

# THE VILLAGE AT PORTER RANCH

19821 Rinaldi St, Porter Ranch, CA

**BMW**  
REALTY ADVISORS

**savills**  
Studley

## THE VILLAGE AT PORTER RANCH



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The Village At Porter Ranch is a 214,810 square foot signature lifestyle project with unique design, character, and offerings that best serve the needs of the community. With mindful tenant curation, and meticulous attention to detail, this project will set the standard in asthetic quality, merchandizing, and design.

Servicing an affluent and well educated consumer base, The Village at Porter Ranch will incorporate a diverse and high quality mix of retail, restaurant, and entertainment related tenants that service the needs of the community in an enhanced architectural setting. The sophisticated design of the project provides a high standard of architecture, ease of access to patrons, as well as strong pedestrian links into various shopping, dining, and theatre experiences throughout the center.

In a community characterized by prosperity, The Village at Porter Ranch will provide residents with a merchandizing mix that includes a “best in class” theatre, specialty grocer, signature restaurants, and high quality retailers. While maintaining a sensitive approach to the modern retail experience, great care has gone into designing a project that creates an upscale, sophisticated environment while providing exceptionally open space for Community interaction.

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
2012 Population	9,587	89,055	281,927
2012 Avg. HH Inc.	\$142,177	\$104,152	\$87,687
2012 Total Employment	3,077	51,351	104,845

TRAFFIC COUNTS	
CA-118	162,000 cars per day
Rinaldi Street	22,049 cars per day

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**MITCHELL ENGLANDER**  
COUNCILMEMBER, 12<sup>TH</sup> DISTRICT  
PRESIDENT PRO TEMPORE, LOS ANGELES CITY COUNCIL

May 12, 2015

RE: The Village at Porter Ranch  
Porter Ranch, Los Angeles, California

My office has been working closely with Shapell Liberty Investment Properties, LLC over the last several years on various concepts for The Village at Porter Ranch, a new shopping and lifestyle center. The property at Porter Ranch Drive and Rinaldi Street is an important site and a gateway to the Porter Ranch community.

As the Councilmember of the district, I have been committed to bringing forward a high-quality center with pedestrian-friendly design, top-notch retail and dining, and community amenities and programming. The Twelfth District is home to some of the most affluent, well-educated, civically minded and active communities in the City of Los Angeles. Porter Ranch continues to undergo tremendous growth with ongoing residential development, the recent opening of an academically distinguished K-8 school, and the upcoming development of a new 50-acre public park with exciting amenities.

In light of these factors, my central goal has been to ensure that this commercial site will provide not only great shopping and restaurants, but an entire community experience. The site plan has recently been refined as a result of collaborative efforts with the developer, and the project is on the road to becoming a reality. I am excited with the progress and will continue to work with the developer as the project proceeds.

As the representative of this wonderful community, I will commit my office and City resources to help expedite permitting and streamline approvals to attract new retail and restaurants to the area.

Sincerely,

**MITCHELL ENGLANDER**  
Los Angeles City Council President Pro Tempore  
Councilmember, Twelfth District

ME:hl



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VIEW FROM  
ENTRY DRIVE

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VIEW OF TERRACES  
FROM CINEMA PLAZA

