



PORTER RANCH

◆ TOWN CENTER ◆

Shopping and dining featuring:
Ralphs, Best Buy, Bath & Body Works,
Burlington, In-N Out, Starbucks & Walmart



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

Restaurant & Retail Opportunities at
NWC Rinaldi St. & Porter Ranch Dr.
Porter Ranch, California

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PLAZA REDEVELOPMENT EXPECTED 2025



PROPERTY FEATURES



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



Over 1.2 million visitors and 6.8 million total visits 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.

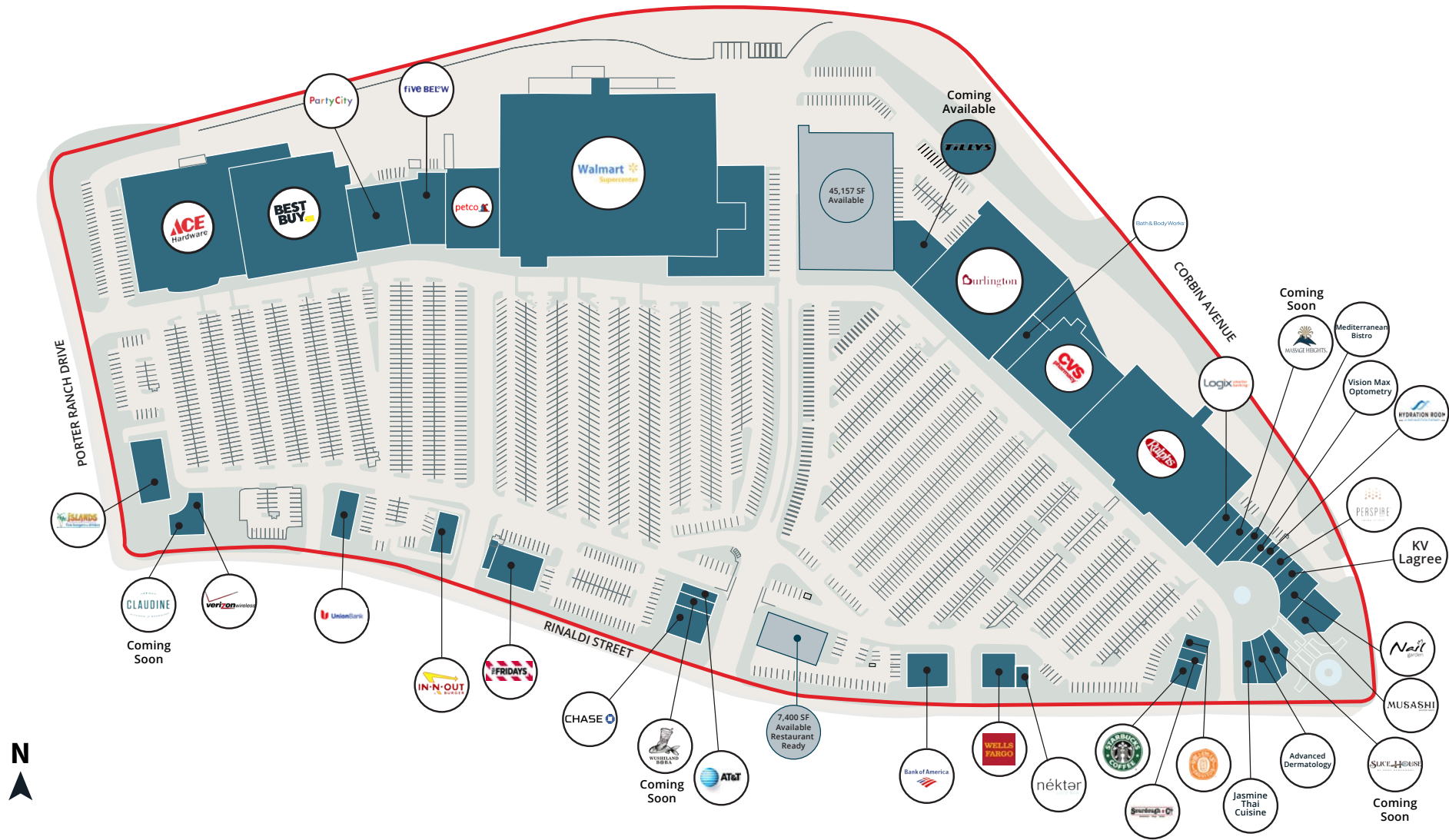


Part of Porter Ranch Master Planned Community with immediate access from the 118 freeway.

