



THE VINEYARDS AT PORTER RANCH



PORTER RANCH TOWN CENTER



UCLA HEALTH CENTER PORTER RANCH

19801 RINALDI ST, PORTER RANCH, CA

SHEPHERD CHURCH

SECOND GENERATION RESTAURANT OPPORTUNITY FOR LEASE

7,568 SF Porter Ranch Town Center Restaurant Pad (Divisible)

19801 Rinaldi Street, Porter Ranch, CA





SPACE SIZE
±3,131 SF - 7,568 SF



RENT
UPON REQUEST



PARKING RATIO
4.86/1,000 SF (36 SPACES)

AFTER - ARTIST INTERPRETATION



ABOUT THE PROPERTY

- Situated adjacent to The Vineyards at Porter Ranch, mixed-use development that received the 2021 Los Angeles Business Journal Gold Award for Retail Project of the Year.
- Co-tenant with major national retailers, including Sephora, Best Buy, Bath & Body Works, Burlington, Ralphs, Claudine Kitchen and Bakeshop, Hydration Room, Slice House, and Starbucks.
- Prominent signage opportunities with visibility from the 118 Freeway, creating exposure to over 164,000 commuters daily.

BEFORE



OPTION 1



OPTION 2





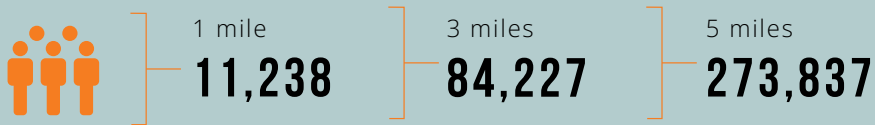
AREA DEMOGRAPHICS

The area surrounding Porter Ranch Town Center is one of Los Angeles County's most desirable suburban enclaves. Anchored at the epicenter of Porter Ranch's primary retail corridor directly across from The Vineyards at Porter Ranch, the site benefits from exceptional visibility and accessibility within a market generating over 2 million annual shopping visits between the area's two dominant retail centers.

The surrounding neighborhoods embody the quintessential Southern California suburban lifestyle—master-planned communities with newer housing stock, well-maintained landscaping, and family-oriented amenities. Residents prioritize quality of life, education, and convenient access to daily necessities and lifestyle services. The demographic profile toward established families and professionals seeking an upscale suburban environment removed from urban congestion while maintaining reasonable connectivity to employment centers throughout the San Fernando Valley and greater Los Angeles basin.

Porter Ranch's trade area benefits from limited competitive intrusion within its geographic boundaries, creating high capture rates for household spending. The Vineyards benefits directly from this market dynamic, positioned to serve a stable, affluent customer base with strong daily needs shopping frequency driven by the area's residential density and household formation characteristics.

Total Population



Median Home Value



Avg. Household Income



Total Retail Expenditure





FOR MORE INFORMATION, PLEASE CONTACT:

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

VICE PRESIDENT
LICENSE #02051219
TEL +1 949 870 0565
DREW.OLSON@JLL.COM



us.jll.com

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