

# PORTER RANCH TOWN CENTER

## BOX SPACE | FOR LEASE

11460 Porter Ranch Dr  
Porter Ranch CA

Former  
**TOYS R US**



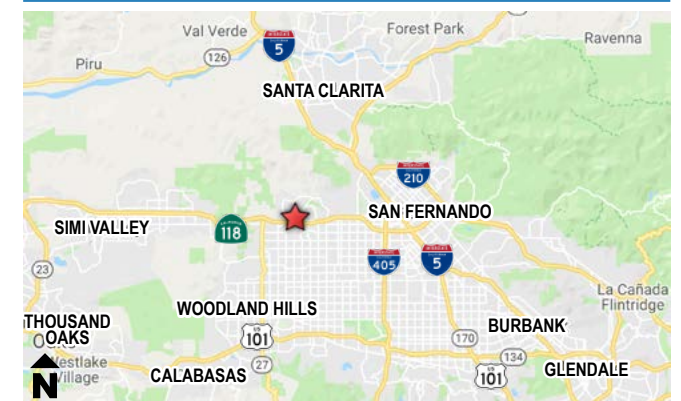
### Site Information

<b>Building Size</b>	±47,127 SF	
<b>Available</b>	Suite 101	±18,723 SF
	Suite 102	±28,404 SF
<b>Year Built</b>	1999	
<b>TRAFFIC COUNTS</b>		
Porter Ranch Dr	6,076 CPD	
Rinaldi St	16,702 CPD	
118 Freeway	166,963 CPD	

### 2020 Demographics

	<u>Radius</u>	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
<b>POPULATION:</b>		11,778	44,186	89,706
<b>HOUSEHOLDS:</b>		4,063	15,019	31,604
<b>HH INCOME</b>				
<b>Average:</b>		\$150,585	\$145,101	\$127,766
<b>Med:</b>		\$125,770	\$118,608	\$100,766
<b>Total # of Employees:</b>		4,392	8,656	39,020
<b>Total # of Businesses:</b>		448	1,075	3,850