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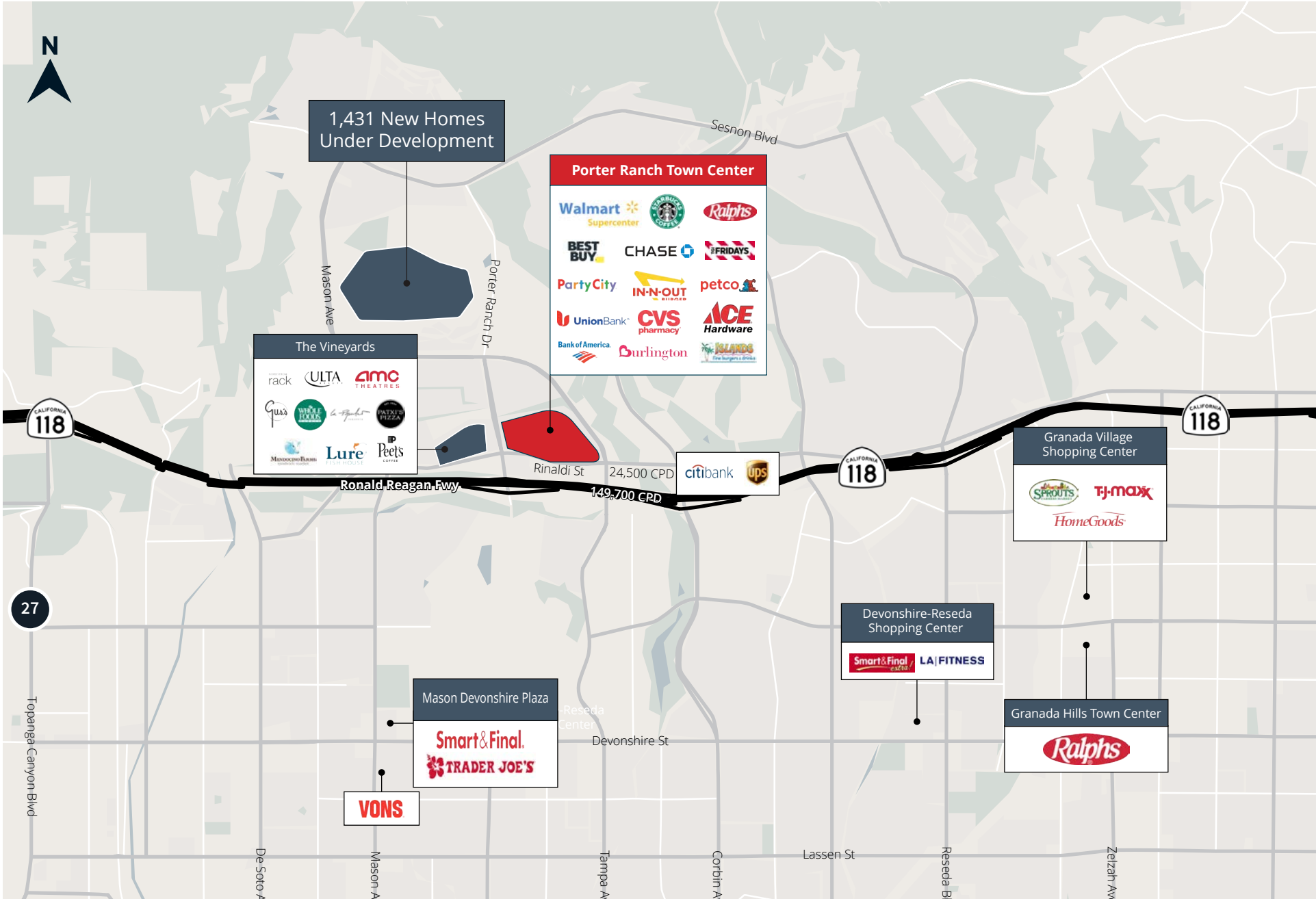


