

20209

WHOLE FOODS MARKET



# THE VINEYARDS AT PORTER RANCH

20065 West Rinaldi Street,  
Porter Ranch, CA 91326

[www.thevineyards.com](http://www.thevineyards.com)



@TheVineyardsLA

# THE VINEYARDS HIGHLIGHTS

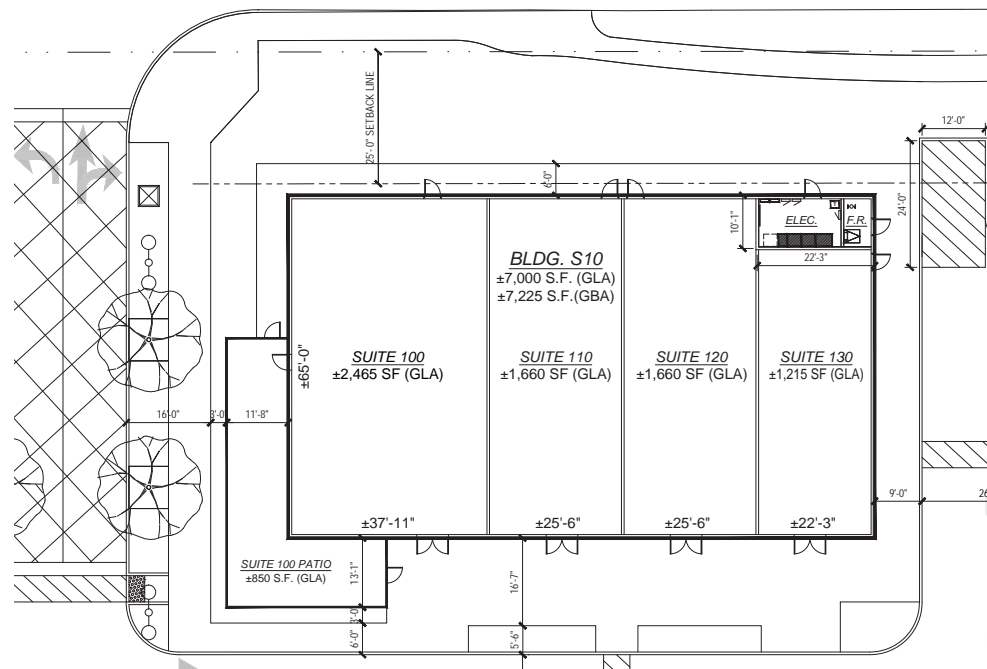
The Vineyards at Porter Ranch is a mixed use development featuring a recently completed 210,000 square foot retail shopping center, 266 luxury apartments, a 50,000 square foot Kaiser Permanente medical office building, and a 100 room hotel. The project is located in Porter Ranch, one of Los Angeles' most affluent suburbs.





