



Where do you want to live?

Front Porch Retirement Communities

Bring your life to Front Porch. Welcome a sense of community. Embrace the camaraderie of great neighbors. Connect with each other and the world. Nurture your wellbeing. Experience the freedom to do what you want, when you want. Pursue your passions with mind, body and soul. Celebrate the spirit of the individual. Never stop learning something new. Create to your heart's desire. Meet interesting people. Stay fit. Get energized. Look forward to a full social calendar. Make a difference in people's lives. Enjoy the peace of mind of continuing care. Start a fresh tomorrow.



At Front Porch, you choose the location, the style of community and exactly how you want to live your life.

Whether you've always dreamed of living by the sea, or amid a lush park-like setting, or just moments away from the arts and culture of a charming village, we've got something for everyone – and some of the best locations in California and beyond.

Explore our communities and you'll discover rich, vibrant places – each one a true original in style, size, personality and setting. And they all offer independent living at its finest, where you can be yourself, connect with each other and the world.

Get ready for your life to expand with a wealth of choices for mind, body and soul. We'll take care of the day-to-day stuff and free you up to focus on everything you love. And if you ever need assistance, it's right here on a variety of levels.

That's what Front Porch offers you – the freedom to explore, create and live your dream. Find your favorite place and schedule a tour today, and if you need more information, please call us at 800.233.3709 or visit frontporch.net.



Live life your way.

Carlsbad By The Sea

Carlsbad, California

- Continuing Care Retirement Community
- 3.8 acres on the ocean in Carlsbad Village
- 160 private independent residences
- Truly Yours assisted living and personal services delivered in the privacy of your home at Carlsbad By The Sea
- 33-bed rehabilitation and care center



Carlsbad By The Sea puts the beach in your backyard and all the shops and restaurants of Carlsbad Village right at your doorstep.

Our intimate, boutique-style community means you're just moments away from fine dining that's flexible to your schedule, a full slate of wellness programs and lifelong learning classes, a heated pool, indoor spa, art studio, and a spacious terrace with breathtaking ocean views.

Plus with Carlsbad's seven miles of beaches, 150 acres of parks, three championship golf courses, and the world-famous Flower Fields, you're never at a loss for adventure.

Hunt for antiques in town or seashells at low tide. Take a day trip on the Coaster. Express your creativity in a painting or poetry class. Join our amateur astronomers, or build your strength and stamina with one of our personal trainers – all in the company of engaging residents who share your passion for California coastal living.

Somewhere between a sea and a village is home. Carlsbad By The Sea.

CA License 374600799 COA 194

2855 CARLSBAD BOULEVARD CARLSBAD, CA 92008
800.255.1556 CARLSBADBYTHESEA.ORG

849 COAST BOULEVARD LA JOLLA, CA 92037
800.959.7010 CASADEMANANA.ORG



Imagine living just steps from the sea in world famous La Jolla, where you have all the arts and culture of the village in your backyard.

Explore galleries, museums and cultural centers, or take in an afternoon of boutique shopping. Tee off at Torrey Pines Golf Course or stroll to Scripps Park and La Jolla Cove. With quaint sidewalk cafés and exceptional fine dining, your appetite will never go wanting. And neither will your mind with continuing education classes offered nearby at the University of California San Diego.

Casa de Mañana

La Jolla, California

- Multi-level Retirement Community, no entrance fee
- 5.3 ocean-view acres on the Coast Walk in La Jolla Village
- 190 private independent residences
- Truly Yours assisted living and personal services delivered in the privacy of your home at Casa de Mañana

Lovers of the sea have been attracted to this historic property since 1924 with its Coast Boulevard address, pristine white sand beaches, crystal clear waters and breathtaking sunsets. You can enjoy the view from your Casa de Mañana villa or residence, from the library, or the dining room.

It's a one-of-a-kind retirement living experience that offers the freedom to enjoy the very finest that La Jolla has to offer.

CA License 374603439



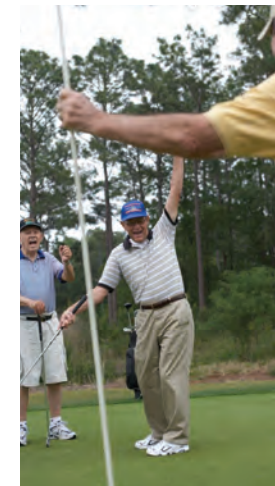
A world
by the sea.

A serene location to enjoy your active lifestyle.

