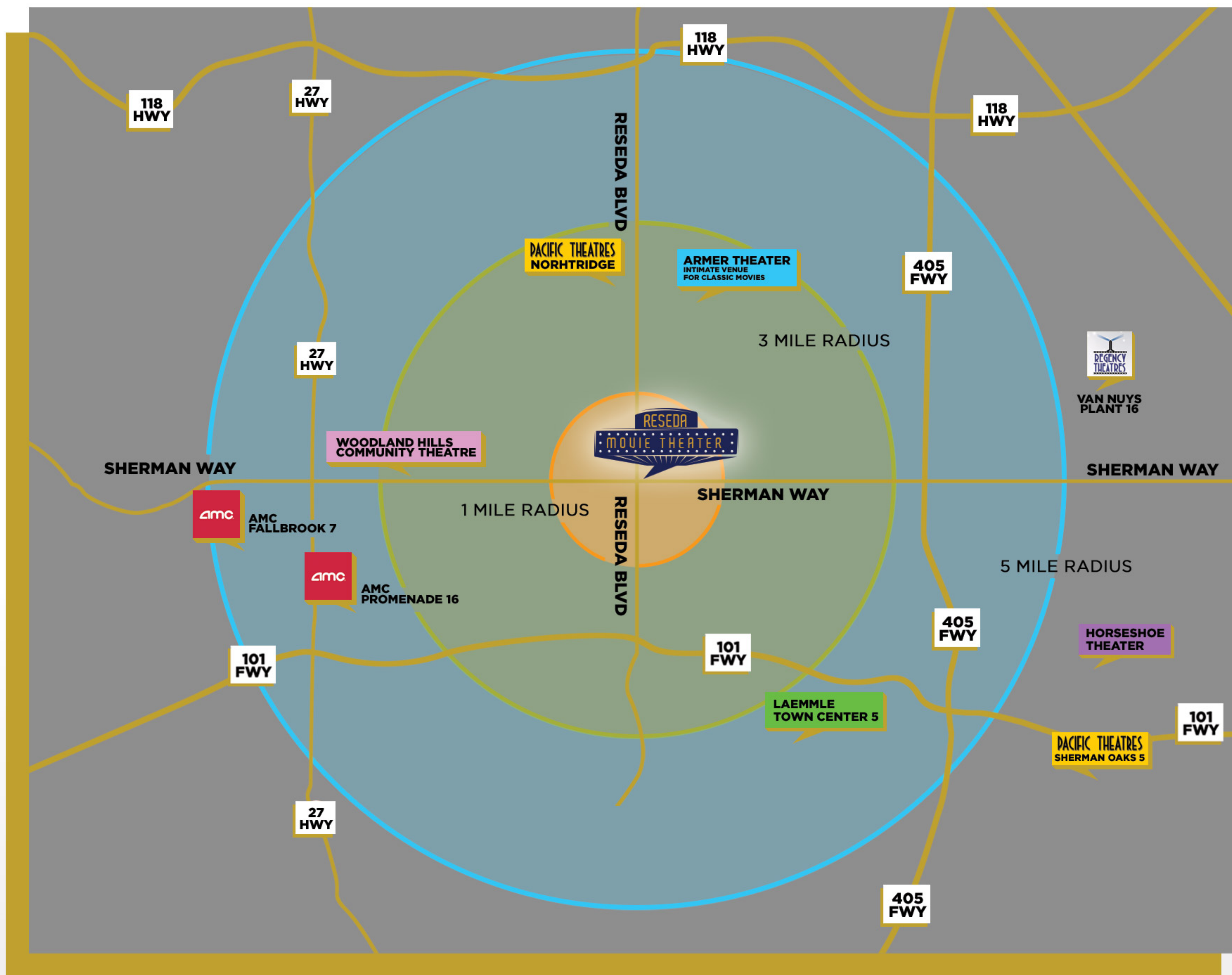
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CAPTIVE AUDIENCE IN A 3-MILE RADIUS



