



RETAIL AND RESTAURANT  
OPPORTUNITY

Space Available (890 SF,  
1,214 SF, 2,897 SF)

*For Lease*

**Porter Ranch Town Center |**  
NWC Rinaldi Street & Corbin Avenue, Porter Ranch, CA

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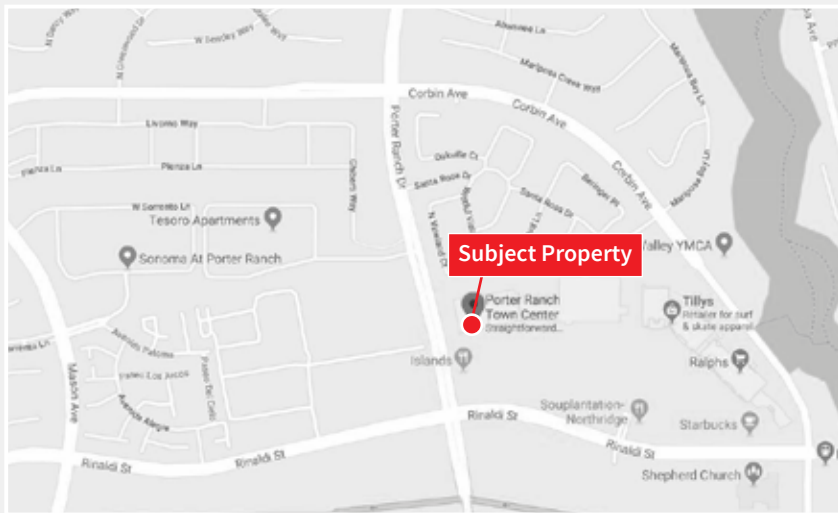
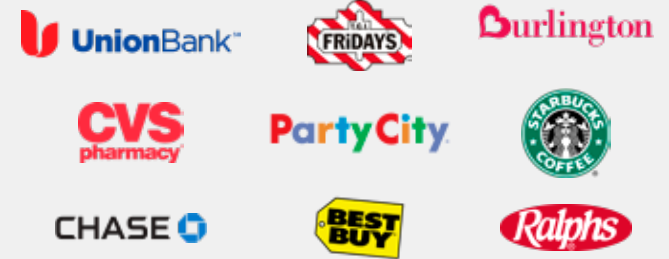
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# Property Highlights

## Porter Ranch | NWC Rinaldi Street & Corbin Avenue

- The Center is a 560,000 s.f. dominant power center in West San Fernando Valley
- Part of Porter Ranch Master Planned Community with immediate access from the 118 freeway
- Major anchor tenants, restaurants and services and excellent ingress/egress
- Shop and junior anchor opportunities available
- Strong demographics
  - \$136,000+ average household income within a 2 mile radius
  - Approx. 47,000 daytime employees within 5 minute drive
- Traffic Counts
  - Rinaldi Street at center entrance: over 21,500 CPD
  - CA Hwy 118: 160,000 CPD

