



*For  
Lease*

***Divisible 7,400 sf  
Freestanding Restaurant  
Building at Signalized  
Corner***

**Porter Ranch Town Center |**  
NWC Rinaldi Street & Corbin Avenue, Porter Ranch, CA

Austin Bettar  
Senior Vice President  
License # 00808334  
Tel +1 310 694 3194  
austin.bettar@am.jll.com

Shauna Mattis  
Executive Vice President  
License #01071320  
Tel +1 310 694 3190  
shauna.mattis@am.jll.com

Alex Otto  
Associate  
License #02042292  
Tel + 1 424 294 3437  
alex.otto@am.jll.com

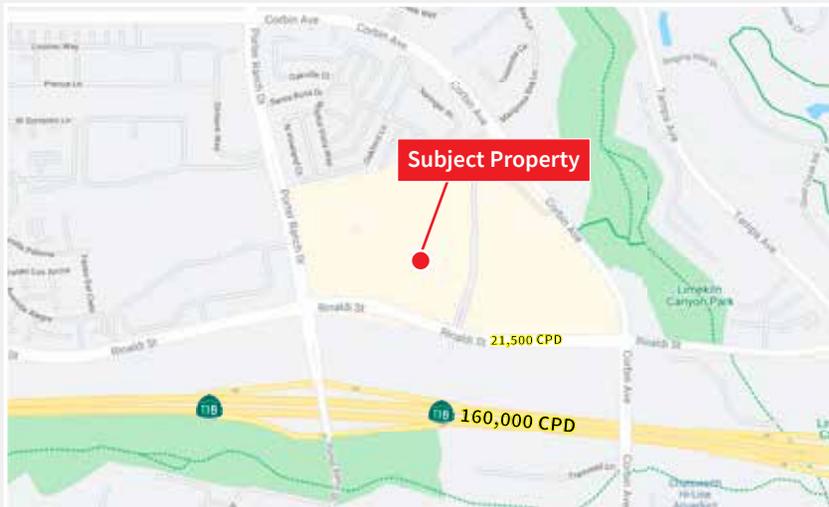
Scott Burns  
Managing Director  
License No. 01237652  
T +1 310 694 3188  
scott.burns@am.jll.com

[us.jll.com/retail](http://us.jll.com/retail)

# Property Highlights

## Porter Ranch | NWC Rinaldi Street & Corbin Avenue

- Divisible 7,400 sf Freestanding Building at Signalized Corner
- Multiple Outdoor Patio Space Opportunities
- Large Parking Field
- Immediately off 118 Freeway
- Join Ralphs, Walmart, Best Buy, CVS, Burlington and Starbucks
- Neighboring tenants include Whole Foods, Ulta, Nordstrom Rack and AMC
- New medical facility across the street
- In Excess of 550,000 Visitors Per Month to Center (Placer AI - Nov 2020)



### AREA RETAILERS



### DEMOGRAPHICS

1 mile ▼

2 miles ▼

3 miles ▼



10,746  
Total Population

46,077  
Total Population

93,037  
Total Population



8,864  
Total Employees

38,455  
Total Employees

77,937  
Total Employees



\$163,278  
Avg. HH Income

\$163,649  
Avg. HH Income

\$140,184  
Avg. HH Income

PER REGIS: 2020

## LIST OF TENANTS

Unit #	Tenant	SF
Shop A1	Logix Federal Credit Union	3,021
Shop A2	Sleep Number	3,154
Shop B1	Mediterranean Bistro	1,633
Shop B2	Optomestrist	1,265
Shop C	Available	1,214
Shop D	Available	890
Shop D1 & D2	Five Below	9,891
Shop E	Available	890
Shop F	Supercuts	890
Shop G	Pilates Studio	1,197
Shop H	Nail Forum	3,292
Shop K	Musashi	5,032
Pad 1	Islands	4,820
Pad 2A	Pieology	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	Available	1,300
Pad 6C	Available	1,400
<b>Pad 7</b>	<b>Available</b>	<b>7,400</b>
Pad 8	Bank of America	4,431
Pad 9A	Wells Fargo Bank	4,000
Pad 9B	Owl's Ice Cream	1,000
Pad 10A	Jasmine Thai Cuisine	1,891
Pad 10B	Available (Food OK)	2,897
Pad 10C	Baja Fresh	2,462
Pad 11A/B	Starbucks	2,450
Pad 11C	Subway	850
Pad 11D	Pick Up Stix	1,650



