



THE VINEYARDS AT PORTER RANCH

20065 West Rinaldi Street,
Porter Ranch, CA 91326

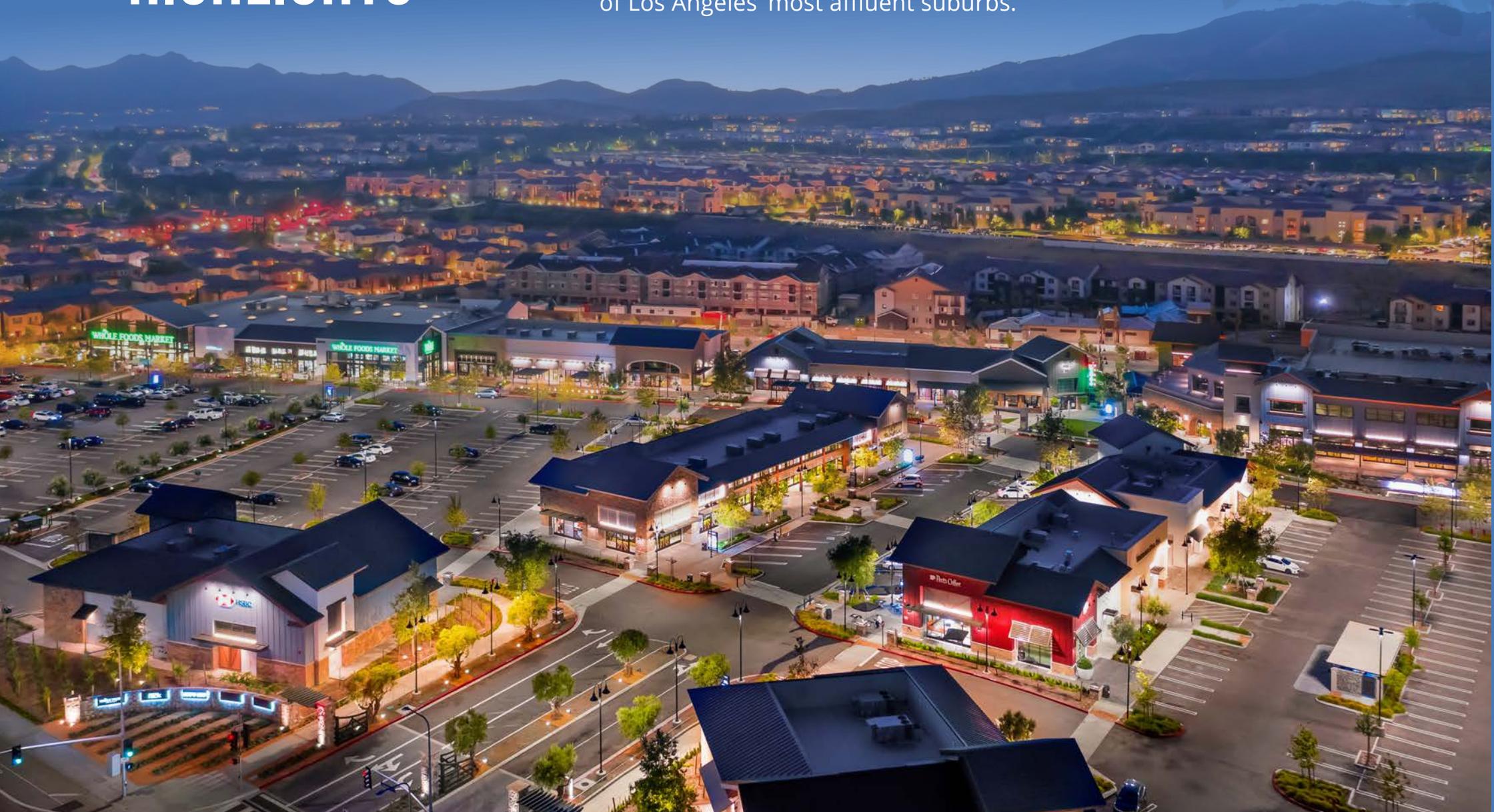
www.thevineyards.com



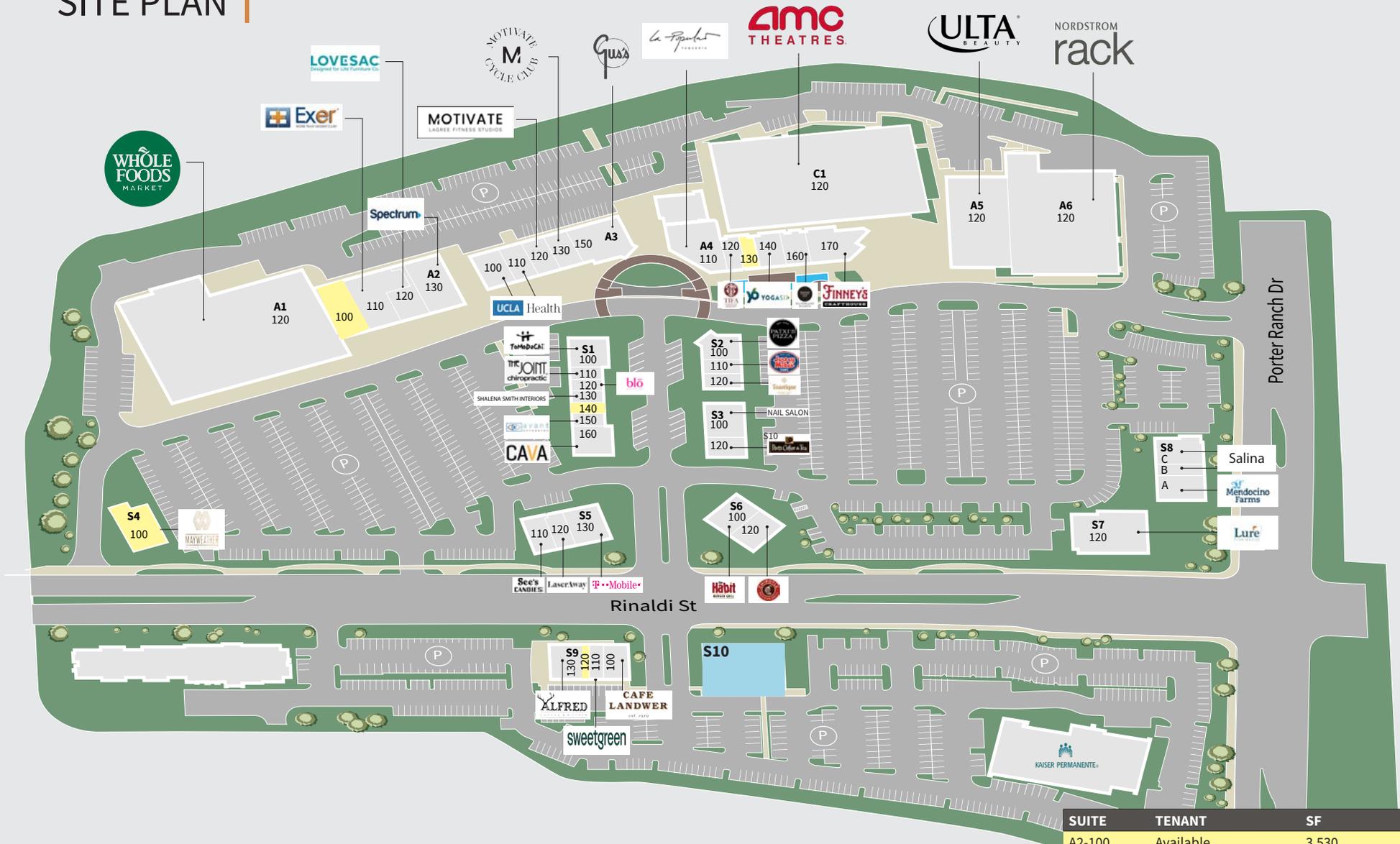
@TheVineyardsLA

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.

