

PLAYA VISTA

LUXURY | LIFESTYLE | HOME



Your Oasis on the
WESTSIDE

Open Spaces
**MEET URBAN
PLACES**

Discover
**SILICON
BEACH**



BLUFF CREEK FIELDS



LUXURY HOMES



HOWARD HUGHES' PRIVATE RUNWAY



THE CAMPUS



RIPARIAN CORRIDOR



THE SHOPS AT CONCERT PARK



SOL MEXICAN COCINA

PLAYA VISTA



Reimagining life on the Westside of Los Angeles was at the core of the initial Playa Vista community design. The idea was to create a fresh way to look forward while recognizing the historical significance of the land where Howard Hughes once built an empire and his famous Spruce Goose. From the defining innovation that led to jumbo jets to the hub for innovation it is today, just maybe this place has always been ahead of its time. That meant a new style of intertwining thoughtful architecture, parks, social connectedness, open space and technology with some of the best urban planning principles to make way for a new kind of community. The place we once dreamed of has now grown up and we're excited to share it with you.

WELCOME TO PLAYA VISTA

Playa Vista is a Los Angeles destination in its own right.

This is where a tech hub, open space, recreation, entertainment, shopping and dining all come together to reinvent the way you live on the Westside. Everything is just a walk away.

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Dining, Shopping, Theater



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Fitness, Pools, Events



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The Ultimate Westside LOCATION



Playa del Rey

Just a mile down Jefferson Boulevard and you'll be soaking up the sun in the charm of Playa del Rey. Cafés, juice bars, eclectic boutiques and an old-fashioned post office make strolling through this beach town something special.



Abbot Kinney

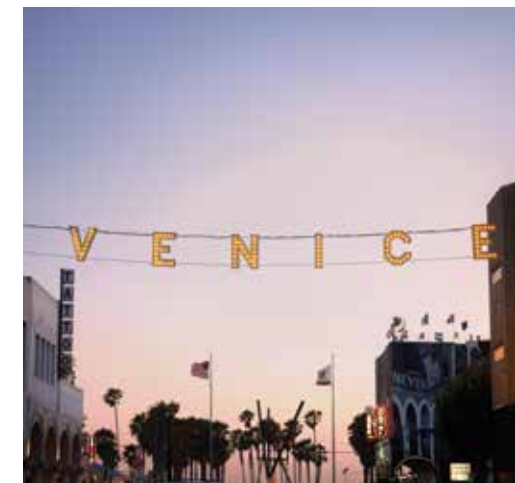
This trendy 1.5-mile stretch of high-end boutiques, gourmet eateries, quirky bookstores and uber-hip fitness studios in Venice is just the right mix of laid-back coastal and edgy hipster.

You're right where you want to be and close to everything else—only 1.5 miles to the beach and 10 minutes from Abbot Kinney and LAX. Even closer, Marina del Rey, Playa del Rey and Venice Beach are all the right places for surfing, shopping, tasting, art, music or just hanging out.



Marina del Rey

Grab your bike or a ride on the Beach Shuttle and head to cool shops and restaurants along the waterfront. Enjoy a concert or two at Burton Chace Park during the summer. Or hop on the WaterBus and float your way to an open-water adventure of kayaking or paddleboarding.



Venice

Nothing's better than enjoying a bacon-wrapped hot dog while catching a creative street performance on the famous boardwalk of Venice Beach.



Santa Monica

You can't go wrong with a visit to Santa Monica. Its iconic pier and shopping at Third Street Promenade and Santa Monica Place plus some of the hottest restaurants all lend themselves to the quintessential Westside lifestyle.

AN ARCHITECTURAL ICON



CREATIVE & CLASSIC

Capturing the best architectural details from across the globe and right here in LA was just the beginning of what had been envisioned for the area. Playa Vista focused on blending elements of modern creativity and classic sophistication, which has brought forward-thinking designs to the community. The result is warm hues and stylish exteriors. Natural light fills homes in Playa Vista and brings a sense of openness that pairs perfectly with the outdoor spaces all around.

“
Playa Vista
has evolved into
the high-tech hub
of Los Angeles.
”

LOS ANGELES CONFIDENTIAL

THE CAMPUS

Breaking new ground is an everyday occurrence at The Campus in Playa Vista in Silicon Beach. With technology, media and creative powerhouses here, a sense of innovation and connection surrounds. You can spot Google, Yahoo, YouTube Space LA, IMAX, 72andSunny and many more within sight of one another. With options to live right down the street and bike to work plus convenient access to shops, restaurants and parks, it's no wonder why Playa Vista has become the address of choice for these visionaries.