# Shopping Center

**PAD 7**

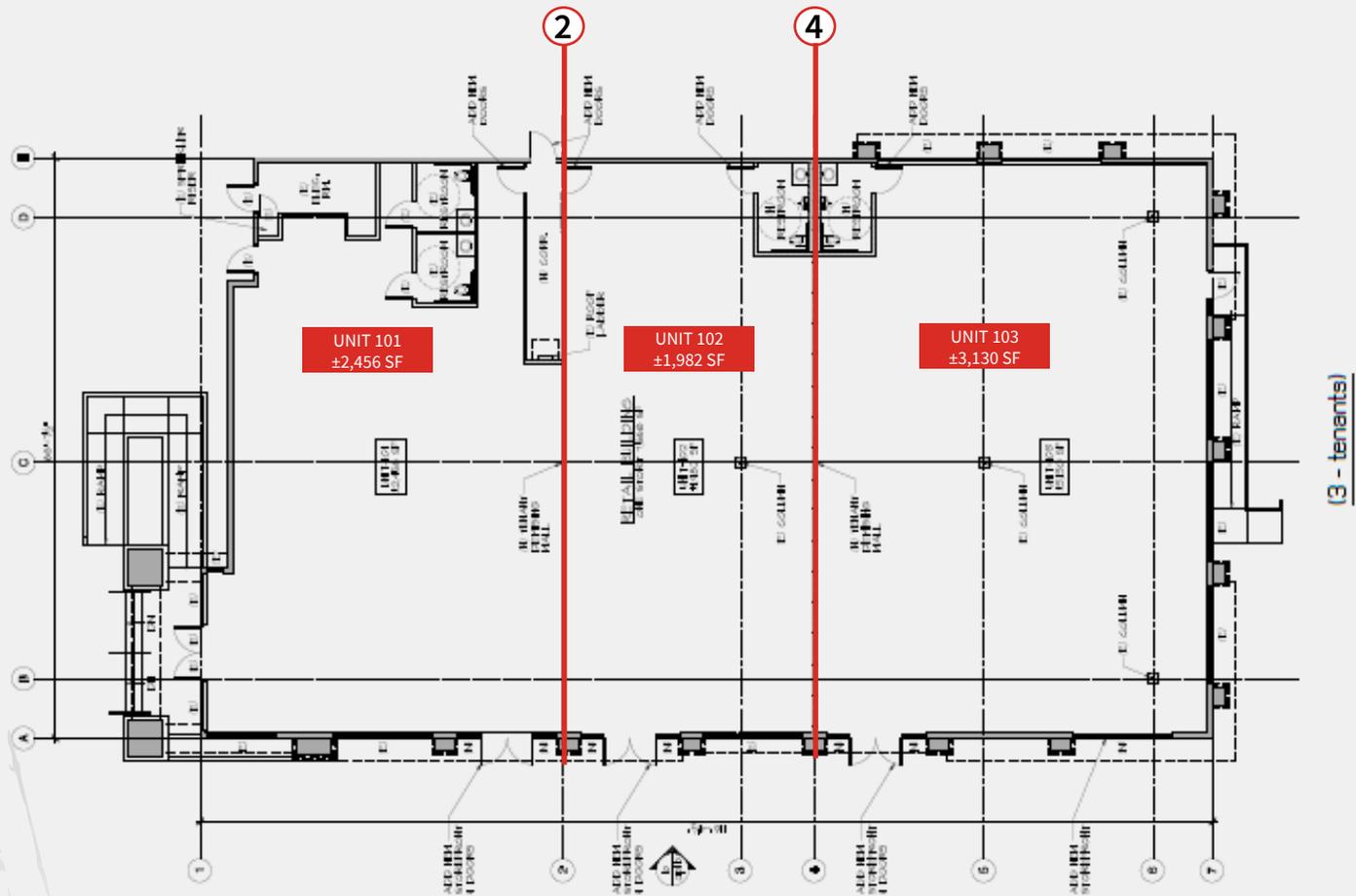
- Divisible 7,400 SF Restaurant Space
- Outdoor Patio Opportunities
- Second Generation Restaurant
- Signalized Corner
- Over 550,000 Visitors per Month



# Proposed Building Plan



DISCLAIMER | © 2020 Jones Lang LaSalle IP, Inc.  
All rights reserved. All information contained  
herein is from sources deemed reliable; however,  
no representation or warranty is made to the  
accuracy thereof.



