



River Oaks Shopping Center

Valencia, CA

For Lease | 1,613 SF - 5,036 SF Retail Space Available | NEC Magic Mountain Pwky & McBean Pkwy



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

Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	9,593	95,304	189,129
Average Household Income	\$127,787	\$131,182	\$130,224
Daytime Population	16,739	62,561	87,513

Co-Tenants



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HomeGoods
TJ-maxx
Olive Garden
Party City
Peets Coffee & Tea

NORDSTROM
rack
TILLY'S
BLACK ANGLUS
Red Robin

River Oaks Shopping Center

buybuy BABY
Pier1 imports
total woman
ULTA
BIG5
See's CANDIES
PizzaRev
EUROPEAN WAX CENTER
Mini's Cafe
WELLS FARGO

McBean Pkwy



EDWARDS THEATRES

Magic Mountain Pkwy

Auto Center Dr

Auto Dealerships

Creekside Rd

HYATT

BJ's
OLD FASHION
CHIPOTE
Buck LARSEN'S STEAKHOUSE
Souplantation



Westfield

Valencia Town Center

Valencia Blvd





Westfield Valencia Town Center

- | | | | | | |
|----|--------------------------------------|----|---------------------------|----|---------------------|
| 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 | Nektar 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 |
| | | | | | |
| 8 | Big 5 Sporting Goods | 19 | Sprout's Farmers Market | 30 | Amazing Lash Studio |
| 9 | See's Candies | 20 | buybuy BABY | 31 | Sleep Number |
| 10 | Great Clips | 21 | Total Woman Gym & Day Spa | 32 | Zankou Chicken |
| 11 | GNC | 22 | ULTA Beauty | | |

***Units Can be combined to 5,036 SF**



Contact Us

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