The Campus and Some Creative Neighbors

YouTube Space LA

Yahoo

72andSunny

Annenberg PetSpace

Fox Interactive Media

Electronic Arts

Belkin

FOX Sports

Team One

Resignation Media

Kantar Media

ChowNow

Samsung Ads

LA Clippers Training Center

The Honest Company

Gehry Technologies

IMAX Headquarters

TBWA/Chiat/Day

LMU School of Film and Television

Blue Bottle Coffee

TMZ

Deutsch

Cybercoders

Kinetic

Tocaya Organica

Doner LA

California Pizza Kitchen
Corporate Headquarters

Google

Facebook

Microsoft

TOMS

GroupM/ Mindshare

USC Institute for Creative Technologies

LA Stadium Premiere Center

Ogilvy

Canvas Worldwide

Rubicon Project

ICANN

Fullscreen

Brookfield Residential

And More



GOOGLE *in the Goose*

In addition to buying 12 acres at The Campus in Playa Vista, Google is leasing the Spruce Goose hangar.



WHOLE FOODS MARKET

CINEMARK

HAL'S BAR & GRILL

SOL MEXICAN COCINA

HOPDODDY
BURGER BAR

DA KIKOKIKO

URBAN PLATES

PANINI KABOB GRILL

THE STUDIO (MDR)

FLYWHEEL SPORTS

N'ICE CREAM

800 DEGREES PIZZERIA

ROC

BEAUTY BEACH LOUNGE

BIKE ATTACK

STARBUCKS

YOGAWORKS

18|8 FINE MEN'S SALONS

MELLORÉ

VARNISH LAB

RUNWAY OPTOMETRY

CEDARS-SINAI

CHASE BANK

WELLS FARGO BANK

CVS PHARMACY

AT&T

WE WATERLESS WASH

And More Coming

RUNWAY

*Playa Vista's Newest
Social Hub & Retail Destination*

Right in the heart of Playa Vista you'll find Runway, the Westside's newest lifestyle destination. The buzzworthy lineup of iconic stores and trendy boutiques has all of the shopping and dining you could ever want. Stop for a bite at one of the restaurants and you'll easily discover your newest go-to spots. Meet up with a friend for coffee, grab some groceries, head out for a movie and finish the evening off with the perfect treat. All of this is just outside your front or office door, so the world really is at your fingertips.

FAR BEYOND ANY YARD

Everywhere you turn leads to one of our 29 unique parks, from beautiful, sculptural landscaping to lush green spaces that invite you to walk, run or just unwind. Enjoy playtime with your pup in one of the dog parks, cheer your kids on at a soccer game in one of the sports fields or just meet up with friends. Community gardens and a wide array of friendly urban parks are daily reminders that any time's a good time to be outside in Playa Vista.





Open Space Comes
NATURALLY

Nature Lives Here

Right outside your door is an invitation to explore the open spaces that surround you. Over 70% of the original community design has been set aside as permanent open space, and there are plenty of ways to take it all in. Catch a glimpse of local wildlife from the trail along the Ballona Freshwater Marsh or let the path along the riparian corridor lead you to new discoveries rarely found in the city. All just friendly reminders of the commitment to the environment Playa Vista brings to the Westside.



THE RESORT

Unwind, Re-Energize, Relax & Repeat

The Resort is your oasis. Relax by the pool and stay in your best shape at Playa Vista's newest resident activity club, featuring a two-level, state-of-the-art indoor and outdoor fitness center and an enviable pool area with outdoor fireplace and junior Olympic pool. Take a yoga or spin class. Sign up to perfect your cooking skills in the demonstration kitchen. Or explore the many health and wellness programs designed by the on-site Lifestyle Director. It's all part of living in Playa Vista.