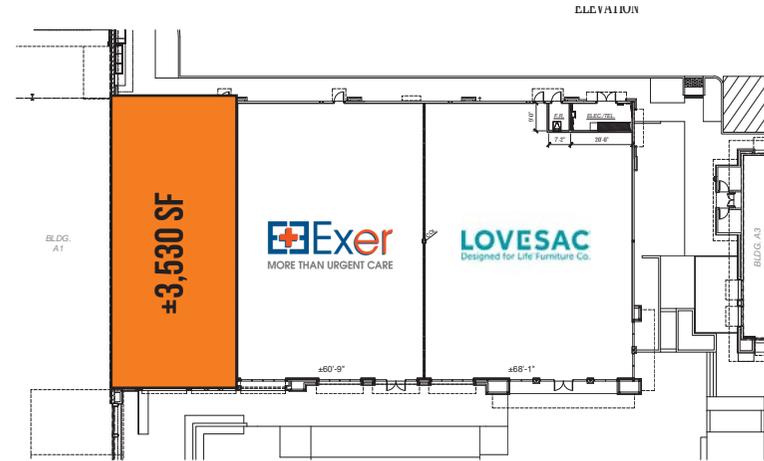


SITE PLAN



SUITE	TENANT	SF
A2-100	Available	3,530
A4-130	Available	1,171 + patio
S1-140	Available	806
S4-100	Mayweather Boxing (Potentially Available)	3,074
S9-120	Available	1,056 + 250 patio
S10	In Leases	7,000 + patio