Cecil Pines Jacksonville, Florida

- Adult Living Community, no entrance fee
- 53 pine-shaded acres on the converted Cecil Air Force Base
- 92 private independent residences

6008 LAKE COVE AVENUE JACKSONVILLE, FL 32221
888.968.0905 CECILPINES.ORG



If you enjoy the warm and peaceful atmosphere of a small-town neighborhood, you'll love Cecil Pines, just outside of Jacksonville, Florida.

We're just minutes away from dozens of area parks, miles and miles of unspoiled beaches, and some of the best sports fishing and boating in the country. Downtown Jacksonville is where Old South meets urban chic, with boutique shopping, art galleries and museums, outdoor cafés, pro sports and the annual Jazz Festival.

And you can take comfort in Jacksonville's proximity to high-quality healthcare, with eight hospitals—including

the Mayo Clinic—close at hand.

Stroll our park-like campus and nearby lake, attend exercise classes or just kick back on your patio and watch the wildlife wander by. Or if you seek a more adventurous lifestyle, like some of our residents, explore Florida's scenic nooks and crannies along the rural roads.

One thing's for sure. You won't be doing home maintenance or yard work—we take care of it all.

Your time is your own at Cecil Pines, with a world of natural beauty and friendly neighbors surrounding you.



Live in the heart of Claremont, and enjoy everything it has to offer without getting in your car. Within minutes you can be dining in the village, or taking your seat for a performance of Mozart at one of the many Claremont college campuses.

Welcome to Claremont Manor, a great neighborhood with an eclectic blend of architecture that gives the community a distinct character and charm, made all the more lush by gardens at every turn.

As you stroll among the redwood, ash and jacaranda trees of our grounds, you discover a variety of different places to

live – from studios, apartments and villas to cottages, many of them with garages and extra storage.

Enriching your life is as easy as saying “yes” to something you love. There are dozens of classes, clubs, social and cultural events from which to pick and choose.

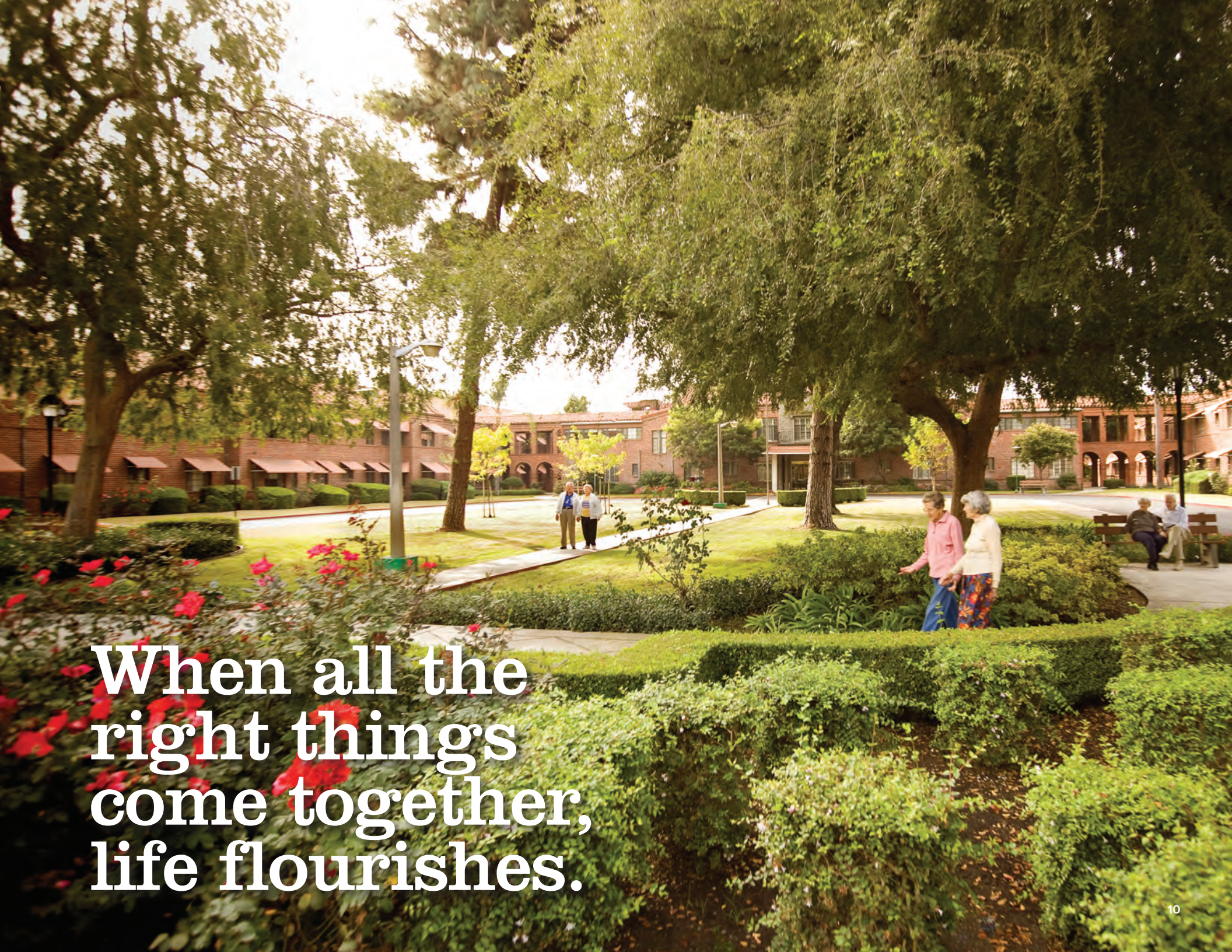
There’s an exciting adventure that awaits you at Claremont Manor, one that allows the very best of your life to shine through.