### Regional Map



3770 Highland Ave. Suite 208  
Manhattan Beach, CA 90266  
[www.CalbayCorp.com](http://www.CalbayCorp.com)

*Buying and Developing Premium  
Net Leased Properties.*

**RYAN SHEA**  
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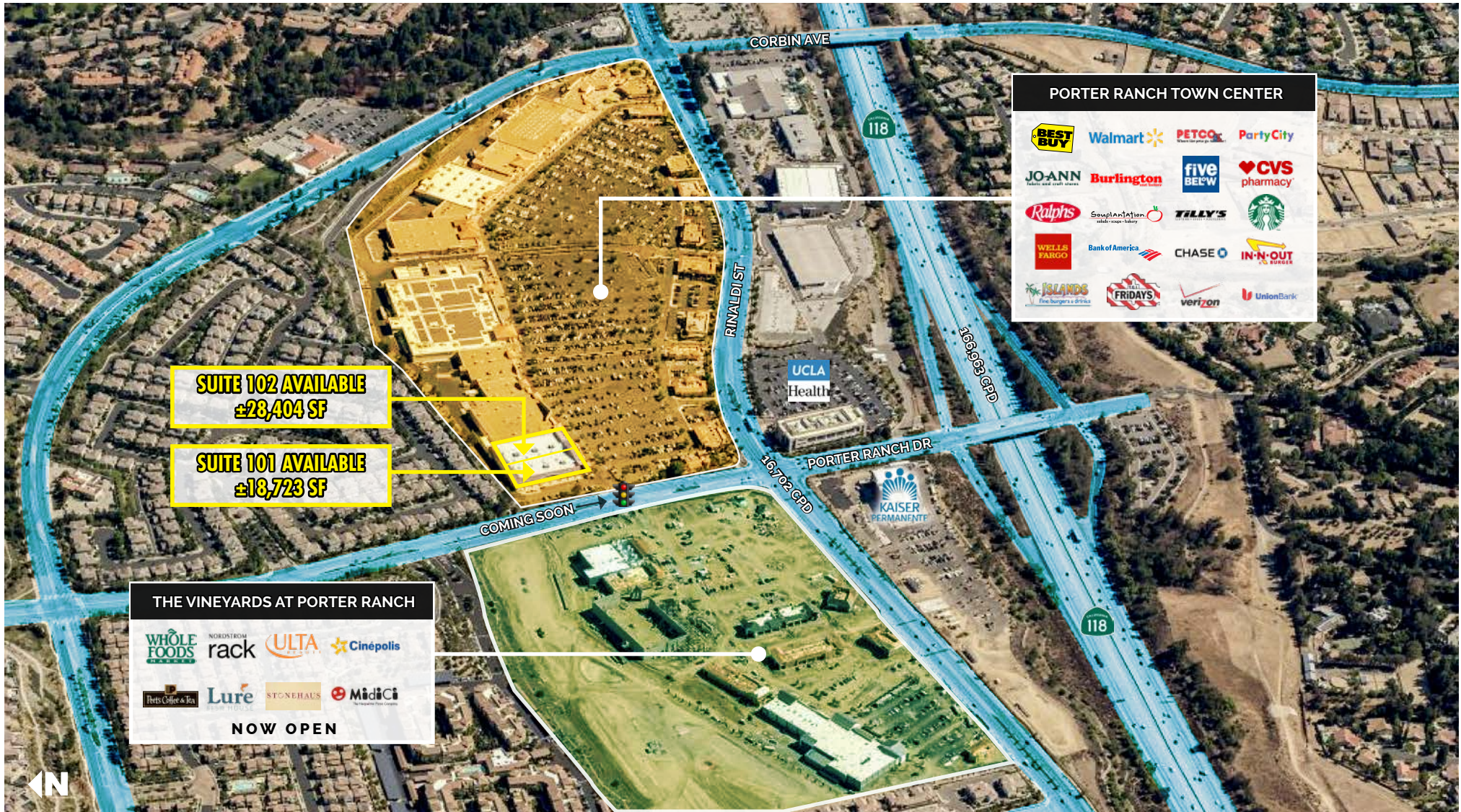
**PERRY MANN**  
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### TRADE AREA MAP



**SUITE 102 AVAILABLE**  
±28,404 SF

**SUITE 101 AVAILABLE**  
±18,723 SF

**PORTER RANCH TOWN CENTER**

- BEST BUY
- Walmart
- PETCO
- Party City
- JO-ANN
- Burlington
- five BELOW
- CVS pharmacy
- Ralphs
- Small Planet
- TILLY'S
- Starbucks
- WELLS FARGO
- Bank of America
- CHASE
- IN-N-OUT
- ISLANDS
- FRIDAYS
- verizon
- UnionBank

**THE VINEYARDS AT PORTER RANCH**

- WHOLE FOODS
- NORDSTROM rack
- ULTA
- Cinepolis
- Peet's Coffee & Tea
- Lure
- STONEHAUS
- MidiCi