## S10

- $\pm 7,000$  SF customizable restaurant space



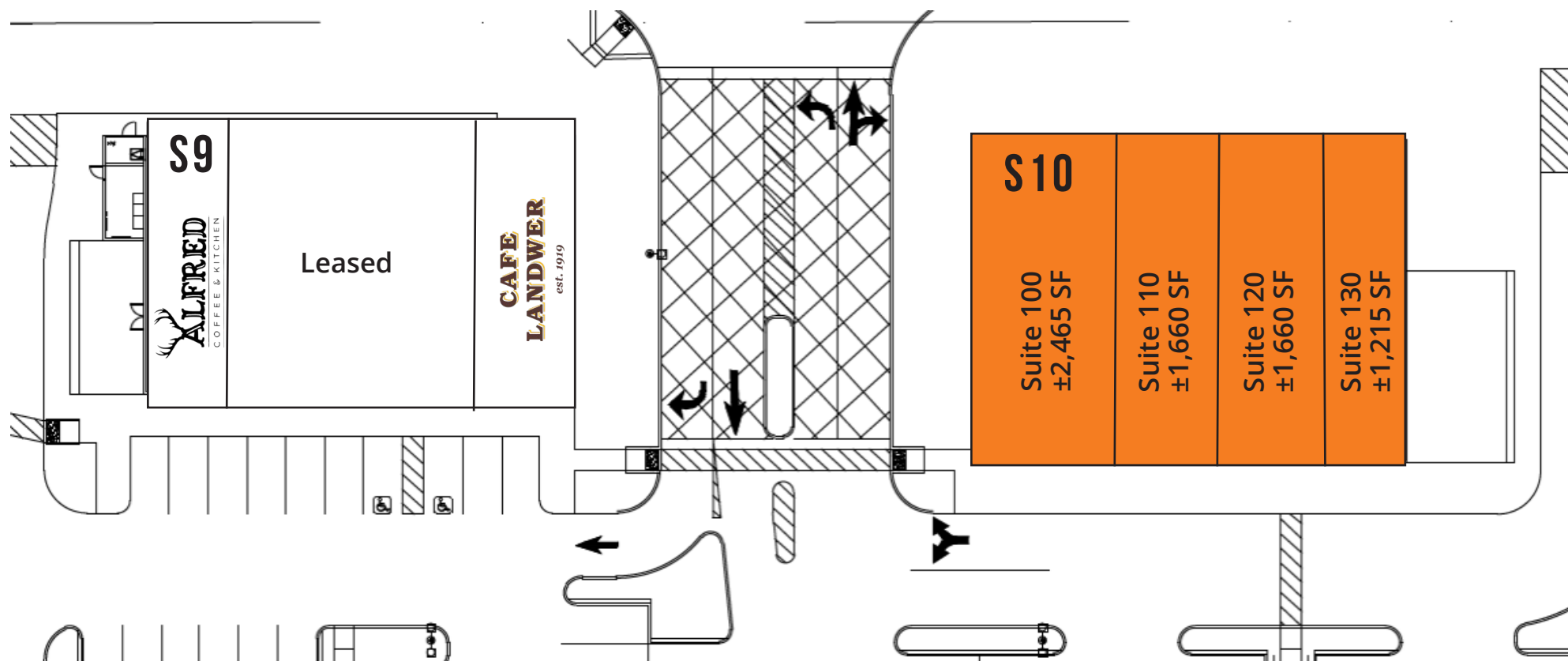
# SITE PLAN

S10



# SITE PLAN

S9&S10



# SITE PLAN

RETAIL SPACES AVAILABLE



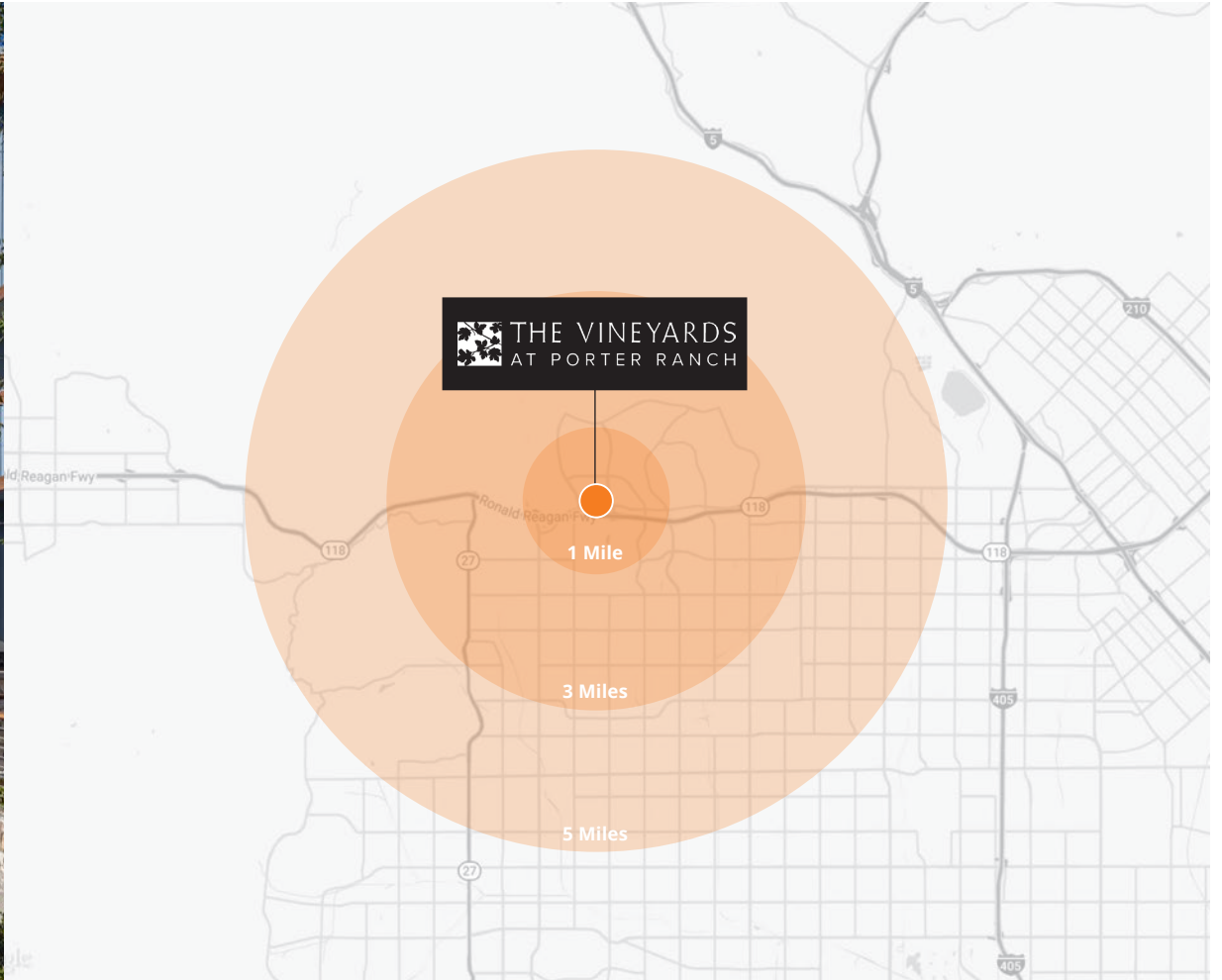
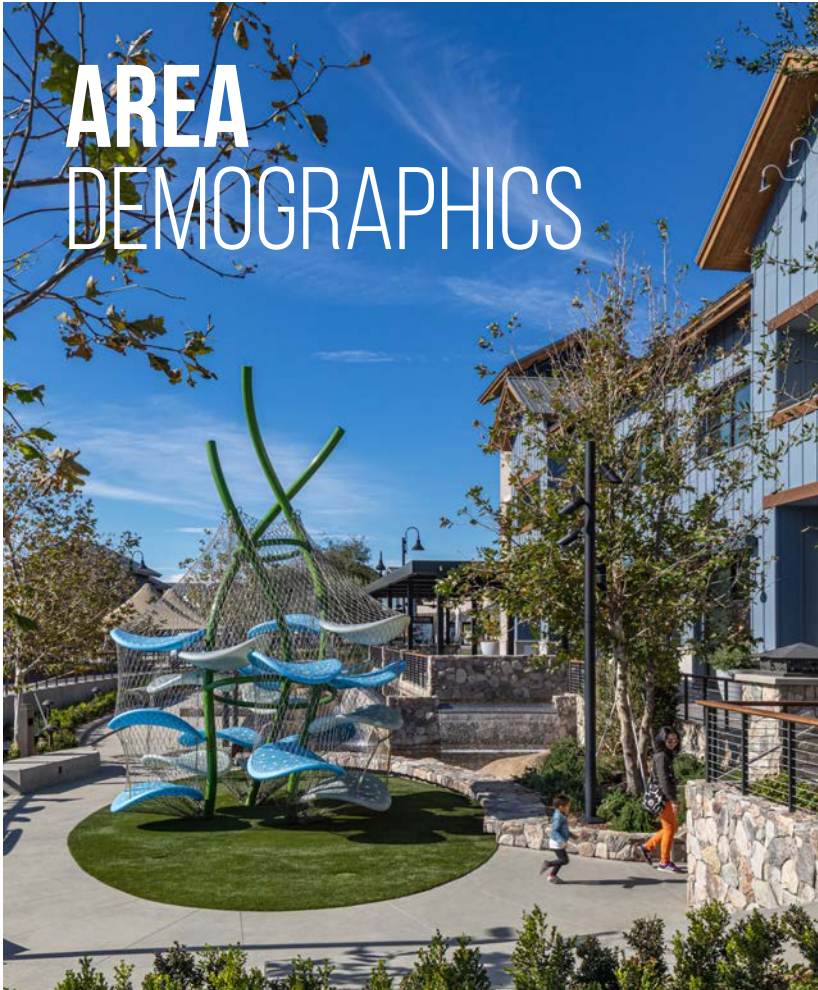
SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
A1			130	Available	1,171	150	Avant Optometry		S6		
120	Whole Foods Market		140	Yoga Six		160	CAVA		100	The Habit	
A2			160	Silverlake Ramen		S2			120	Chipotle	
100	Trek Bicycle		170	Finney's Crafthouse		100	Patxi's Pizza		S7		
110	Exer Urgent Care		A5			110	Jersey Mike's Subs		120	Lure Fish House	
120	Lovesac		120	Ulta		120	Toastique		S8		
130	Spectrum		A6			S3			A	Mendocino Farms	
A3			120	Nordstrom Rack		100	Nail Spa		B	Salina	
100	UCLA Health		C1			120	Peet's Coffee		C	Salina	
110	UCLA Health		120	AMC		S4			S9		
120	Motivate Fitness Studios		S1			100	Mayweather Boxing		100	Cafe Landwer	
130	Motivate Cycle Club		100	Tomodachi Restaurant		S5			110	Leased	
150	Gus's BBQ		110	The Joint		100	See's Candies		120	Leased	
A4			120	Blo Blow Dry Bar		110	LaserAway		130	Alfred Coffee	
110	La Popular Taqueria		130	Shalena Smith Interiors		120	T-Mobile		S10		
120	Tifa Chocolates		140	Available	806					Available	7,000 + patio