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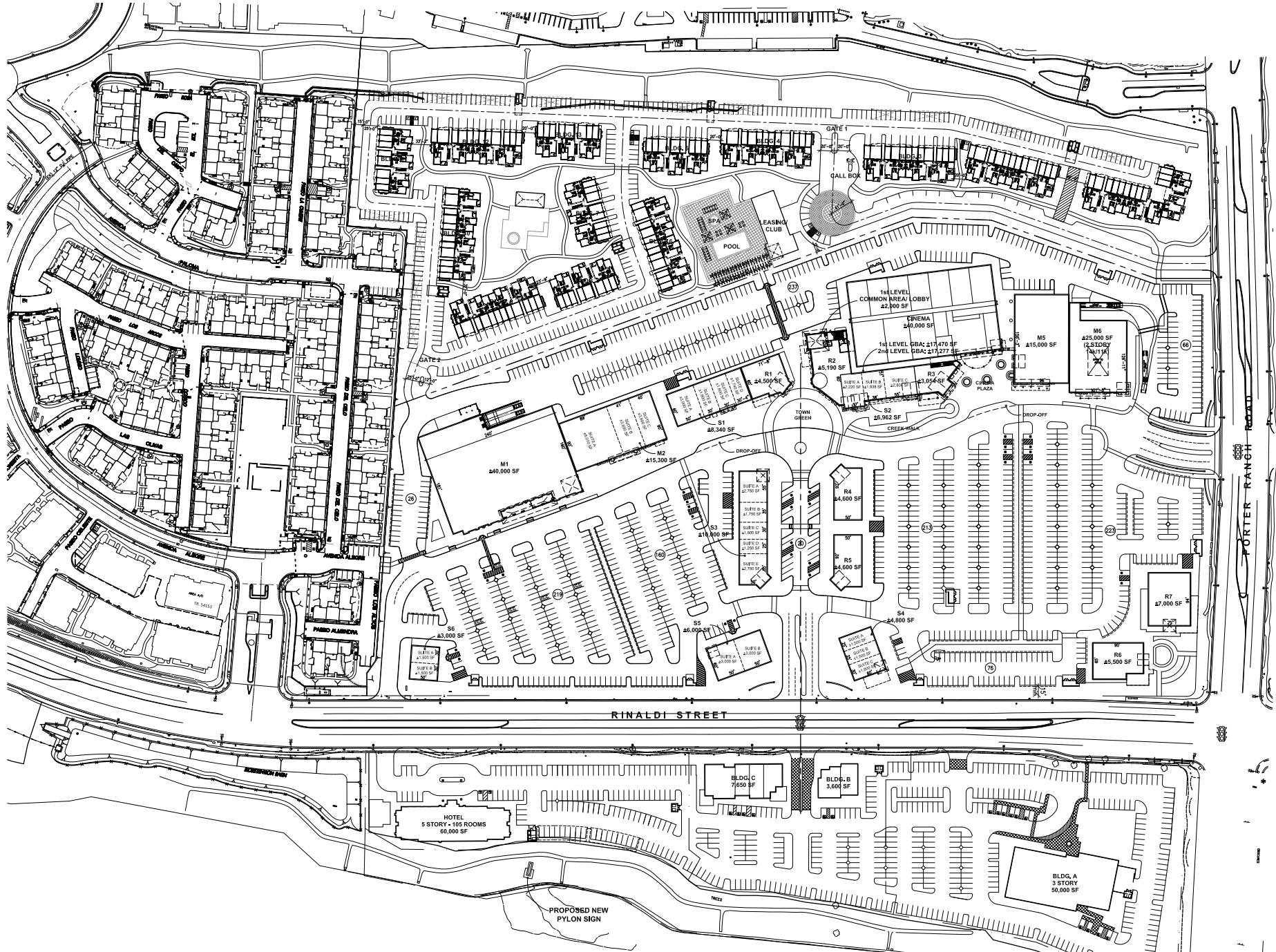
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VIEW OF TOWN GREEN  
AND SURROUNDING RETAIL

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*A Local and Regional Destination*