A GAP IN THE TRADE AREA



DENSE, YOUNG, COMMUNITY WITH DISPOSABLE INCOME

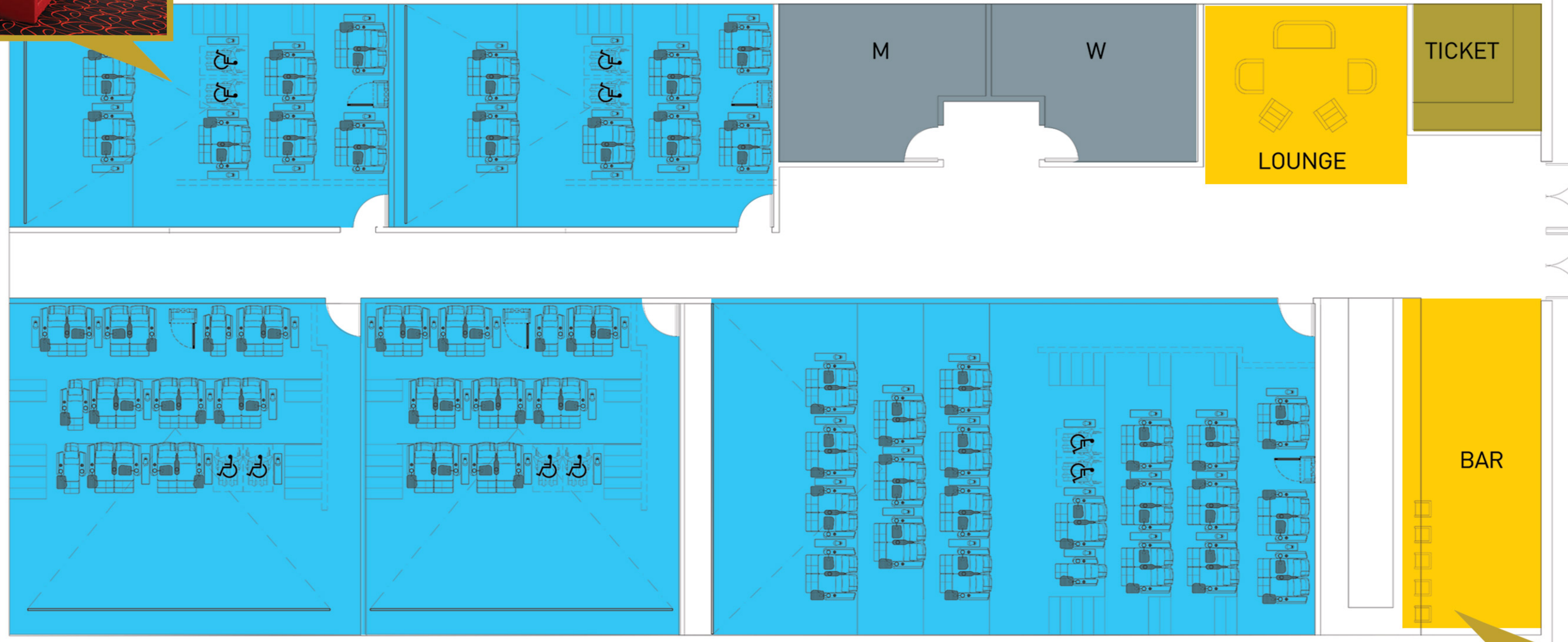
DEMOGRAPHICS	3 MILES	5 MILES
Population	238,655	608,425
Median Age	37.9	36.8
Median Household Income	\$89,778	\$97,202
Some College	21.5%	19.8%
Bachelor's Degree	22.2%	23%

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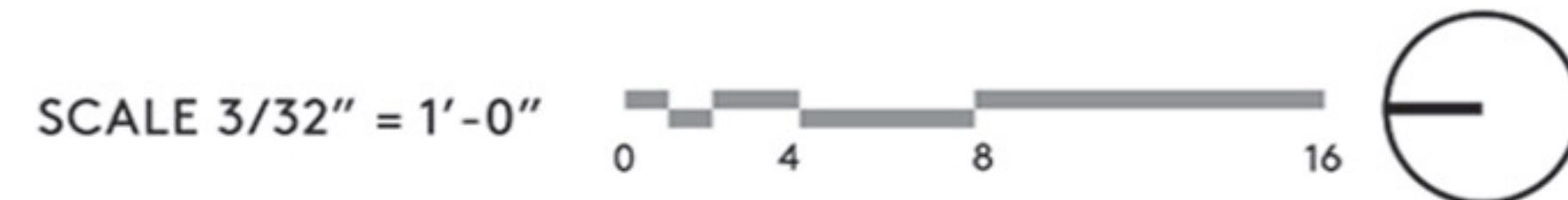


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RENOVATED FLOOR PLAN



■ SCREENING ROOMS ■ RESTROOM
■ LOUNGE AREA ■ TICKET BOOTH



PROJECT FEATURES:

- 8,400 SF to be fully upgraded by developer and renovated into a boutique cinema with five screening rooms
- Includes a 2-level up-scale lounge area for guests
- Fully entitled project with construction slated to begin late 2020. Opening 2021
- Developer to also process on-site alcohol consumption license for tenant
- Historic Marquee Signage will be preserved
- Large mural planned for building elevation adds to tenant signage opportunity