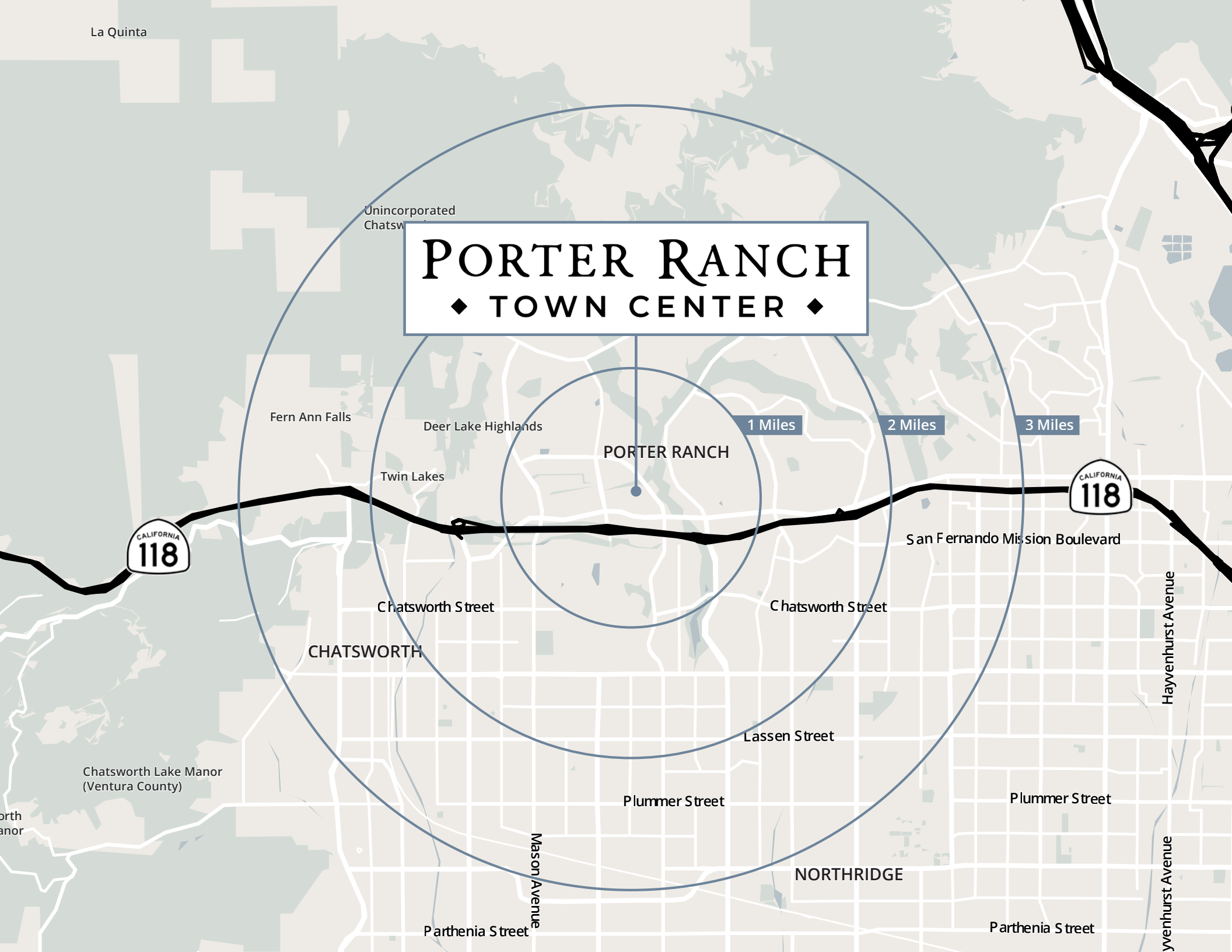
Unit #	Tenant	SF
Shop A	Ace Hardware	47,610
Shop B	Best Buy	45,121
Shop C	Party City	12,000
Shop D1-D2	Five Below	9,891
Shop D-3	Petco	15,000
Shop E	Walmart	129,567
Shop F-1	Available	45,157
Shop F-2	Tilly's - COMING AVAILABLE	8,180
Shop G	Burlington	43,000
Shop H-1	Bath & Body Works	3,900
Shop H-1	CVS	23,077
Shop - I	Ralph's	58,366
Pad 1	Islands	4,820
Pad 2A	Claudine Kitchen & Bakeshop-COMING SOON	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	Wushiland Boba-COMING SOON	1,300
Pad 6C	AT&T	1,400
Pad 7	Available	7,400
Pad 8	Bank of America	4,431
Pad 9A	Wells Fargo Bank	4,000
Pad 9B	Nekter Juice Bar	962
Pad 10A	Jasmine Thai Cuisine	1,891
Pad 10B	Advanced Dermatology	3,027
Pad 10C	Slice House-COMING SOON	2,462
Pad 11A/B	Starbucks	2,450
Pad 11C	Sourdough & Co.	850
Pad 11D	Roll Em Up Taquitos	1,650
Plaza A1	Logix Federal Credit Union	3,021
Plaza A2	Massage Heights-COMING SOON	3,154

Plaza B1	Mediterranean Bistro	1,633
Plaza B2	Vision Max Optometry	1,265
Plaza C	Hydration Room	1,200
Plaza D	I Brow Threading & Salon	890
Plaza E &F	Perspire Sauna Studio	1,780
Plaza G	KV Lagree	1,197
Plaza H/J	Nail Garden	3,292
Plaza K/L	Musashi	5,032



NEIGHBORING TENANTS





AREA DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Population	12,356	46,154	90,687
Average Household Income	\$186,170	\$193,581	\$168,974
Total Households	4,853	16,629	34,091
Daytime Population (Age 16 & over)	8,040	27,395	81,214
Median Age	44	45	43
Average Household Size	2.5	2.8	2.6
College Education with Bachelors Degree or higher	5,664	19,127	33,466

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