



IVY STATION

CULVER CITY

PRESS RELEASE
For Immediate release

IVY STATION FILLS RETAIL SPACES WITH PURVEYORS OF FOOD, FITNESS – AND FUN!

LOS ANGELES – December 12, 2019 – Ivy Station’s development team, which includes Lowe and AECOM-Canyon Partners, today revealed the first specialty restaurants, cafes, retailers and services for the 50,000 square feet of ground floor retail space at the mixed-use development. Ivy Station will be home to Equator Coffees, LA Ale Works, Marmoun’s falafel, StretchLab, YogaSix and Healthy Spot when the property opens in mid-2020.

Ivy Station is a 500,000-square-foot mixed-use development currently under construction adjacent to the Los Angeles Metro Expo Line station in Culver City. The retail spaces will bring a thoughtfully selected group of businesses to serve existing area residents and commuters along with new residents of Ivy Station’s 200 apartments, known as Upper Ivy, as well as the workers at Warner Media that will occupy Ivy Station’s 240,000-square-foot office building, and guests at The Shay, the 148-room boutique hotel at Ivy Station.

“These are the first retail leases at Ivy Station and indicative of the retail direction, which is to provide a collection of food, fitness and fun experiences,” noted Tom Wulf, executive vice president, Lowe. “We are in discussions with other equally dynamic businesses and will have additional announcements in the near future.”

First retail and restaurants

Equator Coffees will open its first Southern California cafe at Ivy Station, in an approximately 1,400-square-foot space along with an outdoor seating area, offering its signature beverages as well as an appealing selection of menu items for breakfast and lunch. Equator Coffees is a California company known for its exceptional quality coffees that are created in a sustainable and socially responsible manner. Its cafes are uniquely tailored to their neighborhood and serve as welcoming centers for diverse communities to connect through the craft of coffee. Founded in 1995 in Marin County, the company has its own coffee roastery, a farm in Panama, was an early partner of Fair Trade USA and was the first California roaster to become a certified B Corporation.

Following a stellar debut in Hawthorne, **LA Ale Works** will open its second tasting room here in approximately 1,800 square feet plus an outdoor patio. Fresh, daily brewing is their mission, finding inspiration in the community is their passion. With over 20 taps, LA Ale Works second tasting room will be a showcase for its diverse range of locally inspired beer. This gathering place for the community will connect and engage customers with beer education, themed nights, bright artwork and a whole lot of fun.

An iconic New York eatery, Mamoun's falafel is entering the Southern California market opening its first location in an approximately 1,700-square-footspace along with an outdoor dining area. Mamoun's serves authentic Middle Eastern Cuisine and served in a traditional environment. The menu is built around its own signature recipes, with each item made from scratch and from only the freshest natural ingredients and imported spices. Opened in 1971 in Greenwich Village, Mamoun's has a devoted following that is drawn to its high-quality food, fast service and affordable prices. It is the oldest falafel restaurant in New York and one of the first Middle Eastern establishments in the United States. Mamoun's Culver City will be locally-owned and operated by the Yusufaly and Kapadia families with additional locations throughout the greater Los Angeles area coming in the near future.

Recognizing the vital role of flexibility for a healthier life, **StretchLab**, with its highly trained Flexologists, will open an approximately 1,000-square-foot studio. StretchLab has redefined the approach to a good stretch. Clients receive customized stretches that identify tightness and imbalances through a combination of static, dynamic and PNF stretching. Improving range of motion and flexibility is essential for people of all ages and abilities.

From hot and powerful to slow and mindful, **YogaSix** offers six type of classes all designed to be energizing, empowering and fun. In its 1,600-square-foot studio, members will have access to expert staff trained in the YogaSix methodology that welcomes beginners and challenges those with a deeper practice, guiding all toward the achievement of their fitness goals. In addition to modern yoga in a friendly, boutique setting, the studio offers the latest trends in activewear as well as mat and towel service for member convenience.

Pets are welcome community members at Ivy Station and **Healthy Spot** will be there to provide everything needed for a pet's healthy lifestyle. The approximately 2,000-square-foot facility offers a wide range of quality dog and cat products and nutritious foods made from premium ingredients that are manufactured safely and ethically. Healthy Spot also provides best-in-class dog grooming, obedience training and nutrition consultations.

CBRE brokers Zachary Card, Erik Krasney, and Brent Howell are leading the retail leasing team for Ivy Station.

Ivy Station is set on 5.2-acres, bounded by Venice, National and Washington Boulevards, centrally located in Culver City, midway between Downtown Los Angeles. The buildings are set around a two-acre publicly accessible outdoor space that will be programmed with a variety of activities and entertainment, with 1,500 below-grade parking spaces, 300 of which will be dedicated for use by Metro transit riders. Ivy Station is at the epicenter of a burgeoning creative and media district in Culver City. In addition to WarnerMedia, nearby studio space has been leased to Apple and Amazon, joining legendary Sony Pictures Studios.

About Lowe

Los Angeles-based Lowe, formerly known as Lowe Enterprises, is a leading national real estate investment, development and management firm. Over the past 47 years, it has developed, acquired or managed more than \$32 billion of real estate assets nationwide as it pursued its mission to build value in real estate by creating innovative, lasting environments and meaningful experiences that connect people and place. Lowe currently has more than \$2 billion in commercial real estate projects in the pipeline or under development. Its commercial management subsidiary, Hospitality at Work, delivers performance and service beyond the expected to office properties nationwide. Its hotel management subsidiary, CoralTree Hospitality Group, creates individual experiences and sustainable value at hotels and resorts in the US, Puerto Rico and Mexico. In addition to its Los Angeles headquarters, Lowe maintains regional offices in Southern California, Northern California, Charleston, Denver, Seattle, and Washington, DC. For more information visit www.Lowe-RE.com

About AECOM-Canyon Partners

AECOM-Canyon Partners is a joint venture between AECOM Capital, the investment adviser of global infrastructure firm AECOM, and Canyon Partners, LLC, a global alternative asset management firm with over \$25 billion in assets under management. AECOM-Canyon Partners was established to develop large-scale, institutional quality commercial real estate projects in top U.S. markets. In addition to capital, AECOM-Canyon Partners provides best-in-class design, construction management and engineering expertise as well as credit support for its development partners. For more information, visit www.aecomcapital.com and www.canyonpartners.com.

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