

20209

WHOLE FOODS MARKET



THE VINEYARDS AT PORTER RANCH

20065 West Rinaldi Street,
Porter Ranch, CA 91326

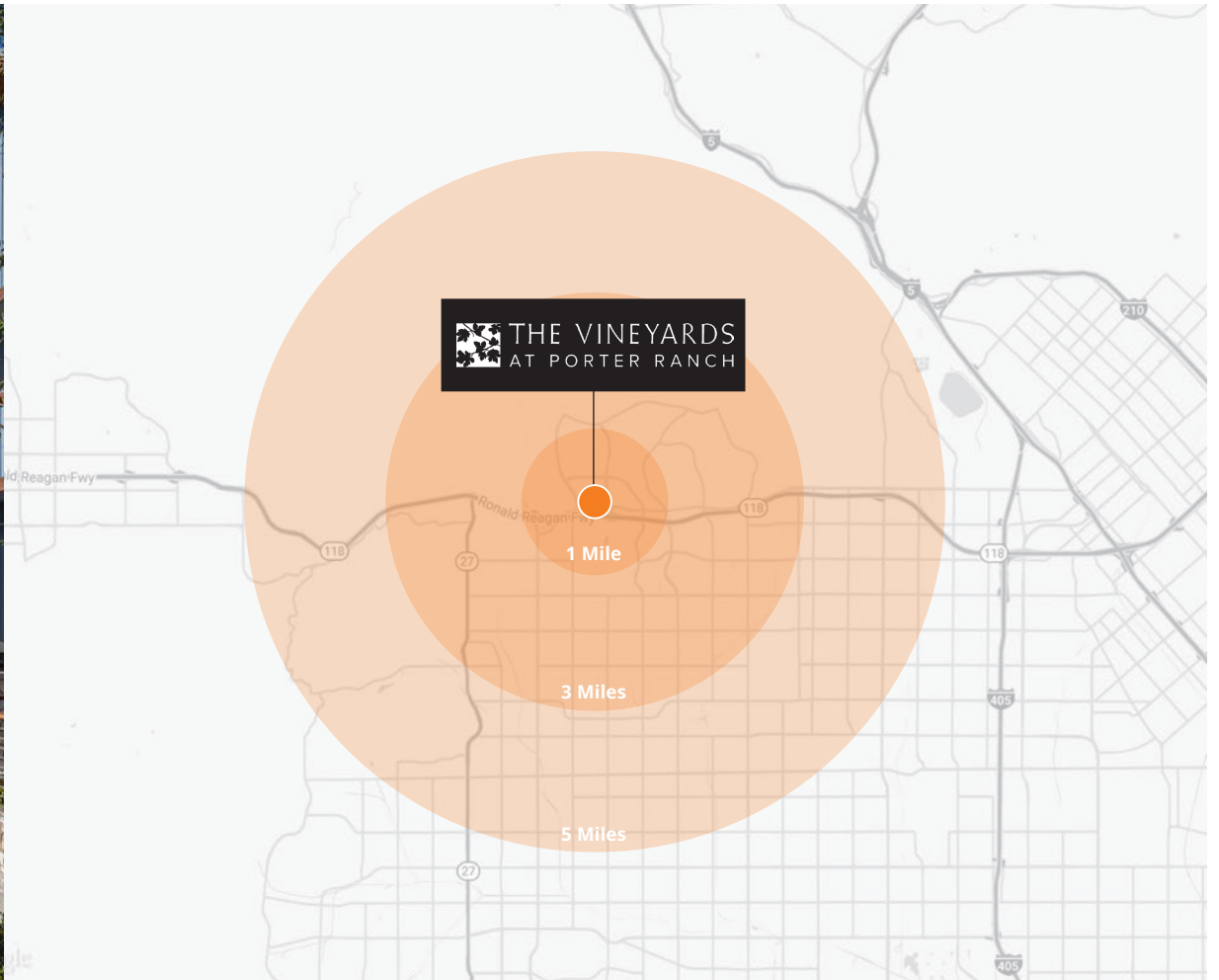
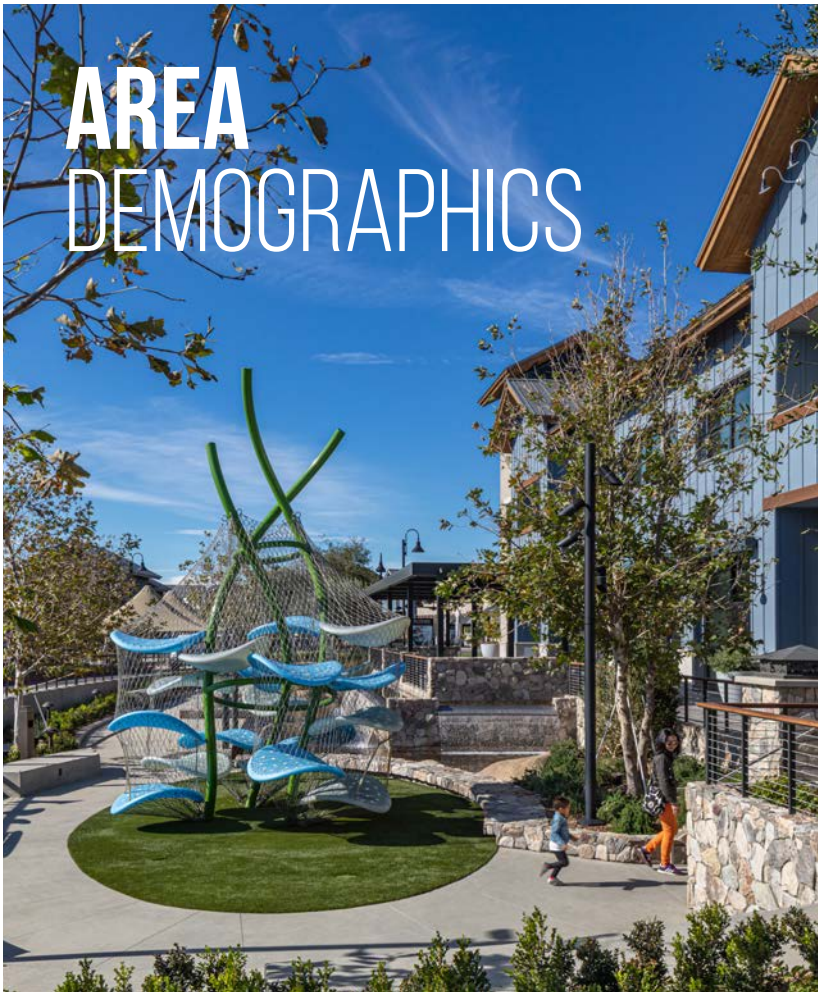
www.thevineyards.com

