

# PORTER RANCH

## ◆ TOWN CENTER ◆

Los Angeles, CA 91326

RESTAURANT AND  
RETAIL OPPORTUNITIES  
FOR LEASE

ACE  
Hardware

BEST  
BUY

Party City

five BELOW

petco

Walmart  
Supercenter

JOANN

Curlington

IN-N-OUT  
BURGER

TGI  
FRIDAYS

CHASE

Bank of America

WELLS  
FARGO

Ralphs

Starbucks

Rinaldi St.

NWC RINALDI ST & PORTER RANCH DR



# PROPERTY FEATURES



560,000 sf power center in West San Fernando Valley anchored by Walmart Supercenter, Ralphs, Burlington & Best Buy.



Over 7 million visitors per year with annual foot traffic in the top 95% within the surrounding area.



Strong demographics with \$165,000+ Average Household Income within a 2 mile radius.



Part of Porter Ranch Master Planned Community with immediate access from the 118 freeway.

Source: ESRI & PlacerAI



List of Tenants

Unit #	Tenant	SF	Unit #	Tenant	SF	Unit #	Tenant	SF
Shop A	Ace Hardware	47,610	Pad 4	In-N-Out Burger	3,400	Plaza A1	Logix Federal Credit Union	3,021
Shop B	Best Buy	45,121	Pad 5	TGI Fridays	7,675	Plaza A2	Sleep Number	3,154
Shop C	Party City	12,000	Pad 6A	Chase Bank	5,000	Plaza B1	Mediterranean Bistro	1,633
Shop D1-D2	Five Below	9,891	Pad 6B	Available	1,300	Plaza B2	Optometrist	1,265
Shop D-3	Petco	15,000	Pad 6C	AT&T	1,400	Plaza C	Available	1,214
Shop E	Walmart	129,567	Pad 7	Available	7,400	Plaza D	I Brow Threading & Salon	890
Shop F-1	Jo-Ann's	45,157	Pad 8	Bank of America	4,431	Plaza E & F	Perspire Sauna Studio	1,780
Shop F-2	Tilly's	8,180	Pad 9A	Wells Fargo Bank	4,000	Plaza G	KV Lagree	1,197
Shop G	Burlington	43,000	Pad 9B	Available	962	Plaza H/J	Nail Garden-Potentially Coming Available	3,292
Shop H-1	Bath&Body Works	3,900	Pad 10A	Jasmine Thai Cuisine	1,891	Plaza K/L	Musashi	5,032
Shop H-1	CVS	23,077	Pad 10B	Advanced Dermatology	3,027			
Shop -I	Ralph's Grocery	58,366	Pad 10C	Baja Fresh-Available 7/31/25 or sooner	2,462			
Pad 1	Islands	4,820	Pad 11A/B	Starbucks	2,450			
Pad 2A	Pieology	2,500	Pad 11C	Subway	850			
Pad 2B	Verizon Wireless	3,636	Pad 11D	Roll Em Up Taquitos	1,650			
Pad 3	Union Bank	4,600						



# SITE PLAN

## NWC RINALDI ST & PORTER RANCH DR

Last Updated: 12/21/23

# FORMER SOUPLANTATION REDEVELOPMENT



## SPACE HIGHLIGHTS:

- 7,550 SF former restaurant space
- Ideal location at signalized intersection
- Divisible Freestanding Multi-Use building ideal for restaurant, retail or medical facilities
- Outdoor patio space opportunity
- Large parking field onsite




# MARKET OVERVIEW

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Porter Ranch is a thriving suburban neighborhood in the northwest San Fernando Valley region of the City of Los Angeles. There is a great increase in the development of new homes being added to the area with prices exceeding \$2 million. This robust area is diverse and densely populated with affluent & well-educated consumers.

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## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
	<b>10,852</b> Population	<b>46,270</b> Population	<b>93,058</b> Population
	<b>\$162,493</b> Average Household Income	<b>\$165,144</b> Average Household Income	<b>\$137,658</b> Average Household Income
	<b>2.65</b> Average Household Size	<b>2.89</b> Average Household Size	<b>2.77</b> Average Household Size

# NEIGHBORING TENANTS





# REGIONAL AERIAL



**Scott Burns**

Senior Managing Director  
License # 01237652  
Tel +1 310 694 3188  
Scott.Burns@jll.com

**Blake Kaplan**

Managing Director  
License # 02001158  
Tel +1 909 702 3367  
Blake.Kaplan@jll.com

**Drew Olson**

Associate  
License # 02051219  
Tel +1 949 870 0565  
Drew.Olson@jll.com

**Liam Bredberg**

Associate  
License # 02174288  
Tel +1 424 294 3450  
Liam.Bredberg@jll.com