CA License 198601672

Claremont Manor

Claremont, California

- Multi-level Retirement Community, no entrance fee
- 15.2 acres just blocks from the Claremont Village and colleges
- 224 private independent residences
- Truly Yours assisted living and personal services delivered in the privacy of your home at Claremont Manor
- 10 Summer House at Claremont Manor memory care neighborhood
- 59-bed rehabilitation and care center



When all the
right things
come together,
life flourishes.



Choose a carefree
retirement lifestyle.

England Oaks

Alexandria, Louisiana

- Adult Living Community, no entrance fee
- 63 oak-shaded acres on the converted England Air Force Base
- 182 private independent residences

Welcome to a picturesque neighborhood of cozy homes and shady oak-lined streets. We're England Oaks, and you can find our community in the heart of Louisiana, surrounded by the history, culture and recreation our state is famous for.

Explore the Kent House Plantation, a historic Creole plantation house, or head into Alexandria/Pineville, just minutes away, for dining, shopping and entertainment. For the outdoor enthusiast, there's the nearby Oak Wing Golf Club with its bayous, lakes and towering tree-lined fairways, or the camping, hiking, boating and fishing of the Red River Waterway.

6956 ENGLAND DRIVE ALEXANDRIA, LA 71303
800.786.6257 ENGLANDOAKS.ORG



You'll love never having to do home maintenance or yard work again. Instead, spend your time getting together with friends for a Southern barbeque, taking a class at the Rapids Parish Learning Center, lounging poolside with a stack of bestsellers, or pulling up a chair to a pinochle, poker or dominoes tournament.

England Oaks. Country-style tranquility with a daily dose of fun.

183 THIRD AVENUE CHULA VISTA, CA 91910
800.310.4696 FREDERICKAMANOR.ORG



What if you could live in a charming cottage or garden home along an idyllic tree-lined avenue in a neighborhood that evokes the warm nostalgia of another era? At Fredericka Manor, you can rediscover the classic American small town, where neighbors are friends and friends are like family.

Just down the road is the coastal city of Chula Vista, home to everything from boutique shops to sidewalk cafés, community theatre to weekly farmer’s markets and a famous lemon festival.

Fredericka Manor

Chula Vista, California

- Multi-level Retirement Community, no entrance fee
- 24 acres in Chula Vista with a classic American small town feel
- 293 private independent residences
- Truly Yours assisted living and personal services delivered in the privacy of your home at Fredericka Manor
- 22 Summer House at Fredericka Manor memory care neighborhood
- 174-bed rehabilitation and care center

Tee up at the Chula Vista Municipal Golf Course, bird watch at the Chula Vista Nature Interpretive Center, spend an afternoon browsing through the town library, touring the museums, shopping on historic Third Avenue or strolling along the J Street Marina. And Fredericka Manor is right next door to Imperial Beach, so a picnic on the white sands is only minutes away.

At Fredericka Manor you’ll find just what you need to create the retirement experience of your dreams.

CA License 374603402





All that you are,
you are here.

Kingsley Manor

Los Angeles, California

- Multi-level Retirement Community, no entrance fee
- 4 acres in the heart of Hollywood
- 223 private independent residences
- Truly Yours assisted living and personal services delivered in the privacy of your home at Kingsley Manor
- 51-bed rehabilitation and care center

With **ivy-covered walls** and lush, flowering gardens, Kingsley Manor blends all the warmth and refinement of classic Hollywood with the all the arts and culture of the vibrant city that surrounds it.