# Proposed Elevations

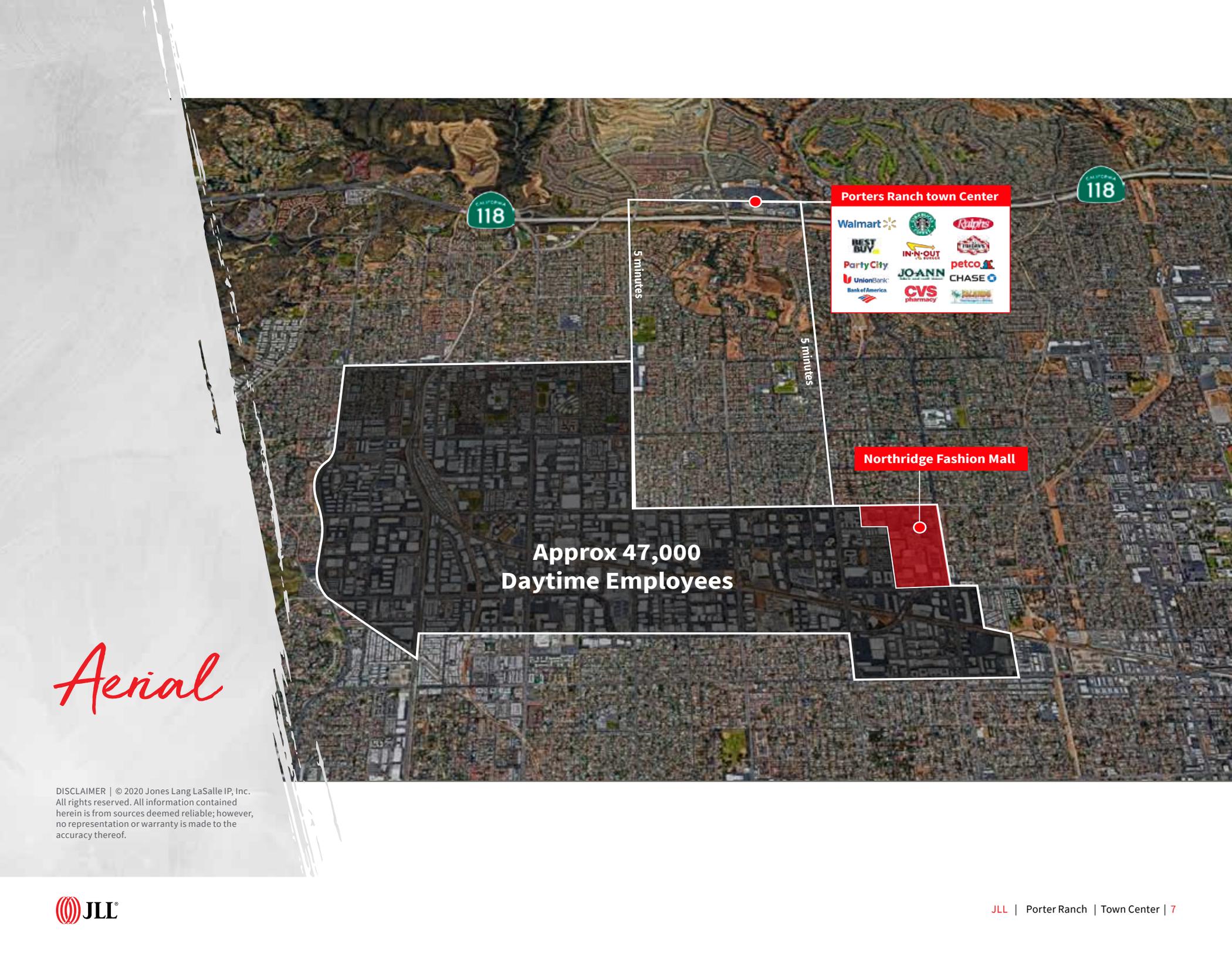
DISCLAIMER | © 2020 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

# Aerial



DISCLAIMER | © 2020 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.





Porters Ranch town Center



5 minutes

5 minutes

Northridge Fashion Mall

Approx 47,000  
Daytime Employees

*Aerial*

DISCLAIMER | © 2020 Jones Lang LaSalle IP, Inc.  
All rights reserved. All information contained  
herein is from sources deemed reliable; however,  
no representation or warranty is made to the  
accuracy thereof.



# Photos

DISCLAIMER | © 2020 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



*Achieve  
Ambitions*

[us.jll.com/retail](https://us.jll.com/retail)

**Austin Bettar**  
Senior Vice President  
License # 00808334  
Tel +1 310 694 3194  
[austin.bettar@am.jll.com](mailto:austin.bettar@am.jll.com)

**Shauna Mattis**  
Executive Vice President  
License #01071320  
Tel +1 310 694 3190  
[shauna.mattis@am.jll.com](mailto:shauna.mattis@am.jll.com)

**Alex Otto**  
Associate  
License #02042292  
Tel + 1 424 294 3437  
[alex.otto@am.jll.com](mailto:alex.otto@am.jll.com)

**Scott Burns**  
Managing Director  
License No. 01237652  
T +1 310 694 3188  
[scott.burns@am.jll.com](mailto:scott.burns@am.jll.com)