A2
100

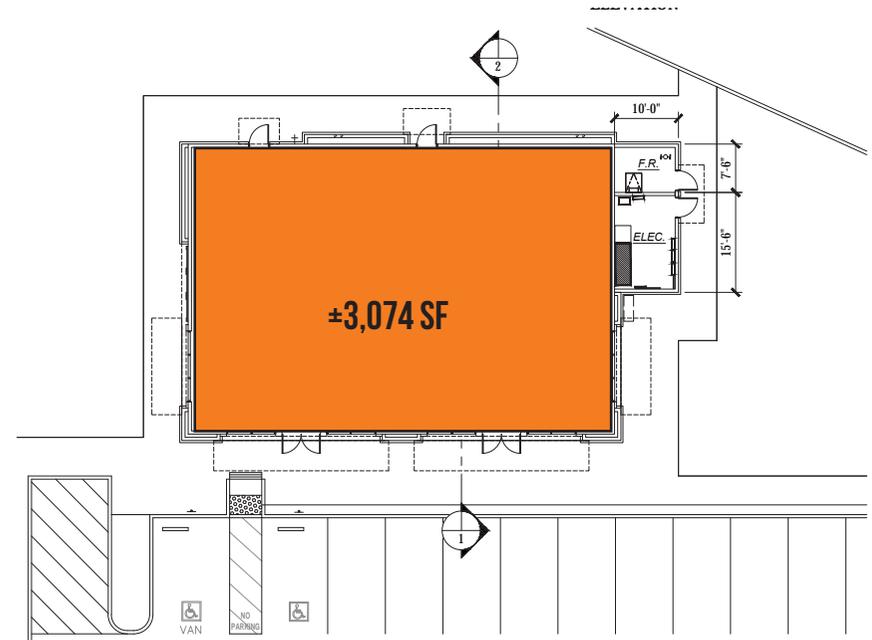


A4
130



S4
100

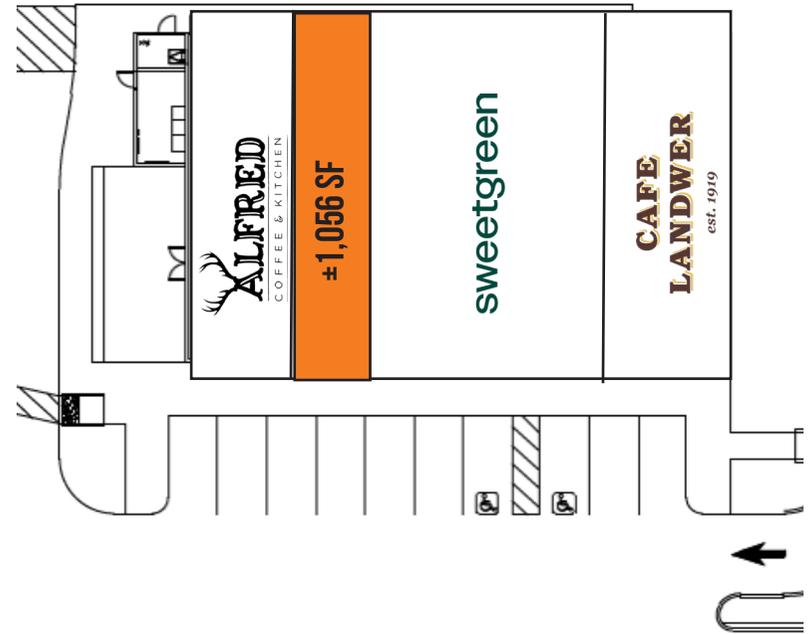