  @TheVineyardsLA

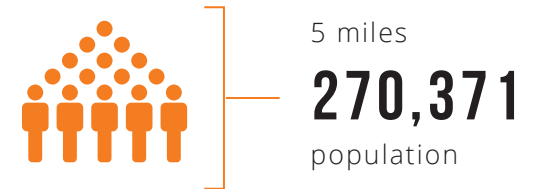
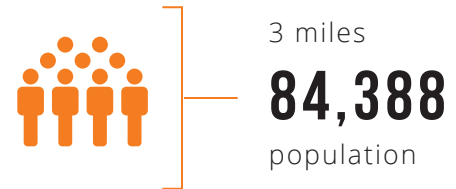
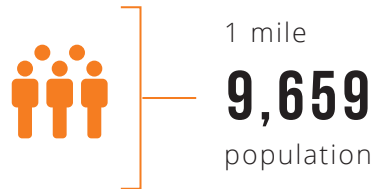
THE VINEYARDS HIGHLIGHTS

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.





Porter Ranch is a suburban neighborhood in the northwest San Fernando Valley region of the City of Los Angeles.





Daytime Population



1 mile

10,349

Business/Daytime
Population

3 miles

99,633

Business/Daytime
Population

5 miles

272,267

Business/Daytime
Population

Households



1 mile

3,151

Households

3 miles

29,765

Households

5 miles

88,432

Households



Avg.
Household
Size **2.76**

Avg.
Household
Size **2.80**

Avg.
Household
Size **2.99**



Median Age **42.3**

Median Age **44.6**

Median Age **39.0**



Avg.
Household
Income **\$162,525**

Avg.
Household
Income **\$141,194**

Avg.
Household
Income **\$115,136**

Race/Ethnicity



White **58.8%**

White **53.7%**

White **53.7%**

Asian **26.4%**

Asian **20.9%**

Asian **20.9%**

Hispanic **19.3%**

Hispanic **34.4%**

Hispanic **34.4%**



SIZE
210,000 SF



YEAR BUILT
2019



RENT
UPON REQUEST



5.75
PARKING SPACES
PER **1,000 SF**

THE VINEYARDS RETAIL HIGHLIGHTS

- Awarded the 2021 Los Angeles Business Journal Gold Award for Retail Project of the Year.
- New development project with curated tenant mix including AMC Theatres, Whole Foods and numerous other restaurants and shops.
- Multiple demising options between 1,070 - 4,238 sf available.
- Upscale common area open spaces for exceptional community interaction.



SITE PLAN

RETAIL SPACES AVAILABLE

LEASE PENDING
AVAILABLE



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
A1	Whole Foods Market	1,120	130	Available	1,171	150	Avant Optometry		S6		
A2	Trek Bicycle	100	140	Yoga Six		160	CAVA		100	The Habit	
	Exer Urgent Care	110	170	Finney's Crafthouse		S2	Chipotle		S7		
	Lovesac	120	A5			100	Patxi's Pizza		120	Lure Fish House	
	Spectrum	130	120	Ulta		120	Toastique		S8		
A3	UCLA Health	100	A6	Nordstrom Rack		S3	Nail Spa		A	Mendocino Farms	
	UCLA Health	110	C1	AMC		100	Peet's Coffee		B	Salina	
	Motivate Fitness Studios	120	S1			S4	Mayweather Boxing		C	Salina	
	Motivate Cycle Club	130	100	Tomodachi Restaurant		S5			S9		
	Gus's BBQ	150	110	The Joint		100	Alfred Coffee		100	Cafe Landwer	
A4	La Popular Taqueria	110	110	Available	806	110	Available	2,112	110	Available	2,112
	Tifa Chocolates	120	130	Available	806	120	Alfred Coffee	1,056	120	Available	1,056
			140	Available			Available	7,000 + patio	S10		