### AREA RETAILERS

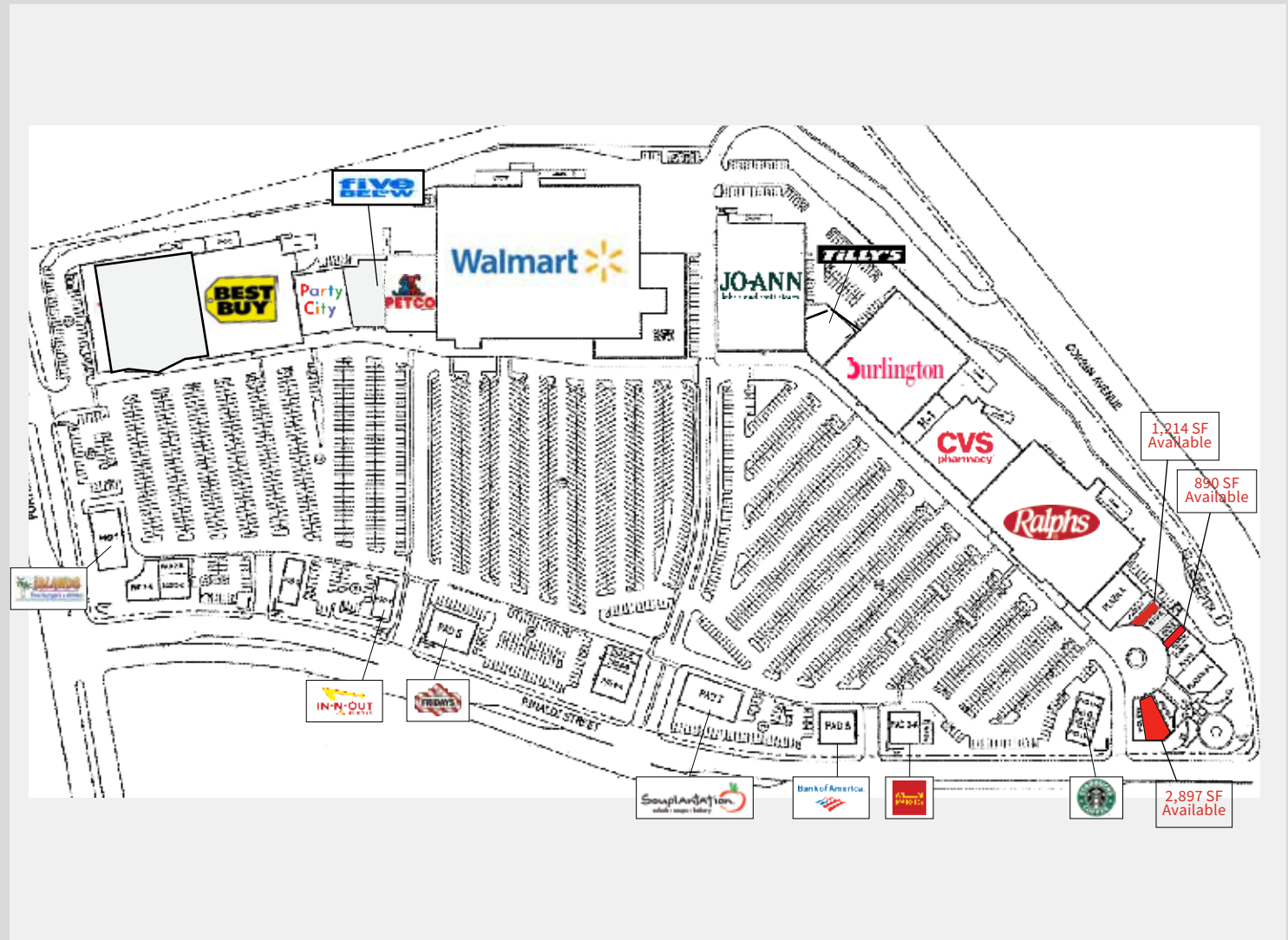


### DEMOGRAPHICS

	1 mile ▼	2 miles ▼	3 miles ▼
	<b>11,030</b> Total Population	<b>89,954</b> Total Population	<b>275,572</b> Total Population
	<b>3,746</b> Total Employees	<b>48,867</b> Total Employees	<b>109,306</b> Total Employees
	<b>\$150,775</b> Ave. HH Income	<b>\$129,179</b> Ave. HH Income	<b>\$108,149</b> Ave. HH Income

## List of Tenants

Unit #	Tenant	SF
Shop A1	Logix Federal Credit Union	3,021
Shop A2	Sleep Number	3,154
Shop B1	Mediterranean Bistro	1,633
Shop B2	Optometrist	1,265
Shop C	Available	1,214
Shop D	I Brow Threading & Salon	890
Shop D1 & D2	Five Below	9,891
Shop E	Available	890
Shop F	Supercuts	890
Shop G	Pilates Studio	1,197
Shop H	Nail Forum	3,292
Shop K	Musashi	5,032
Pad 1	Islands	4,820
Pad 2A	Pieology	2,500
Pad 2B	Verizon Wireless	3,636
Pad 3	Union Bank	4,600
Pad 4	In-N-Out Burger	3,400
Pad 5	TGI Fridays	7,675
Pad 6A	Chase Bank	5,000
Pad 6B	Color Me Mine	1,300
Pad 6C	AT&T Wireless	1,400
Pad 7	Souplantation	7,400
Pad 8	Bank of America	4,431
Pad 9A	Wells Fargo Bank	4,000
Pad 9B	Owl's Ice Cream	1,000
Pad 10A	Jasmine Thai Cuisine	1,891
Pad 10B	Available (Food OK)	2,897
Pad 10C	Baja Fresh	2,462
Pad 11A/B	Starbucks	2,450
Pad 11C	Subway	850
Pad 11D	Pick Up Stix	1,650



# Site Plan

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# Aerial



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Over 1,600  
New Homes  
2017 – 2019

Porter Ranch Town Center

Ralphs Walmart  
BEST BUY FRIDAY'S STARBUCKS  
IN-N-OUT BURGER Party City  
PETCO UnionBank  
CVS pharmacy JO-ANN  
CHASE Bank of America ISLANDS  
Burlington

5 minutes

5 minutes

Northridge  
Fashion Mall

Approx. 47,000  
Daytime Employees

*Aerial*

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*Achieve  
Ambitions*

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