



THE VINEYARDS AT PORTER RANCH

RETAIL, MEDICAL OR GENERAL OFFICE

Development sites on the signalized SEC and SWC of
Mason Avenue & Rinaldi Street, Los Angeles, CA 91326

www.thevineyards.com



@TheVineyardsLA



RETAIL SPACE
10,000 - 20,000 SF



MEDICAL SPACE
10,000 - 30,000 SF



OFFICE SPACE
10,000 - 40,000 SF



PROPOSED
DEVELOPMENT



PARKING RATIO
5/1,000 SF

THE VINEYARDS WEST PROPOSED DEVELOPMENT

- Retail, Medical or General Office uses permitted within the Specific Plan, with several sizing options.
- 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.



AERIAL PHOTO

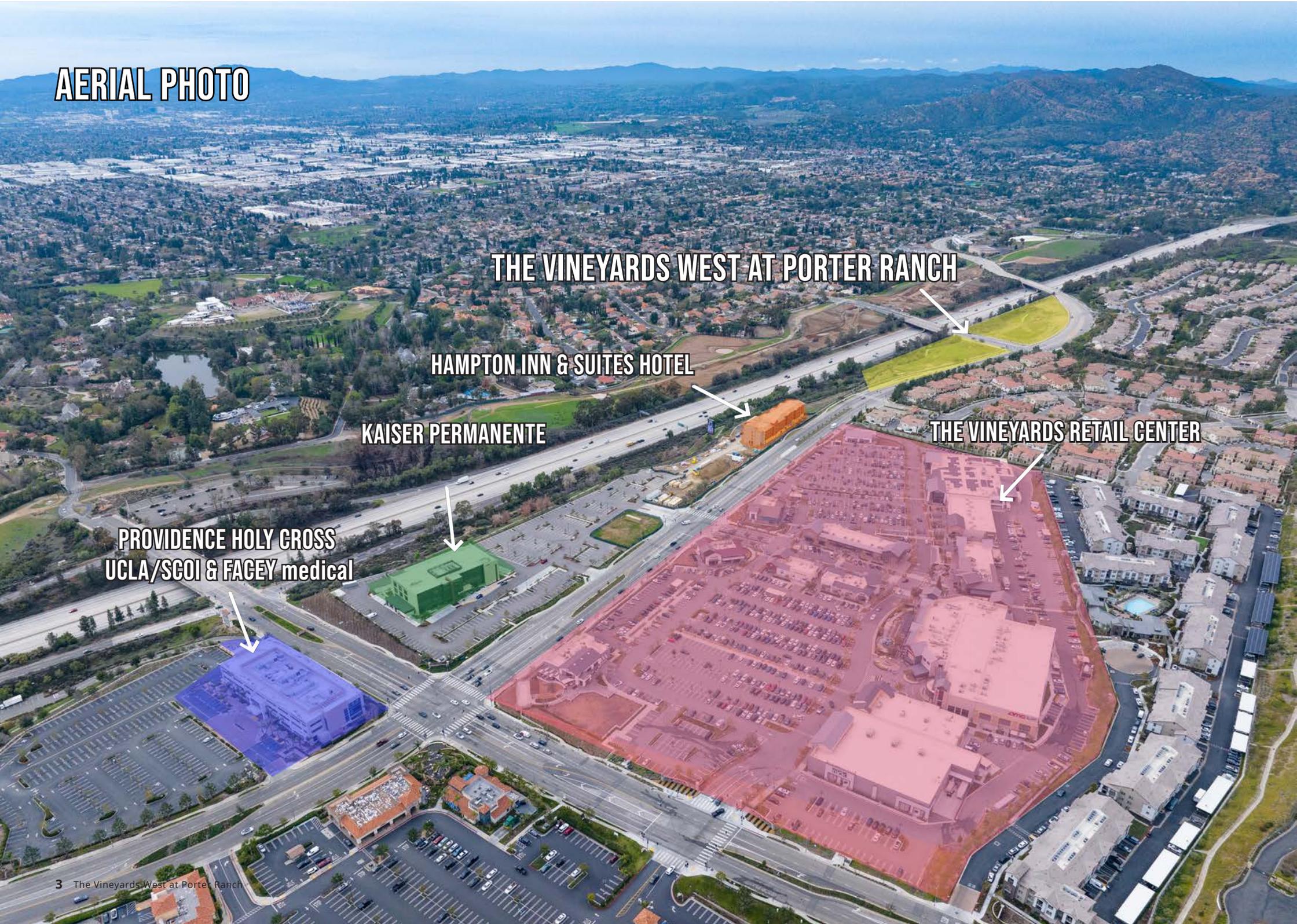
THE VINEYARDS WEST AT PORTER RANCH

HAMPTON INN & SUITES HOTEL

KAISER PERMANENTE

THE VINEYARDS RETAIL CENTER

PROVIDENCE HOLY CROSS
UCLA/SCOI & FACEY medical





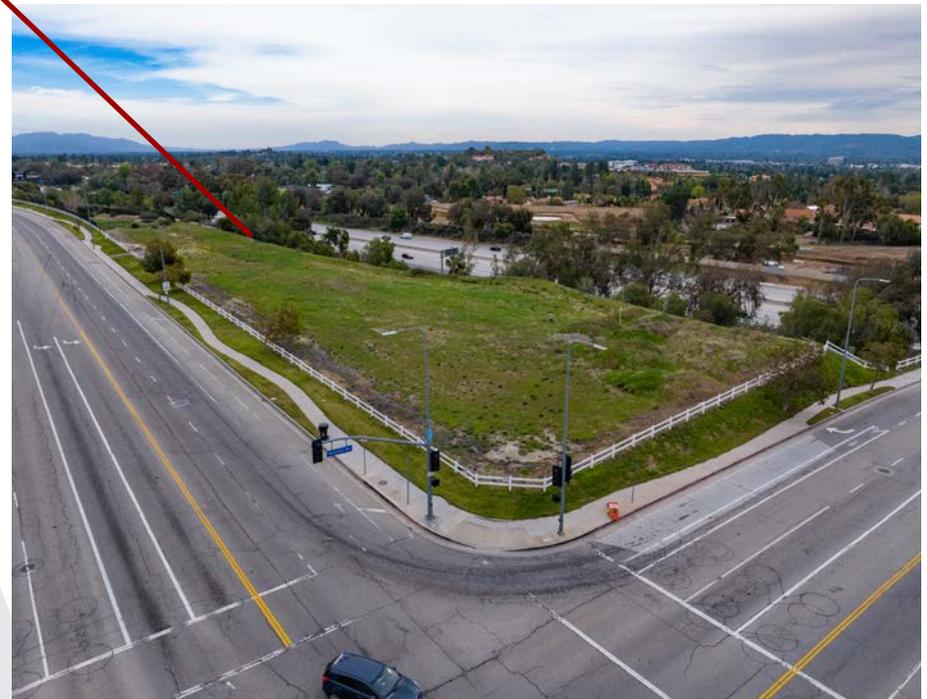
**FREEWAY ADJACENT &
INCREDIBLE VIEWS**

SITE PLANS



- Retail, Medical or General Office up to 25,000 square feet
- ±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
- Up to 20,000 square feet of retail
- ± 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.





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