Amenities

**TWO-LEVEL, 10,000 SQ. FT.
FITNESS CENTER**

**POOL AREA WITH AN OUTDOOR
FIREPLACE, LOUNGE SEATING AND
JUNIOR OLYMPIC POOL**

**ADULT POOL AND SPA
AND KIDS' POOL AND SPA**

**CATERING AND CHEF-INSPIRED
DEMONSTRATION KITCHENS**

**HEALTH AND WELLNESS
PROGRAMS AND CLASSES**

**GROUP EXERCISE CLASSES
AND PERSONAL TRAINING**

KIDS' ACTIVITIES

**EVENT SPACES FOR
PARTIES AND WEDDINGS**

ON-SITE LIFESTYLE DIRECTOR



Playa Vista Events

ALWAYS HAPPENING

Whether you're looking for an evening out or just some outdoor fun, Playa Vista has you covered. Join in for summer movie nights under the stars. Try a new food truck while you listen to live music in the park. Take your pup to meet some new four-legged friends while you enjoy bagels and coffee. Check out the Saturday Farmers' Market at Runway (tip: the organic honey is not to be missed). And then mark your calendar for the rest of our signature events. There's always something happening in Playa Vista.



BAGELS & BREW

Movies in the Park

CONCERTS
in the PARK

FARMERS'
MARKET

Pop-Up
EVENTS

SPRING FAIR

HALLOWEEN
HANGOUT

HOLIDAY HANGOUT

PLAYA VISTA SHUTTLE

Exploring Playa Vista and some of your favorite destinations on the Westside has never been easier. The Playa Vista Daily Shuttle makes getting around the community simple and fun—from Runway to any of our 29 parks and back home again. And the year-round Beach Shuttle lets you shop in Venice, stop by Fisherman's Village or head to the beach, all without getting in your car. Life on the Westside seems simpler when you're not searching for a place to park.



Hang Out at the Beach Watch a Movie Make New Friends Go Kayaking Ride the WaterBus Meet for Coffee Enjoy a Concert



MAKING HEADLINES

With so much going on in Playa Vista, it's no wonder we're always in the news.

“Playa Vista is
the place to be.”

LA MAYOR ERIC GARCETTI

“Playa Vista situates itself as
head of the creative class.”

DIGS

“Creatives flock to Playa
Vista to live and work.”

THE HOLLYWOOD REPORTER

“LA’s Innovative Neighborhood”

CNN INTERNATIONAL

Bloomberg

CNN
INTERNATIONAL

Hollywood
REPORTER

Los Angeles Times

LOS ANGELES
CONFIDENTIAL

DIGS

Brookfield Residential

LOS ANGELES

SAN DIEGO

SACRAMENTO

SAN FRANCISCO

HAWAII

KANSAS CITY

PHOENIX

DENVER

AUSTIN

WASHINGTON, D.C.