Potentially Available



FLOOR PLAN



S9
120

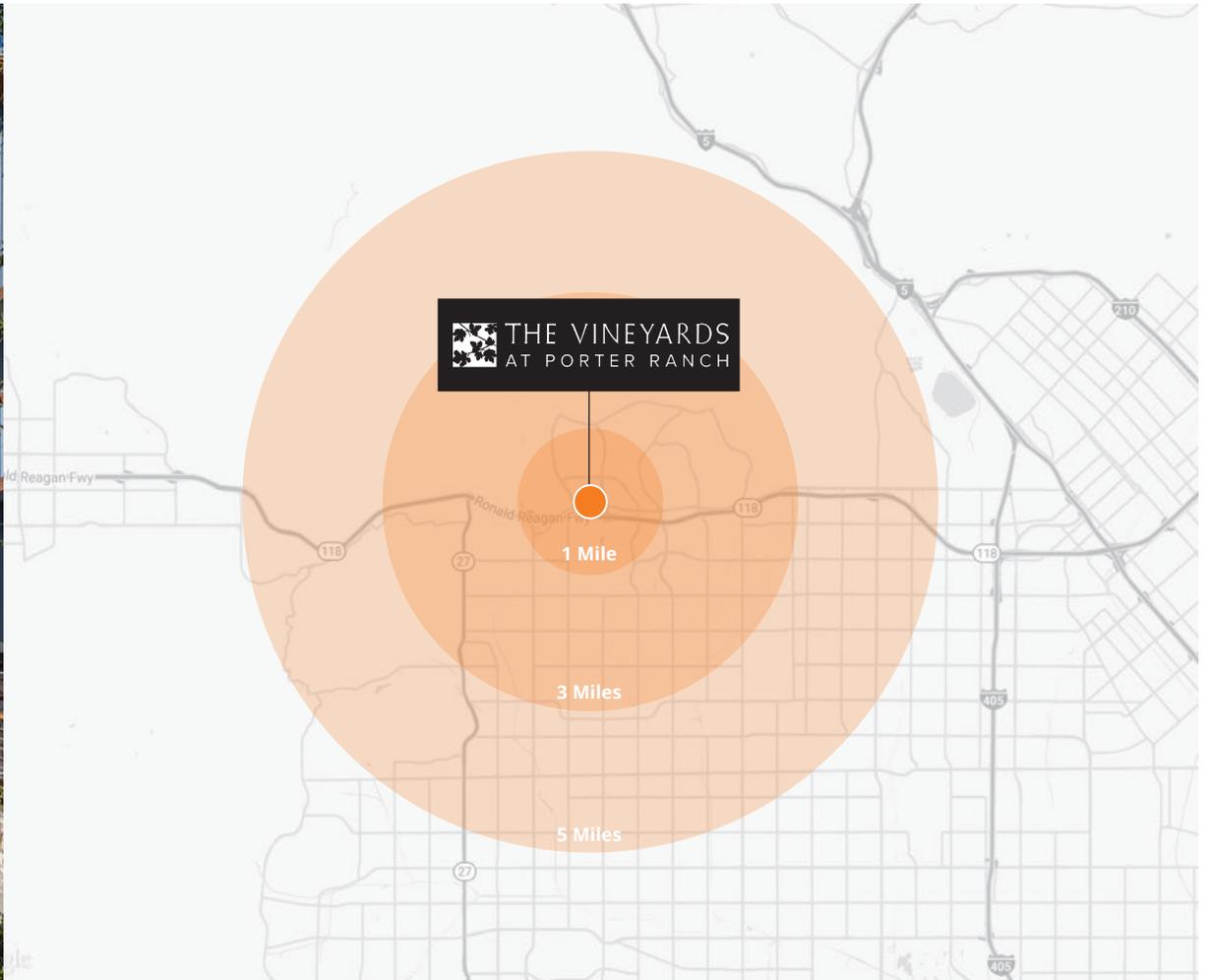
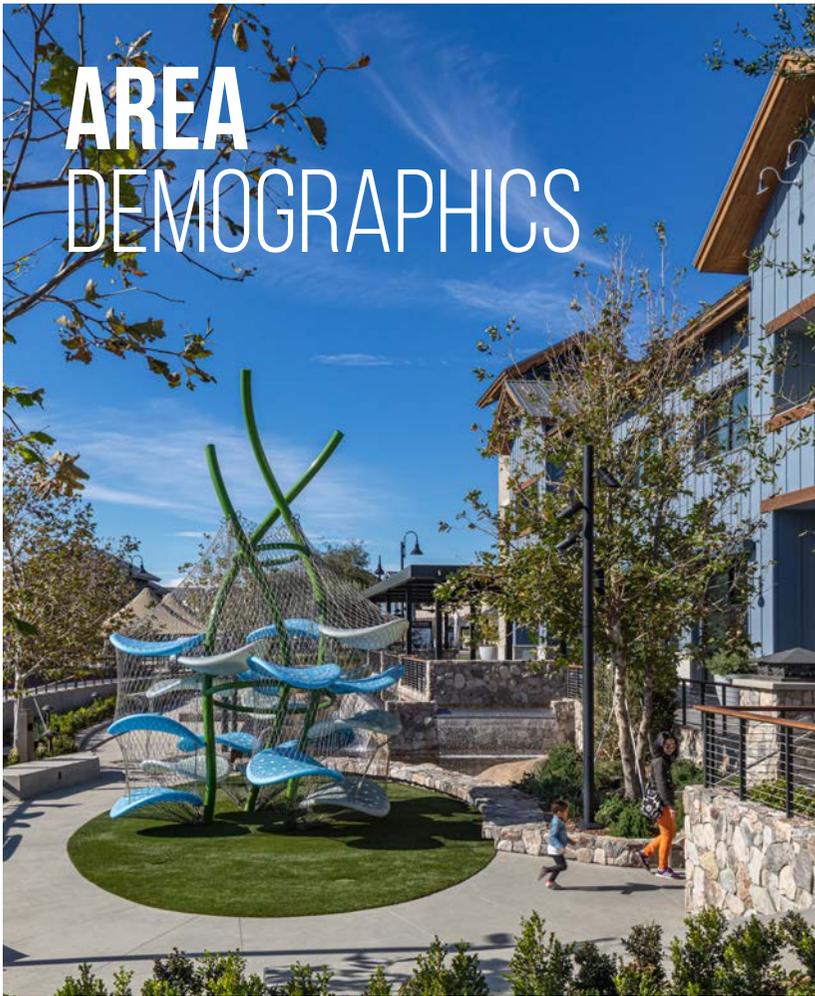