Catch a movie at Grauman’s Chinese Theatre, the LA Philharmonic at Disney Hall, or a touring Broadway production at the Dolby Theatre. Make a date for dinner at some of Hollywood’s renowned eateries such as The Ivy, the Sunset Room, Morton’s or The Palm. Shop on Melrose Avenue, tour the L.A. art galleries, and enjoy people watching from an outdoor café.

1055 NORTH KINGSLEY DRIVE LOS ANGELES, CA 90029
323.661.1128 KINGSLEYMANOR.ORG



Closer to home, stay energized in our fitness center, take a painting or pottery class, sharpen your computer skills in our lab, or gather with good friends over a glass of wine. We’re known for our diverse mix of interesting residents with fascinating stories to share.

Discover an oasis in the midst of the city, where you can focus on the experiences that make you happiest. Discover Kingsley Manor.

CA License 197608482

22445 CUPERTINO ROAD CUPERTINO, CA 95014
408.454.5600 SUNNY-VIEW.ORG



Discover Sunny View, a 12-acre community nestled near the foothills of Cupertino that has all the charm of a neighborhood park, with cedar, sycamore, oak and maple shading courtyard apartments, colorful gardens and tranquil footpaths.

It's a setting that's both relaxing and rejuvenating. And when you consider we enjoy some of the best weather in the Bay Area, it's no surprise that our residents are always outdoors walking trails, gathering together and soaking up the natural beauty with friends and family.

Sunny View Cupertino, California

- Continuing Care Retirement Community and monthly fee options
- 12 acres in the foothills of Cupertino near the Santa Cruz Mountains
- 95 private independent residences
- Truly Yours assisted living and personal services delivered in the privacy of your home at Sunny View
- 23 Summer House at Sunny View memory care neighborhood
- 48-bed rehabilitation and care center

We embrace a holistic approach to wellness, with fulfilling choices for mind, body and spirit. Try your hand at photography, painting or pottery. Practice chair yoga or Qigong. Get your cardio workout on our AlterG Anti-Gravity Treadmill®, take a class in world cultures or contemplative prayer, or go wine-tasting in the local Santa Cruz Mountains.

Come be a part of a true community, where people connect with nature and each other.

CA License 435201317 COA 214

Connect with nature and each other.





Pasadena
at your
doorstep.

Villa Gardens

Pasadena, California

- Continuing Care Retirement Community and monthly fee options
- 4 acres in the heart of Pasadena with views of the San Gabriel Mountains
- 195 private independent residences
- Truly Yours assisted living and personal services delivered in the privacy of your home at Villa Gardens
- 19 Summer House at Villa Gardens memory care neighborhood
- 54-bed rehabilitation and care center

Enjoy the best of both worlds at Villa Gardens, a community in an established part of town with mountain views and lovely gardens, and yet just minutes from your door lies all the arts, culture and adventure of Pasadena.

Take your favorite seats at the Pasadena Symphony, explore the antique stores, grab lunch at a sidewalk café, stroll the Huntington Library’s botanical gardens, browse the bestsellers at Vroman’s, or make a date for dinner and a show at the Pasadena Playhouse.



842 EAST VILLA STREET PASADENA, CA 91101
800.958.4552 VILLAGARDENS.ORG

It’s a place where you can expand every aspect of your wellbeing, with a fitness center, pool & spa and a full menu of exercise classes to choose from. And when it comes to your love for learning, you couldn’t have found a more enthusiastic community to share it with.

With so much to do and see, it’s no wonder Villa Gardens attracts some of the most fascinating, well-traveled and well-educated people around. People just like you.

CA License 197602345 COA 195



If you love Santa Barbara, you'll love Vista del Monte.

Located just minutes from downtown, our intimate campus strolls like a botanical garden, with mature pine and redwood, and scores of beautiful plants. And then there's our library, artist studio, woodworking shop, and class after class.

Vista was originally founded for retired schoolteachers, people with a love of learning and a natural curiosity. There's a warm, collegiate feel here, and you'll find its

inspiration all around you, along with countless ways to bring vitality into your life.

Take a water aerobics class in our renowned fitness and aquatics center, join Thursday's bridge club, hike the Santa Ynez Range, make a date for the opera, sail the Channel Islands, plan a wine-tasting safari, meet up with the Saturday gardening gang, or volunteer at the Art Museum in town.

Bring your life to Vista del Monte, and see how easy pursuing your happiness here can be.

CA License 425800464 COA 196

Vista del Monte

Santa Barbara, California

- Continuing Care Retirement Community, monthly fee and entrance fee options
- 9.5 acres in Santa Barbara with views of the Santa Ynez Mountains
- 170 private independent residences
- Truly Yours assisted living and personal services delivered in the privacy of your home at Vista del Monte
- 24 residences at Summer House at Vista del Monte memory care neighborhood

Celebrating
the spirit
of community.



