

11200 CORBIN AVE

PORTER RANCH

MEDICAL/OFFICE OPPORTUNITY



FOR LEASE

NEC OF CORBIN AVE & RINALDI ST
PORTER RANCH, CA

PROPERTY HIGHLIGHTS

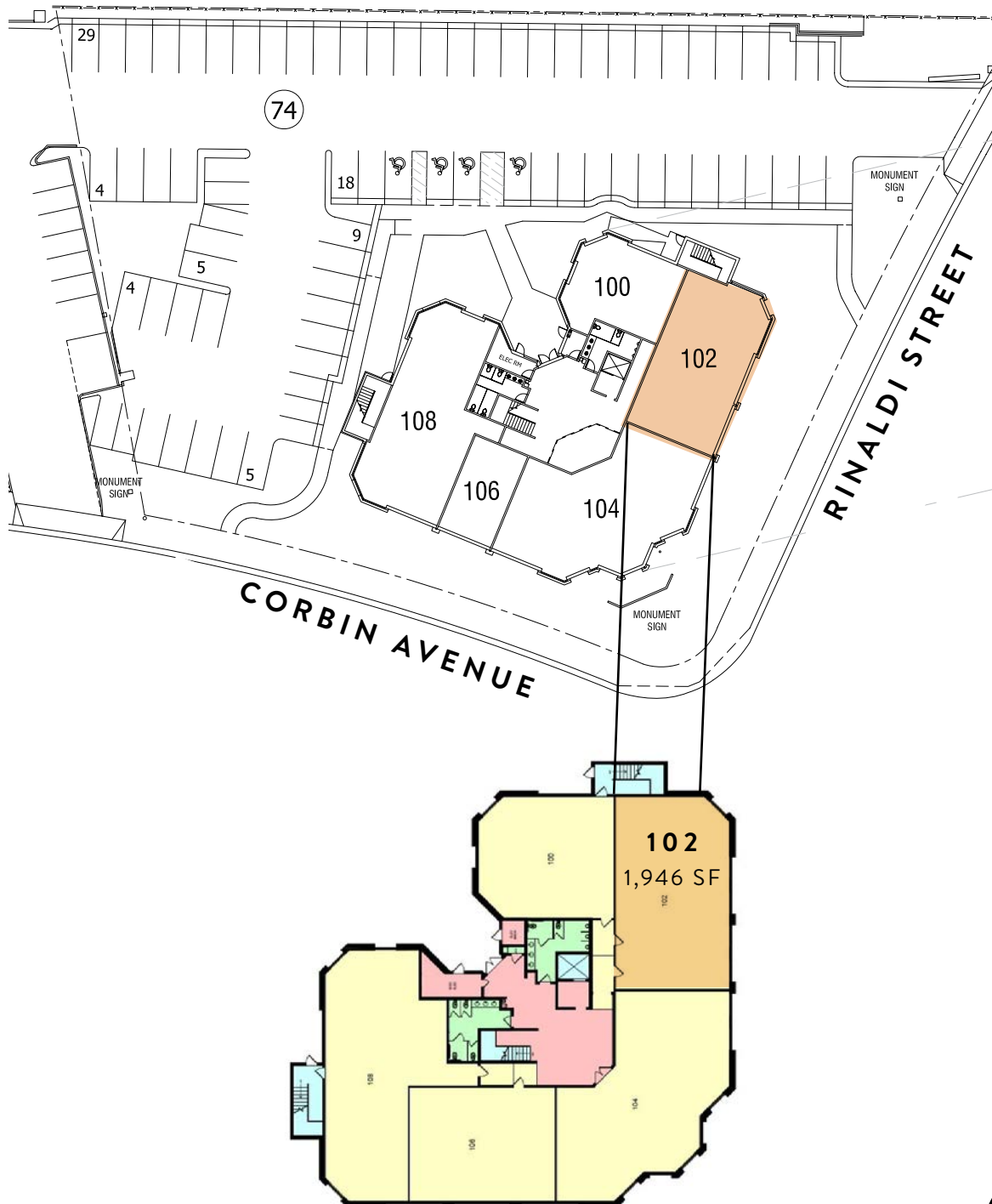
Asking Rent:
\$3.90/psf + NNN

- Strong demographics with \$159,000 + Average Household Income within a 2 mile radius.
- Located next to the Vineyards at Porter Ranch which is a new development project with Whole Foods, AMC Theatres and high end restaurants and shops.
- Adjacent to the Porter Ranch Town Center a 560,000 sf Power Center anchored by Walmart Supercenter, Ralphs, Burlington & Best Buy.
- Brand new Kaiser Permanente medical office building exceeding 50,000 sf located at the southwest corner of Porter Ranch Dr. & Rinaldi St.
- Over 1,500 new Toll Brothers homes being added to the area with prices exceeding \$2M per home.



FLOOR PLAN

SUITE 102
1,946 SF



INTERIOR PHOTOS



PROPERTY DEMOGRAPHICS

1,946 SF
of office space available

Office Space
Under
Development

309,673 sf



Population

11,575

1 mile

47,625

2 miles

101,220

3 miles



Median Age

42.5

1 mile

42.2

2 miles

40.4

3 miles



Avg.
Household
Income

\$141,331

1 mile

\$159,692

2 miles

\$138,322

3 miles



Avg.
Household Size

2.6

1 mile

2.8

2 miles

2.6

3 miles

Source: Sites USA

MARKET OVERVIEW

Porter Ranch is a thriving suburban neighborhood in the northwest San Fernando Valley region of the City of Los Angeles. There is a great increase in the development of new homes being added to the area with prices exceeding \$2 million. This robust area is diverse and densely populated with affluent & well-educated consumers.



NEIGHBORHOOD RETAIL

Walmart
Supercenter

Ralphs

Burlington

BEST
BUY

WHOLE
FOODS
MARKET

amc
THEATRES

NORDSTROM
rack

FINNEY'S
CRAFTHOUSE

Hillcrest at
Porter Ranch
374 units

The Canyons
344 Units

Westcliffe
497 units

Deerlake
Ranch
216 Units

The Vineyards at
Porter Ranch

CAVA
WHOLE
FOODS
FINNEY'S
amc
THEATRES
Peet's
COFFEE

Porter Ranch Dr
22,100 CPD

Porter Ranch
Town Center

Walmart
Supercenter
petco
IN-N-OUT
BURGER
PartyCity
five
BELOW
Ralphs

SITE
11200 CORBIN AVE

Rinaldi St

Ronald Reagan Fwy

CALIFORNIA
118

Canyon Oaks
94 Units

KAISER PERMANENTE



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* The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