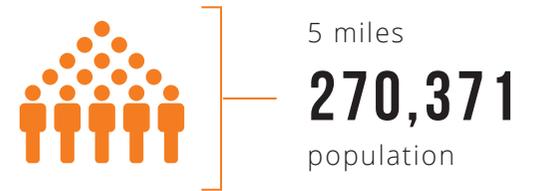
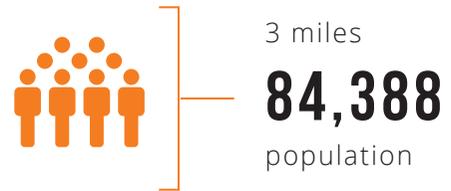
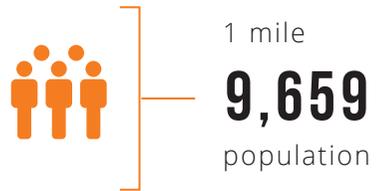
THE VINEYARDS

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**

Avg.
Household
Size **2.80**

Avg.
Household
Size **2.99**



Median Age **42.3**

Median Age **44.6**

Median Age **39.0**



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

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

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

Race/Ethnicity



White **58.8%**

White **53.7%**

White **53.7%**

Asian **26.4%**

Asian **20.9%**

Asian **20.9%**

Hispanic **19.3%**

Hispanic **34.4%**

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.