**NOW OPEN**



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### FLOOR PLAN OPTION 1

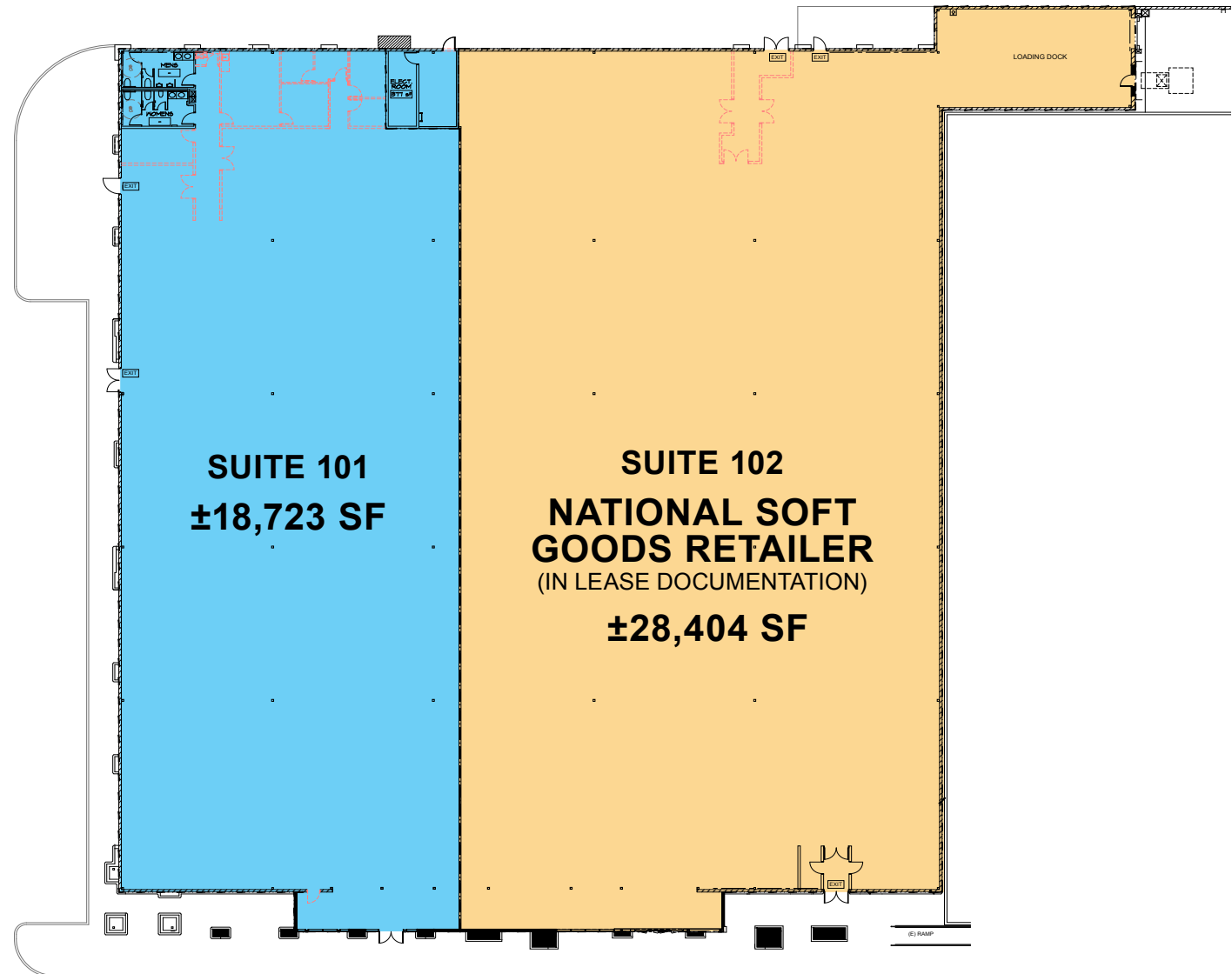
#### AVAILABLE SPACE

SUITE 101 ±18,723 SF

SUITE 102 ± 28,404 SF

Seeking the Following Retail Uses:

- Soft goods
- Specialty Grocer (up to 25k sf)
- Sporting Goods
- Furniture/Home Furnishings
- Shoe Stores
- Discount Stores
- Home Improvement / Tools & Hardware
- Automotive Supply