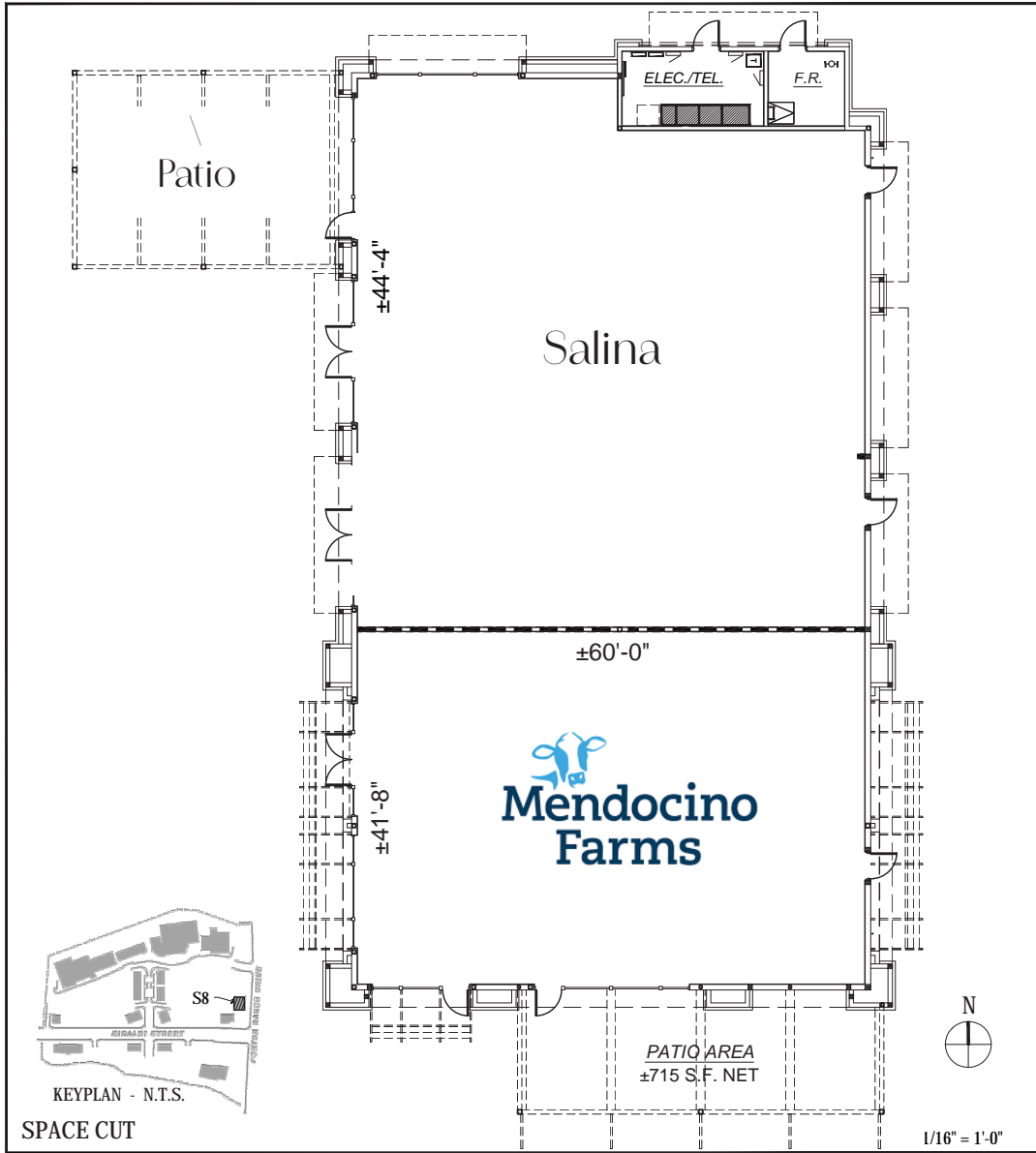
S8

- Large common area with additional seating.