THE CANYONS
Pointe and Peak Collections
Number of units: **344**

HILLCREST AT PORTER RANCH
Beacon, Highlands, Ridge Collections
Number of units: **374**

WESTCLIFFE
Palisades, Cascades, Summit, & Skyline
Number of units: **497**

DEERLAKE RANCH
Number of units: **216**

MEDICAL PLAZA

PORTER RANCH TOWN CENTER

SHERPHERD CHURCH

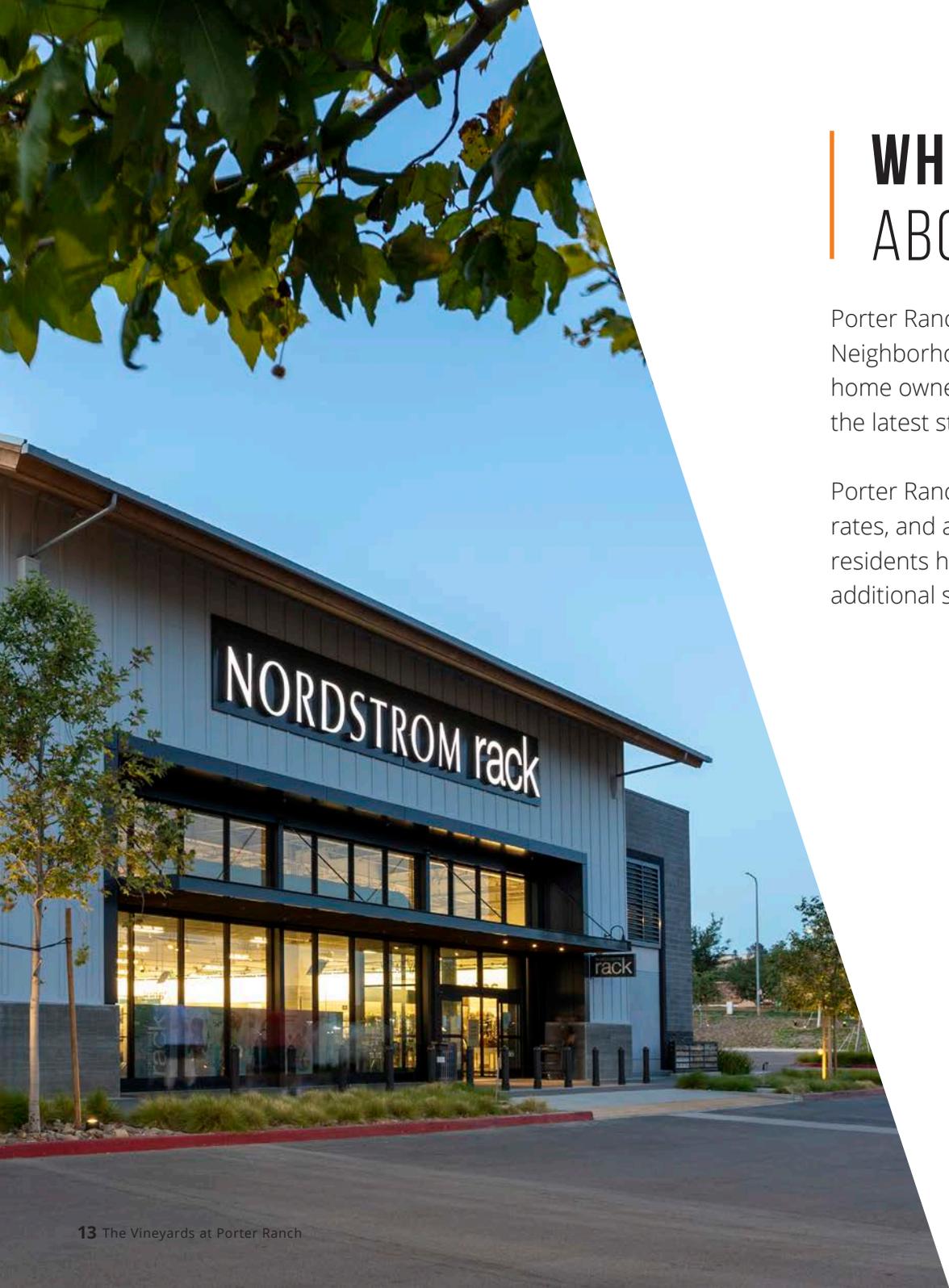
118 **161,297 CPD**

THE VINEYARDS AT PORTER RANCH

CANYON OAKS
Number of units: **94**

Over **1,500** new Toll Brothers homes being added to the area with prices exceeding **\$2M** per home.

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



THE ULTIMATE PLACEMAKING OPPORTUNITY

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





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