**SUITE 101**  
**±18,723 SF**

**SUITE 102**  
**NATIONAL SOFT**  
**GOODS RETAILER**  
(IN LEASE DOCUMENTATION)  
**±28,404 SF**



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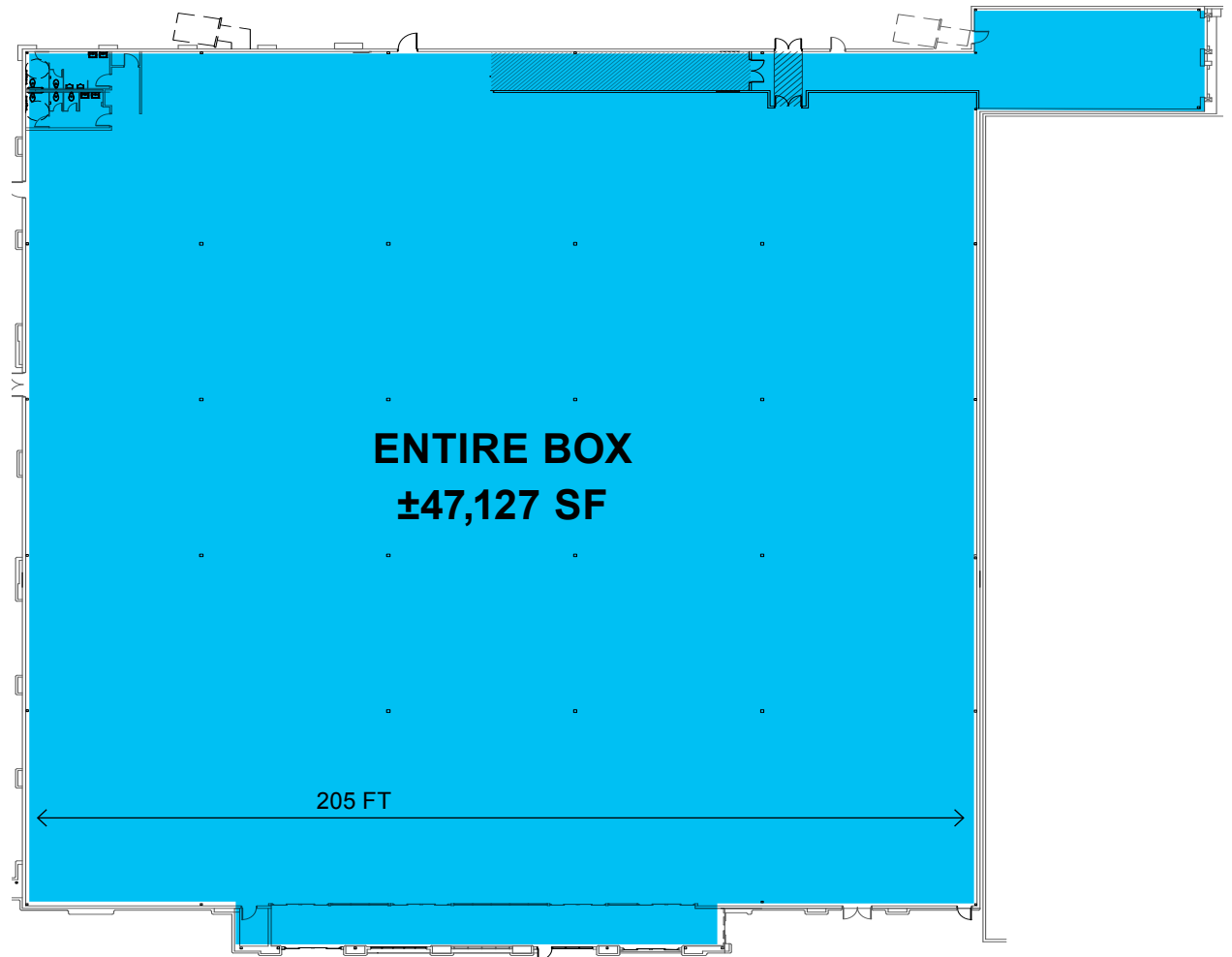
### FLOOR PLAN OPTION 2

