



River Oaks Shopping Center

Valencia, CA

For Lease

1,613 SF - 5,036 SF Retail Space Available

NEC Magic Mountain Pkwy & McBean Pkwy



CYPRESS RETAIL GROUP

PROUD PARTNER
XTEAM
RETAIL ADVISORS

Property Highlights

- 1,613 SF - 5,036 SF* retail space available for lease
- Target, Sprouts, buybuy BABY and Total Woman Gym anchored shopping center
- Excellent visibility at intersection of Magic Mountain Pkwy & McBean Pkwy
- One of the highest trafficked intersections in the Santa Clarita Valley, with over 90,000 CPD
- Located across from the Westfield Valencia Town Center regional mall

* Please do not disturb current tenants

Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	9,848	93,819	192,385
Average Household Income	\$122,500	\$124,011	\$121,758
Daytime Population	9,573	51,133	79,589

Co-Tenants



Matt Haas
 805.449.1804 ext. 106
 mhaas@cypress.net
 License No. 01970296

Bob Walsh
 626.469.0088
 rwalsh@cypress.net
 License No. 00881913



River Oaks Shopping Center

HomeGoods
TJ-maxx
NORDSTROM
rack
TILLY'S
Olive Garden
Party City
BLACK ANGUS
Peet's Coffee & Tea
Red Robin

buybuy
BABY
Pier1
imports
total
woman
ULTA
BIG 5
SPORTING GOODS
See's
CANDIES
PizzaRev
EUROPEAN
WAX
CENTER
Minis
Cafe
WELLS
FARGO

McBean Pkwy



EDWARDS
THEATRES

HYATT

BJ's
GOLDEN
CYN
CHIPOTLE
BUCA
LARSEN'S
STEAKHOUSE
Souplantation

Magic Mountain Pkwy

Auto Center Dr



Auto
Dealerships

Creekside Rd

Westfield

Valencia Town Center

Valencia Blvd



*Please do not disturb existing tenants

1	Target	12	Valencia Time Center	23	Mimi's Café
2	Pier 1 Imports	13	GameStop	24	Wells Fargo Bank
3	America's Best Contacts & Eyeglasses	14	T-Mobile	25	Hook Burger
4	California Credit Union	15	European Wax Center	26	Nekter Juice Bar
5	PizzaRev	16	C'est L'Amour Nail	27	Presto Pasta
6	1,613 SF AVAILABLE*	17	The UPS Store	28	85°C Bakery Café
7	3,423 SF AVAILABLE*	18	Weight Watchers	29	Jersey Mike's Subs
				30	Amazing Lash Studio
8	Big 5 Sporting Goods	19	Sprout's Farmers Market	31	Sleep Number
9	See's Candies	20	buybuy BABY	32	Zankou Chicken
10	Great Clips	21	Total Woman Gym & Day Spa		
11	GNC	22	ULTA Beauty		

Units Can be
combined to
5,036 SF



Contact Us

Matt Haas

805.449.1804 ext. 106
mhaas@cypress.net
License No. 01970296

Bob Walsh

626.469.0088
rwalsh@cypress.net
License No. 00881913



www.cypress.net

North Office
2820 Townsgate Road, Suite 202
Westlake Village, CA 91361-6301

PROUD PARTNER
XTEAM
RETAIL ADVISORS