

THE VINEYARDS AT PORTER RANCH



PORTER RANCH TOWN CENTER

PROVIDENCE, FACEY, UCLA HEALTH

KAISER PERMANENTE

ALFRED CAFE LANDWER sg

HOTEL

FUTURE HOUSING

SUBJECT PROPERTY THE VINEYARDS WEST AT PORTER RANCH



THE VINEYARDS AT PORTER RANCH



13,000 SF COMMERCIAL SPACE FOR LEASE | COMMERCIAL & MEDICAL USE

Development site on the signalized SEC of Mason Avenue & Rinaldi Street, Porter Ranch, CA



COMMERCIAL SPACE
1,000 -
13,000 SF



USES INCLUDE:
MEDICAL
OFFICE
RESTAURANT



PARKING RATIO
5.5+ / 1,000 SF



ABOUT THE PROPERTY

THE VINEYARDS WEST PROPOSED DEVELOPMENT

- Flexible commercial development opportunity with multiple use types permitted under the Porter Ranch Specific Plan and various building size configurations.
- Customizable delivery options including shell condition ready for tenant improvements, build-to-suit development, or ground lease structure.
- Award-Winning Master Plan within The Vineyards at Porter Ranch, an upscale mixed-use destination recognized with the 2021 Los Angeles Business Journal Gold Award for Retail Project of the Year.
- Prominent signage opportunities visible to the 118 Freeway, delivering continuous high-impact visibility to more than 164,000 commuters daily.

Rinaldi St. 27,000 VPD

Mason Ave 26,000 VPD

UP TO 13,000 SF DIVISIBLE

CA-18 164,000 VPD





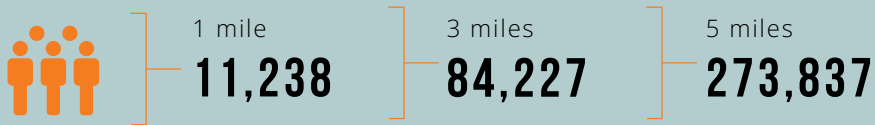
AREA DEMOGRAPHICS

The area surrounding The Vineyards at Porter Ranch is one of Los Angeles County's most desirable suburban enclaves. Anchored at the epicenter of Porter Ranch's primary retail corridor directly across from Porter Ranch Town Center, the site benefits from exceptional visibility and accessibility within a market generating over 2 million annual shopping visits between the area's two dominant retail centers.

The surrounding neighborhoods embody the quintessential Southern California suburban lifestyle—master-planned communities with newer housing stock, well-maintained landscaping, and family-oriented amenities. Residents prioritize quality of life, education, and convenient access to daily necessities and lifestyle services. The demographic profile toward established families and professionals seeking an upscale suburban environment removed from urban congestion while maintaining reasonable connectivity to employment centers throughout the San Fernando Valley and greater Los Angeles basin.

Porter Ranch's trade area benefits from limited competitive intrusion within its geographic boundaries, creating high capture rates for household spending. The Vineyards benefits directly from this market dynamic, positioned to serve a stable, affluent customer base with strong daily needs shopping frequency driven by the area's residential density and household formation characteristics.

Total Population



Median Home Value



Av. Household Income



Total Retail Expenditure



THE VINEYARDS AT PORTER RANCH

The Vineyards at Porter Ranch represents a master-planned mixed-use destination anchoring the community's premier retail district. The development encompasses a recently completed 210,000-square-foot retail shopping center, 266 luxury apartment residences, a 50,000-square-foot Kaiser Permanente medical office building, and a 100-room Hampton Inn & Suites hotel, creating a dynamic live-work-shop environment within one of the San Fernando Valley's most affluent submarkets.

FOR MORE INFORMATION, PLEASE CONTACT:

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