#### AVAILABLE SPACE

ENTIRE BOX

±47,127 SF

±205' FRONTAGE



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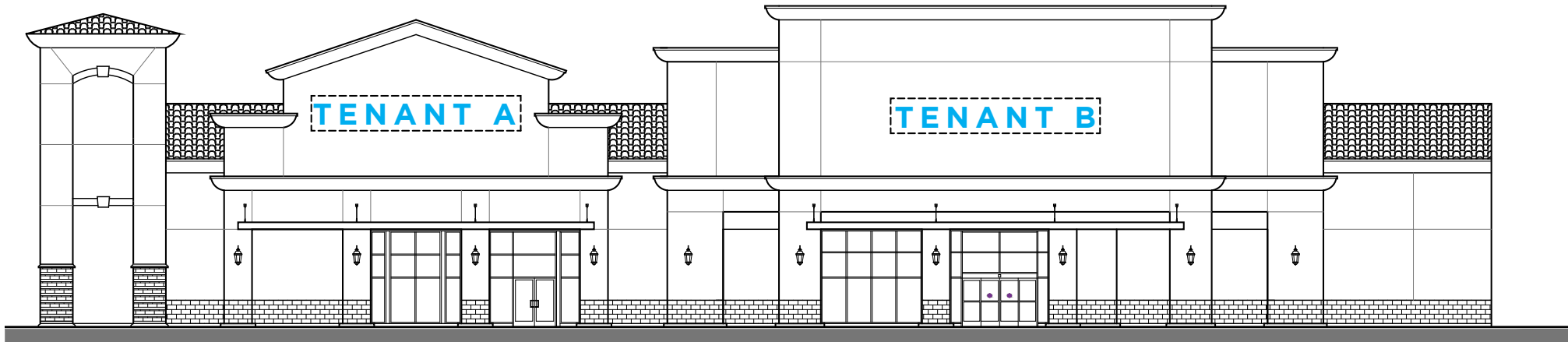
### PROJECT RENDERINGS



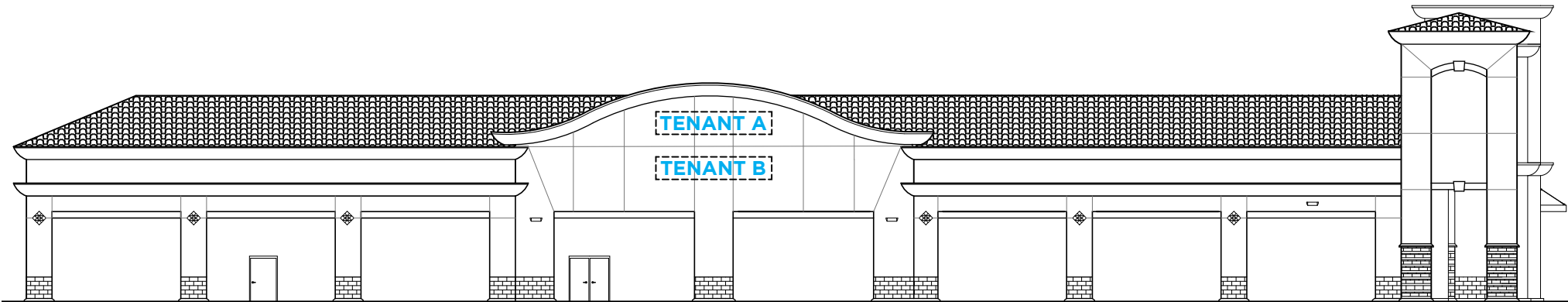
3 EXISTING WEST ELEVATION



4 EXISTING SOUTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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### SITE PLAN



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### SIGNAGE



**MONUMENT SIGN (SWC OF PROJECT)**

SCALE: NTS



**MONUMENT SIGN (SEC OF PROJECT)**

SCALE: NTS



**STOREFRONT**

SCALE: NTS



**PROJECT PYLON SIGN AT PORTER RANCH DR AND CA-118 OFF RAMP**

SCALE: NTS



**WEST SIDE OF THE STORE**

SCALE: NTS



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