*Vibrant  
Public Spaces*



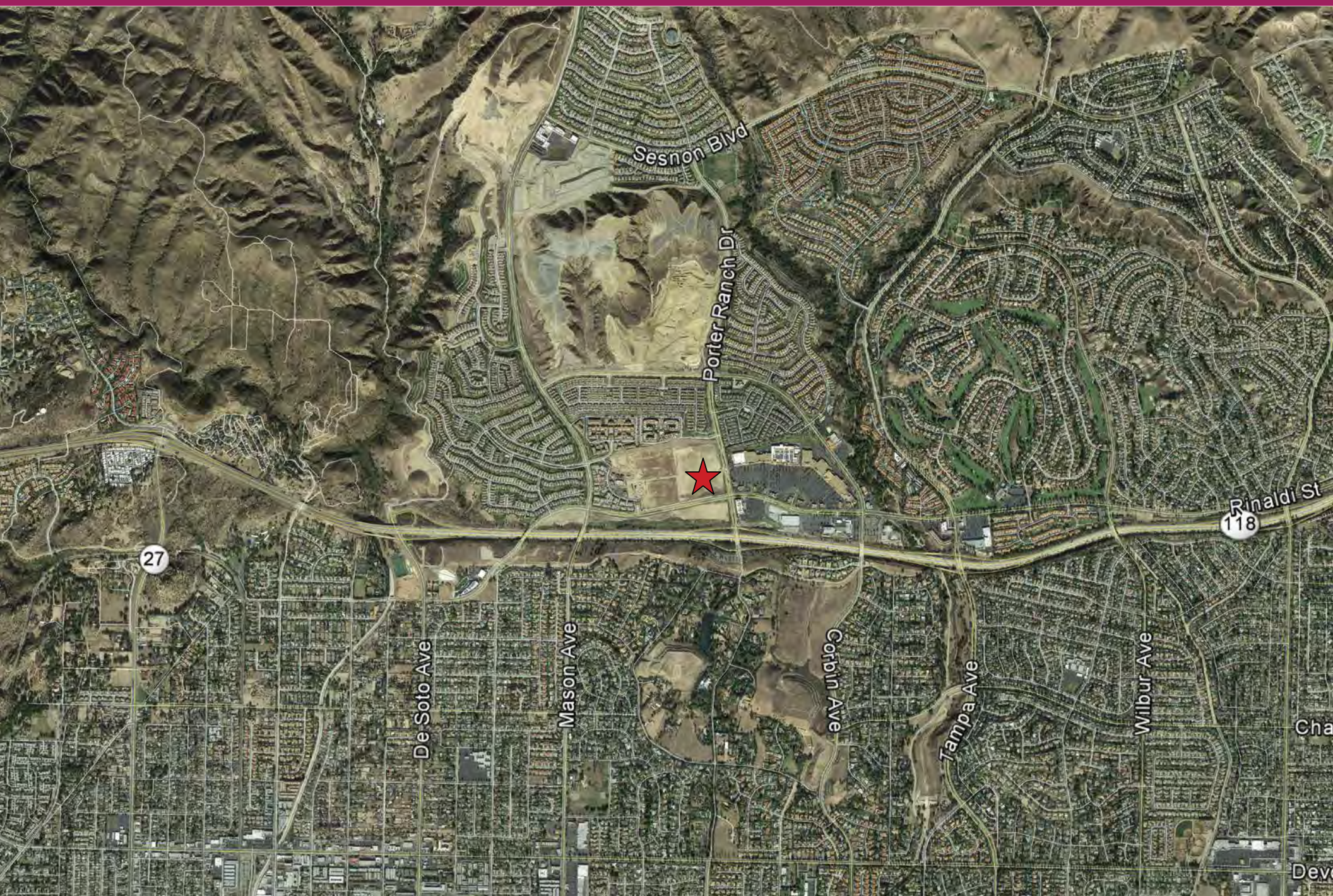
*A Heightened Sense of Community*

*Reflects the Unique Qualities of Southern California*



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- TOYS R US
- BEST BUY
- WAL\*MART
- Famous Footwear
- Party City
- TILLY'S
- JO-ANN
- PETCO.COM
- SPORT CHALET
- CVS pharmacy
- Ralphs

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TILLY'S JO-ANN PETCO.COM  
SPORT CHALET CVS pharmacy Ralphs

Albertsons CVS pharmacy LA FITNESS Walgreens  
www.rei.com OUTBACK COCO'S aaronbrothers

CVS pharmacy OfficeMax  
TJ-maxx Stein Mart  
RITE AID Michaels  
OSH  
SPROUTS RALPHS MARKET Ralphs

TRADER JOE'S  
Smart & Final

VONS RITE AID

PACIFIC THEATRES  
STONE FIRE Applebee's

★ macy's PACIFIC THEATRES  
OLD NAVY GAP ROSS SPORTS AUTHORITY JCPenney  
BEST BUY Pier 1 imports Macaroni Grill TARGET  
RED ROBIN PETCO.COM KOHL'S  
COSTCO WHOLESALE WOOD RANCH MARKET Marie Callender's  
CLAIM JUMPER ANNA'S LINENS  
ELEPHANT BAR RESTAURANT BONEFISH GRILL corner bakery BUFFALO WILD WINGS  
BevMo! 24 FITNESS BED BATH & BEYOND DSW ULTA