SITE PLAN

S8





S9

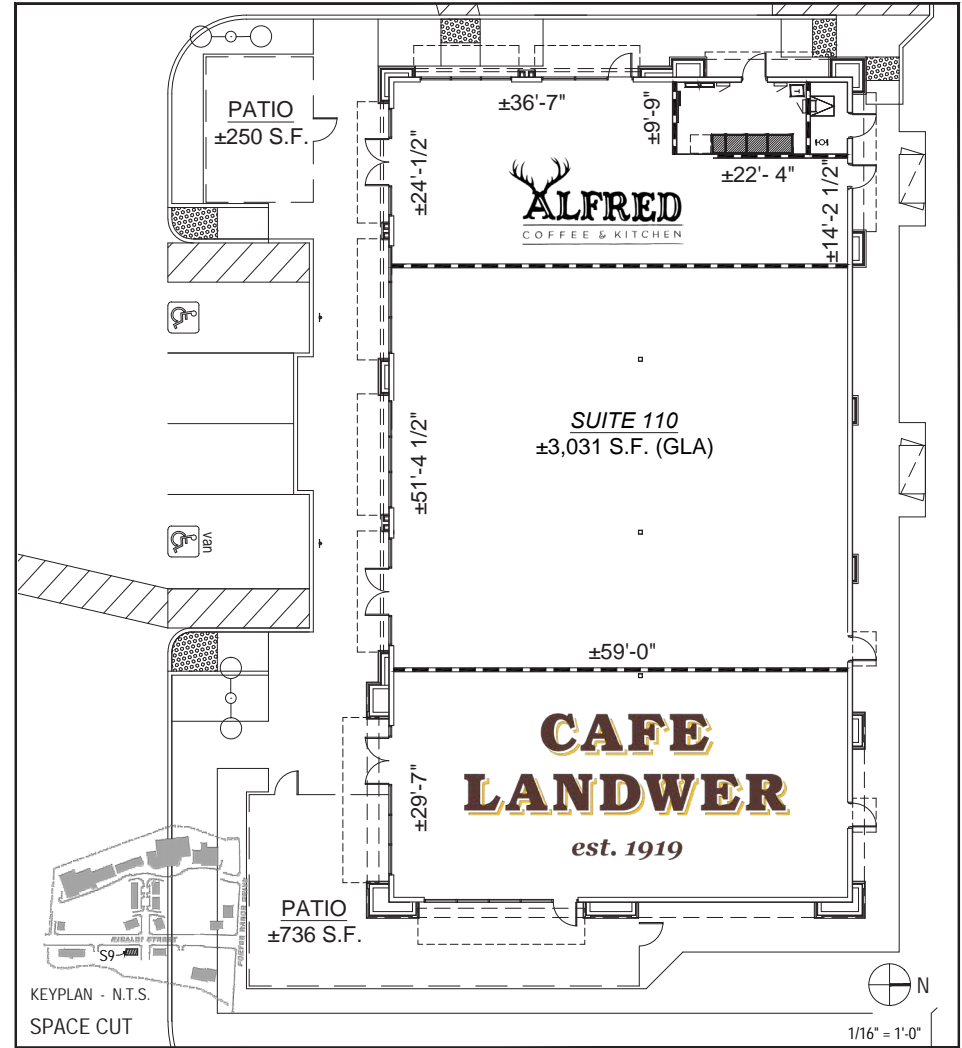
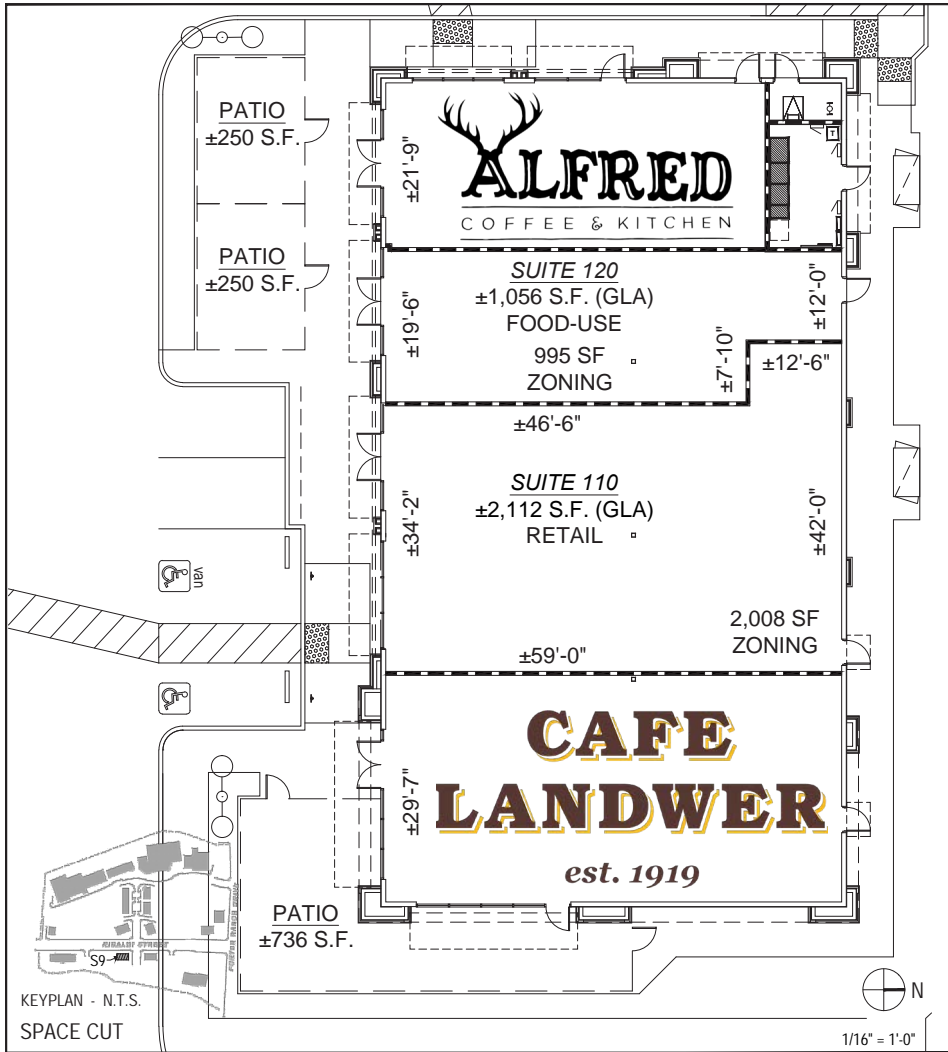


