





OFFICE SPACE 10,000-40,000 SF

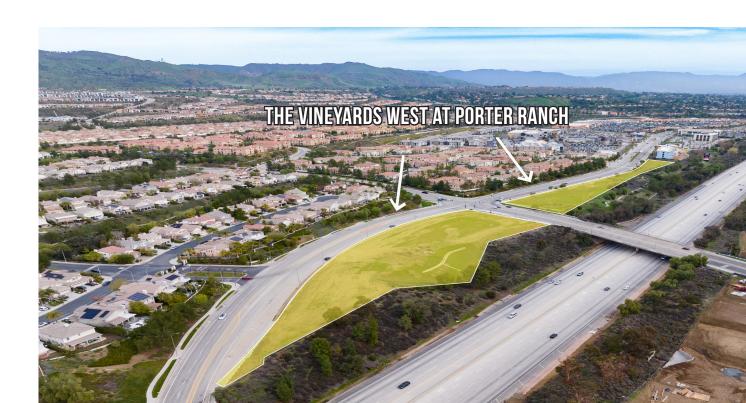




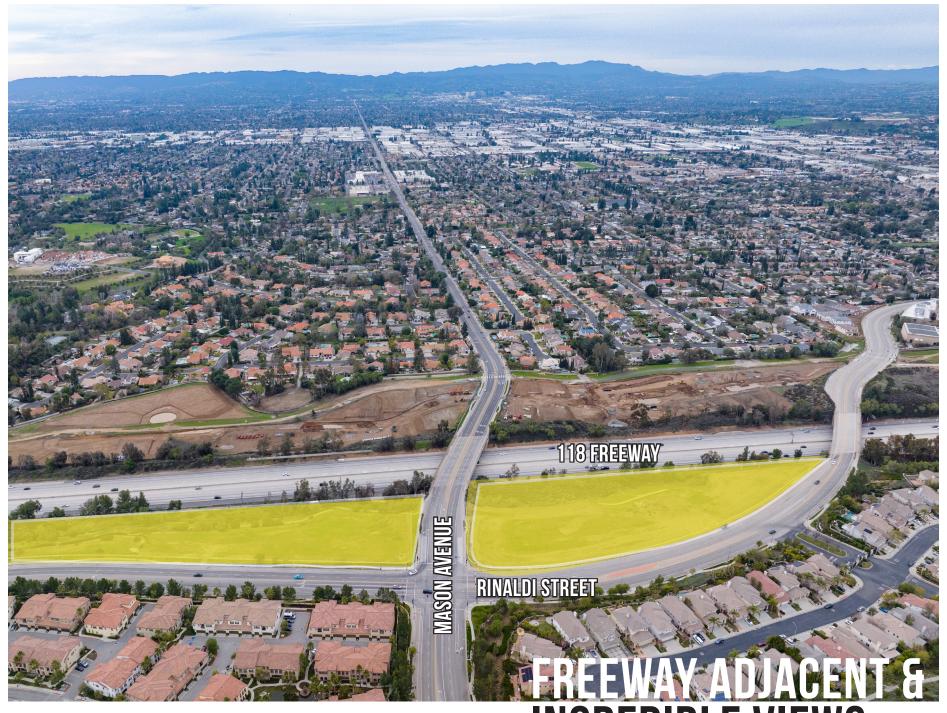


THE VINEYARDS WEST PROPOSED DEVELOPMENT

- General office, medical office or retail uses permitted within the Specific Plan, with several sizing options ranging up to 40,000 SF.
- Each building can be delivered in shell condition ready for tenant improvements, as a build-to-suit opportunity, or as a ground lease.
- Part of The Vineyards at Porter Ranch, an upscale mixed-use development awarded the 2021 Los Angeles Business Journal Gold Award for Retail Project of the Year.
- Signage opportunities visible from 118 freeway.







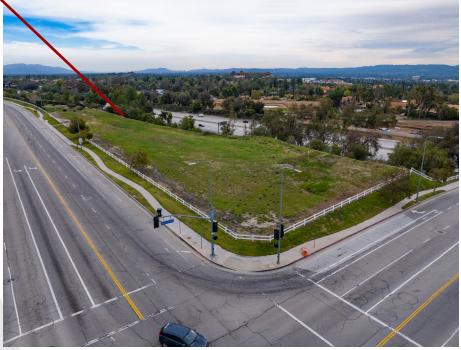
INCREDIBLE VIEWS

SITE PLANS



- Up to 25,000 square foot building
- Appx. 1.8 acres
- Signalized intersection
- Freeway visibility

SEC OF Mason Ave. & Rinaldi St.



SITE PLANS



- Up to 30,000 square foot medical office building
- Up to 45,000 square foot office building
- Appx. 3 acres
- Signalized intersection
- Freeway visibility



SWC OF Mason Ave. & Rinaldi St.

PART OF THE VINEYARDS

The Land is located in the retail heart of the trade area. With Porter Ranch Town Center located just across Porter Ranch Drive from the Vineyards, the area gets an influx of over 2 million visits per year due to the daily needs drawn from the two dominant retail centers (Walmart, Whole Foods, etc.)







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 Hampton Inn and Suites hotel. The Project is located in Porter Ranch, one of Los Angeles' most affluent suburbs.





Development sites on the SEC and SWC of Mason Ave & Rinaldi Street, Porter Ranch, CA 91326

For more information, please contact:

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