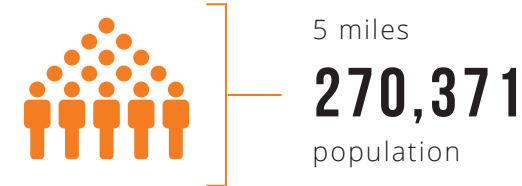
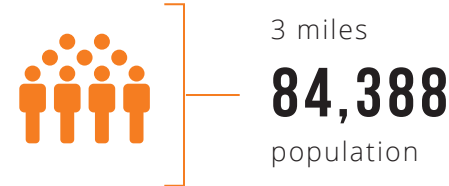
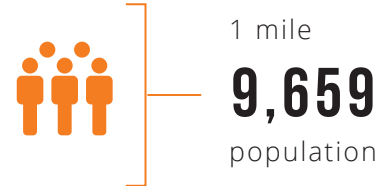
# THE VINEYARDS

at Porter Ranch





Porter Ranch is a suburban neighborhood in the northwest San Fernando Valley region of the City of Los Angeles.



## Daytime Population



1 mile

**10,349**

Business/Daytime  
Population

3 miles

**99,633**

Business/Daytime  
Population

5 miles

**272,267**

Business/Daytime  
Population

## Households



1 mile

**3,151**

Households

3 miles

**29,765**

Households

5 miles

**88,432**

Households



Avg.  
Household  
Size **2.76**



Median Age **42.3**



Avg.  
Household  
Income **\$162,525**

Avg.  
Household  
Size **2.80**

Median Age **44.6**

Avg.  
Household  
Income **\$141,194**

Avg.  
Household  
Size **2.99**

Median Age **39.0**

Avg.  
Household  
Income **\$115,136**

## Race/Ethnicity



White **58.8%**

Asian **26.4%**

Hispanic **19.3%**

White **53.7%**

Asian **20.9%**

Hispanic **34.4%**

White **53.7%**

Asian **20.9%**

Hispanic **34.4%**



SIZE  
**210,000 SF**



YEAR BUILT  
**2019**



RENT  
**UPON REQUEST**



**5.75**  
PARKING SPACES  
PER **1,000 SF**

# THE VINEYARDS RETAIL HIGHLIGHTS

- Awarded the 2021 Los Angeles Business Journal Gold Award for Retail Project of the Year.
- New development project with curated tenant mix including AMC Theatres, Whole Foods and numerous other restaurants and shops.
- Multiple demising options between 806 - 7,000sf available.
- Upscale common area open spaces for exceptional community interaction.





# RESIDENTIAL AERIAL



## WHAT'S UNIQUE ABOUT PORTER RANCH:

Porter Ranch residents typically have a higher net worth than most U.S. Neighborhoods and are diverse and densely populated. Residents are mostly home owners who are financially conservative. They like to keep up-to-date with the latest styles, trends, and technology, and have high disposable income rates.

Porter Ranch is an advantageous place in Los Angeles with top schools, low crime rates, and an affluent and well-educated consumer base. Over half of Porter Ranch residents have a four-year degree, and a high-average household income, with additional significant population growth taking place over the next decade.

## STRENGTH OF RESIDENTIAL SURROUNDING CENTER:

Porter Ranch is composed of upscale neighborhoods in the urban periphery of metropolitan areas. This is a family market, distinguished by married-couple families, with and without children, some in multigenerational households. They own their homes, mainly high-priced single-family homes, with a higher proportion of town houses.

# THE VINEYARDS

is located in the retail heart of the trade area. With Porter Ranch Town Center located just across the street, the area gets an influx of over 2 million visits per year due to the daily needs draw that both centers have (Walmart, Whole Foods, etc.)

Placer AI - 2021





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## THE ULTIMATE PLACEMAKING OPPORTUNITY

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Join the ranks along with established brands and changemakers to form the center of the Porter Ranch community for dining, shopping and entertainment.



## THE VINEYARDS AT PORTER RANCH

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