

# Porter Ranch Shopping Center

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

14,175 SF Available for Lease

Flexible Space Ideal for  
Healthcare, Retail or Office Use

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

amazonfresh

TEASPOON®



Color Me Mine  
SUBWAY

CALIFORNIA  
118

160,000 CPD

citi



Jack  
in the box



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
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

## 2024 ESTIMATED DEMOGRAPHICS

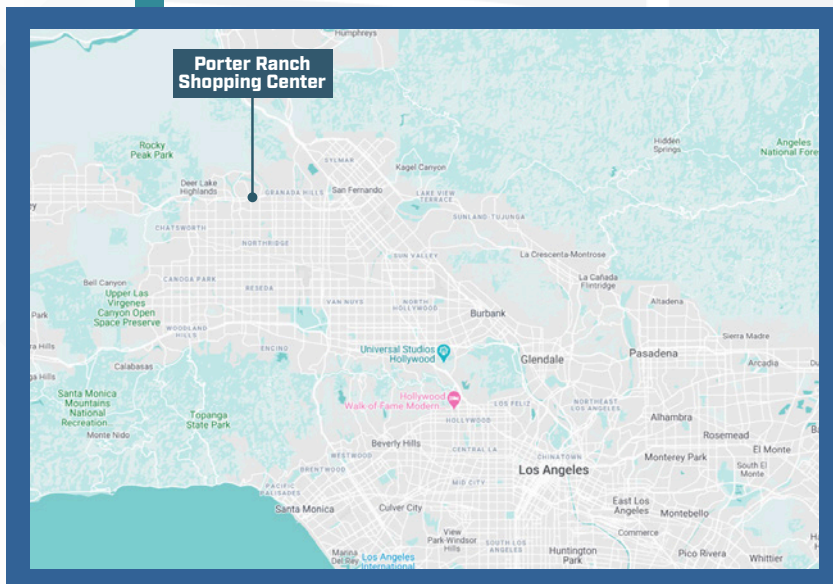
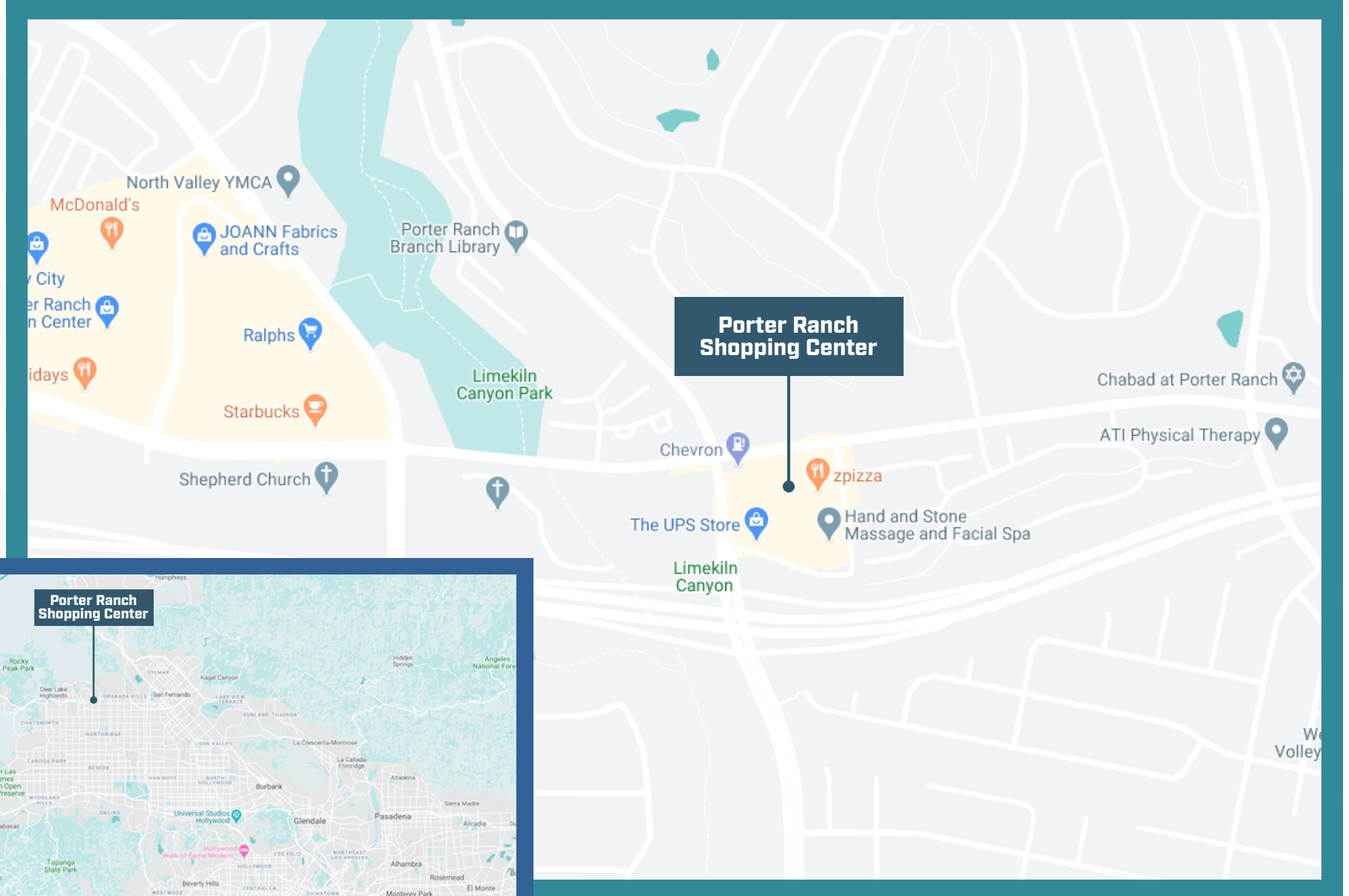
	1 Mile	3 Miles	5 Miles
Population	12,380	119,385	311,963
Households	4,254	42,657	105,253
Avg. Household Income	\$198,924	\$161,925	\$140,238



# SITE PLAN



# LOCATION OVERVIEW MAPS





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## CONTACT INFORMATION

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**CBRE**

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