CALGARY

EDMONTON

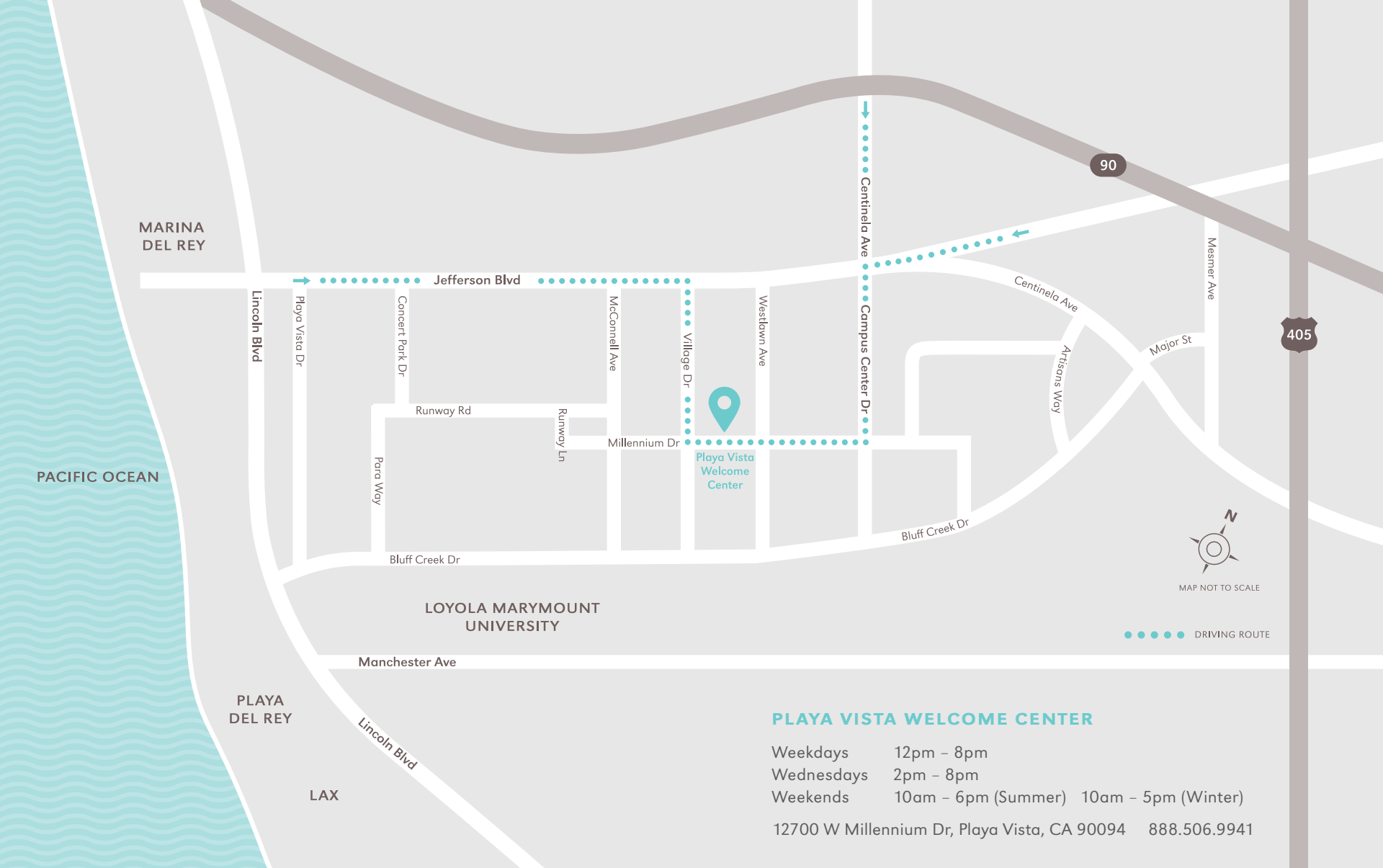
TORONTO

Creating the Best Places TO CALL HOME

Brookfield Residential Southern California (Los Angeles and San Diego), a division of Brookfield Residential, is committed to being more than a homebuilder. We strive to create the best places to call home. The Brookfield Residential Southern California (Los Angeles and San Diego) team has the passion, the expertise and the local knowledge to craft homes and neighborhoods that speak to homebuyers at every stage of life. We are an award-winning homebuilder and industry leader with an exceptional reputation for quality, design and customer service.

Brookfield Residential Properties Inc. is a leading land developer and homebuilder in North America. We entitle and develop land to create master-planned communities, sell lots to third-party builders and operate our own homebuilding division. We also participate in select strategic real estate opportunities, including infill projects, mixed-use developments and joint ventures. Further information is available at BrookfieldResidential.com.





FAST FACTS

Begin your Playa Vista experience at our Welcome Center. It's the perfect place to get a sense of everything the community has to offer and learn about our current new luxury home collections and apartments before touring the models to see for yourself.

Playa Vista has almost 6,000 homes, apartments and independent/assisted-living homes with over 10,000 residents.

Over 5,000 employees currently work in The Campus with another 5,000 expected in the coming years.

All residents are part of the Community Association (PVPAL) with monthly dues of \$245.

Homeowners Association (HOA) monthly dues will vary by neighborhood. Please ask your homebuilder's sales counselor for more details.

The estimated general LA County property tax rate is between 1.2% and 1.3%.

Local public schools in the Los Angeles Unified School District (LAUSD) serving Playa Vista are listed below. School assignments are set by LAUSD and subject to change at any time. Please refer to lausd.net for updated information. The community developer does not control or set school assignments.

- Playa Vista Elementary School K-5
- New Middle School Pathway 6-8
- Westchester Enriched Sciences Magnets 9-12
- Venice High School 9-12

More facts can be found at PlayaVista.com.

PLAYAVISTA.COM



PLAYA VISTA

Brookfield
Residential

Plans, maps, pricing, square footage, products, amenities and community/neighborhood information are subject to change. Homes and renderings shown do not reflect actual homesites for sale. Models do not reflect racial preference. Equal housing opportunity. CalBRE #01896289. © 2018 Playa Vista. All rights reserved.