

# Porter Ranch Shopping Center

19300 & 19344-62 RINALDI STREET, PORTER RANCH, CA 91326

15,830 SF Available for Lease

Flexible Space Ideal for  
Healthcare, Retail or Office Use



**AVAILABLE**  
14,175 SF of Contiguous Space

amazonfresh

CALIFORNIA  
118

160,000 CPD

TEASPOON®  
UNITED STATES  
POSTAL SERVICE

Color Me Mine  
SUBWAY

**AVAILABLE**  
1,655 SF

citi ups

Jack  
in the box

Chevron

TAMPA AVE

RINALDI ST - 25,000 CPD

PORTER VALLEY  
COUNTRY CLUB  
A Member of the ClubCorp Family

ATHENA  
PROPERTY MANAGEMENT

CBRE

# PROPERTY INFO



Dominant grocery anchored shopping center in trade area



Excellent Household income with an average of \$198,924 in a 1-mile radius



This center offers a well balanced co-tenancy with local, regional and national retailers



Regional daily needs shopping center that draws from Simi Valley to East San Fernando Valley



# PROPERTY AVAILABILITY & DEMOGRAPHIC INFO

## AVAILABILITY

Suite	Size	Asking Rate	Space Type	Availability
300G	±1,655 SF	Negotiable	Restaurant	Immediate
300M*	±2,000 SF	Negotiable	Retail/Office/Medical	Immediate
300L*	±12,175 SF	Negotiable	Retail/Office/Medical	Immediate

\*14,175 SF of Contiguous Space Available for Lease

## 2025 ESTIMATED DEMOGRAPHICS

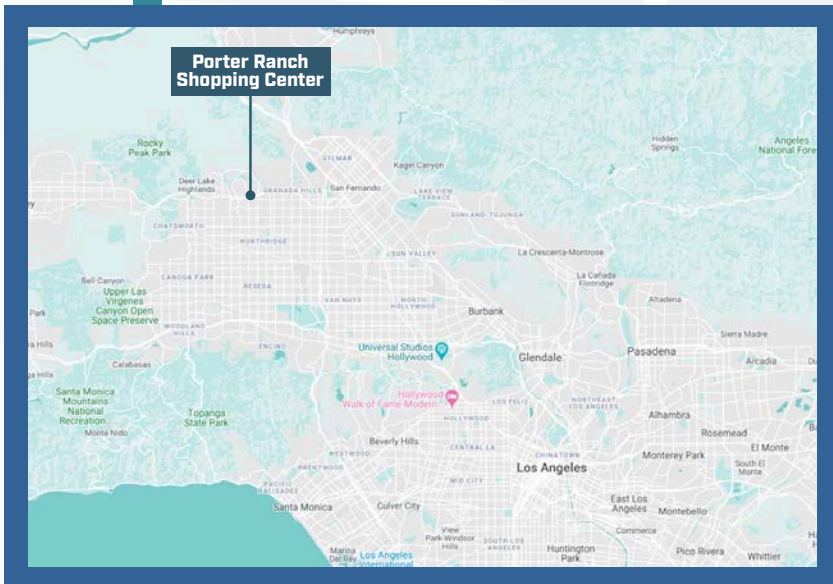
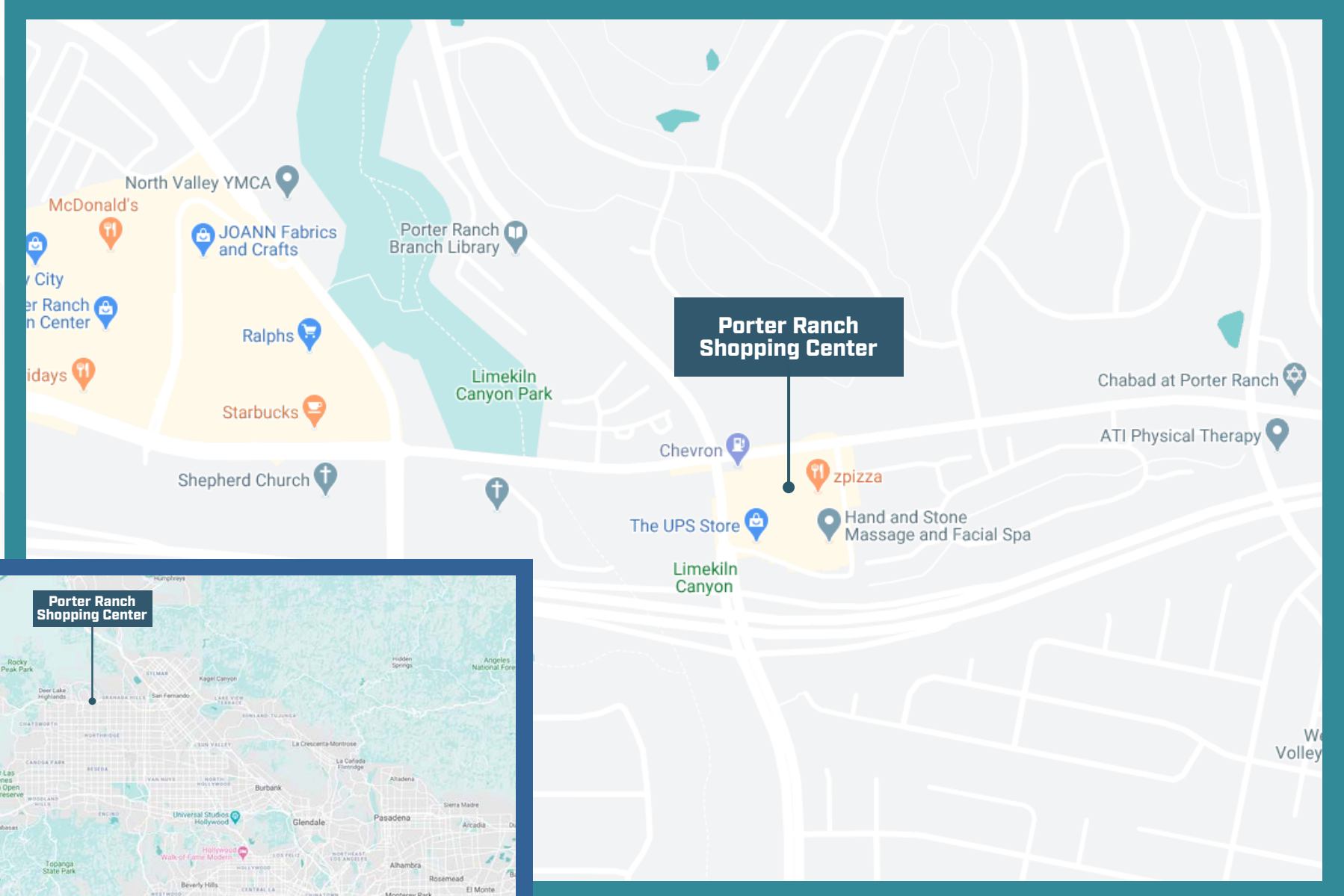
	1 Mile	3 Miles	5 Miles
Population	12,491	118,960	311,005
Households	4,338	42,885	105,899
Avg. Household Income	\$200,121	\$166,715	\$145,552



# SITE PLAN



# LOCATION OVERVIEW MAPS



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## CONTACT INFORMATION

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**CBRE**

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