- Signalized intersection with patio opportunities.
- Ability to demise from 1,056 SF to 3,168 SF.



SITE PLAN

S9





THE CANYONS
Pointe and Peak Collections
Number of units: **344**

DEERLAKE RANCH
Number of units: **216**

HILLCREST AT PORTER RANCH
Beacon, Highlands, Ridge Collections
Number of units: **374**

WESTCLIFFE
Palisades, Cascades, Summit, & Skyline
Number of units: **497**

MEDICAL PLAZA

PORTER RANCH TOWN CENTER

SHERPHERD CHURCH

Over **1,500** new Toll Brothers homes being added to the area with prices exceeding **\$2M** per home.

118 **161,297 CPD**

THE VINEYARDS AT PORTER RANCH

CANYON OAKS
Number of units: **94**

RESIDENTIAL AERIAL



THE VINEYARDS

at Porter Ranch





WHAT'S UNIQUE ABOUT PORTER RANCH:

Porter Ranch residents typically have a higher net worth than most U.S. Neighborhoods and are diverse and densely populated. Residents are mostly home owners who are financially conservative. They like to keep up-to-date with the latest styles, trends, and technology, and have high disposable income rates.

Porter Ranch is an advantageous place in Los Angeles with top schools, low crime rates, and an affluent and well-educated consumer base. Over half of Porter Ranch residents have a four-year degree, and a high-average household income, with additional significant population growth taking place over the next decade.

STRENGTH OF RESIDENTIAL SURROUNDING CENTER:

Porter Ranch is composed of upscale neighborhoods in the urban periphery of metropolitan areas. This is a family market, distinguished by married-couple families, with and without children, some in multigenerational households. They own their homes, mainly high-priced single-family homes, with a higher proportion of town houses.

THE VINEYARDS

is located in the retail heart of the trade area. With Porter Ranch Town Center located just across the street, the area gets an influx of over 2 million visits per year due to the daily needs draw that both centers have (Walmart, Whole Foods, etc.)

Placer AI - 2021





THE ULTIMATE PLACEMAKING OPPORTUNITY

Join the ranks along with established brands and changemakers to form the center of the Porter Ranch community for dining, shopping and entertainment.



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