Sharing
village life.

Walnut Village

Anaheim, California

- Continuing Care Retirement Community and monthly fee options
- 8.5 acres in Anaheim with a shop-lined village square and garden courtyards
- 156 private independent residences
- Truly Yours assisted living and personal services delivered in the privacy of your home at Walnut Village
- 14 Summer House at Walnut Village memory care neighborhood



Step out onto Walnut Village's engaging center square and discover a refreshingly new take on retirement living. Surrounding you in every direction are the kinds of venues and experiences that draw people together and create an atmosphere of energy and fun.

You're never more than moments away from morning coffee at the sidewalk café, a brisk workout at the Wellbeing Fitness & Aquatics Center, a history class at the Lifelong Learning Center, wine at the neighborhood pub, restaurant-style dining at The Grove, a concert at the Performing Arts

Center, a pottery class at Clay's artist studio, or a late night gathering around an outdoor fireplace.

And since we're located in the heart of Southern California, you're also never too far from kids and grandkids, and only blocks from Disneyland, Angels Stadium and the Honda Center.

Surround yourself with friendship, creativity, wellbeing and care – right outside your door. Celebrate the village life at Walnut Village.

CA License 306000961 COA 197

2404 LORING STREET SAN DIEGO, CA 92109
858.274.4110 WESLEYPALMS.ORG



Say hello to your 35-acre front yard overlooking scenic Mission Bay and the Pacific Ocean. It’s the breathtaking backdrop for Wesley Palms, and an inspired life filled with Southern California fun, relaxation and endless possibilities.

Practice your putting, lounge by the pool, see what’s playing at Woodbury Hall, stroll down our tree-lined paths or spend a relaxing afternoon at our dog park. Pursue your inner artist and exhibit your work in our Gallery or act in one of our resident produced and directed plays.

Wesley Palms

San Diego, California

- Multi-level Retirement Community, no entrance fee
- 35 acres on Mt. Soledad overlooking Mission Bay and the Pacific Ocean
- 260 private independent residences
- Truly Yours assisted living and personal services delivered in the privacy of your home at Wesley Palms
- 22 Summer House at Wesley Palms memory care neighborhood

Come home to your new patio home or, if you prefer, an apartment with an ocean view – both set amid beautifully landscaped grounds that create the tranquil feel of an established neighborhood park.

Bask in the beauty of bay and ocean views, and embrace the freedom to live exactly as you please.

CA License 374600800

360° living.



Amenities

[illegible]

* Not all accommodations have all these amenities.

^{**} Basic utilities include gas, electric and water.

Communities

Carlsbad By The Sea

Carlsbad, California
800.255.1556
carlsbadbythesea.org

Casa de Mañana

La Jolla, California
800.959.7010
casademanana.org

Cecil Pines

Jacksonville, Florida
888.968.0905
cecilpines.org

Claremont Manor

Claremont, California
888.627.2900
claremontmanor.org

England Oaks

Alexandria, Louisiana
800.786.6257
englandoaks.org

Fredericka Manor

Chula Vista, California
800.310.4696
frederickamanor.org

Kingsley Manor

Los Angeles, California
323.661.1128
kingsleymanor.org

Sunny View

Cupertino, California
408.454.5600
sunny-view.org

Villa Gardens

Pasadena, California
800.958.4552
villagardens.org

Vista del Monte

Santa Barbara, California
800.736.1333
vistadelmonte.org

Walnut Village

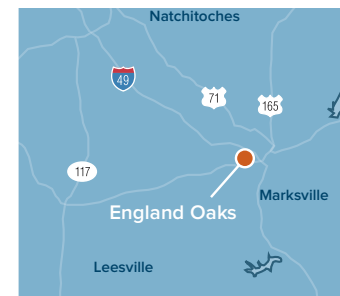
Anaheim, California
866.983.6763
walnutvillage.org

Wesley Palms

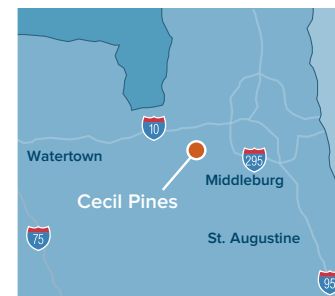
San Diego, California
858.274.4110
wesleypalms.org



Northern California



Alexandria, Louisiana



Jacksonville, Florida



800 north brand boulevard 19th floor glendale, ca 91203
800.233.3709 frontporch.net email: joinus@frontporch.net



We are an equal opportunity housing provider and employer.

All CA communities are licensed in the State of California.