



TARGET

24425

Total Wine
& MORE
COMING SOON

River Oaks Shopping Center

Valencia, CA

FOR LEASE Retail, Restaurant & Junior Anchor Space Available | NEC Magic Mountain Pkwy & McBean Pkwy



Property Highlights

- 10,828 SF Jr. Anchor space available
- Target, Sprouts, ULTA Beauty and Big 5 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

	1-Mile	3-Miles	5-Miles
Estimated Population	9,209	92,010	183,339
Average Household Income	\$124,380	\$137,464	\$136,691
Total Employees	16,431	64,788	94,575



Co-Tenants



Coming Soon:
Haus of Aesthetics





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The Promenade

NORDSTROM
rack

TJ-maxx
Party City

Olive Garden
HomeGoods

Red Robin Peet's Coffee

RIVER OAKS SHOPPING CENTER

SPROUTS FARMERS MARKET

BIG 5 SPORTING GOODS

ULTA BEAUTY

Jersey Mike's SUBS

AMERICA'S BEST CONTACTS & EYEGLASSES

WELLS FARGO

Z

Mimi's BISTRO • BAKERY

HOOK BURGER

See's CANDIES

Zankou Chicken

nekter

85°C Bakery Cafe

prestopasta

sleep number

BIG CHICKEN

EVERPREP

Removery
Tattoo Removal & Fading

Coming Haus of **Total Wine**
Soon: Aesthetics & MORE

MCBEAN PKWY

TARGET

MAGIC MOUNTAIN PKWY

EDWARDS THEATRES

AUTO CENTER DR

Chick-fil-*x*

AUTO DEALERSHIPS

CREEKSIDE RD

HYATT

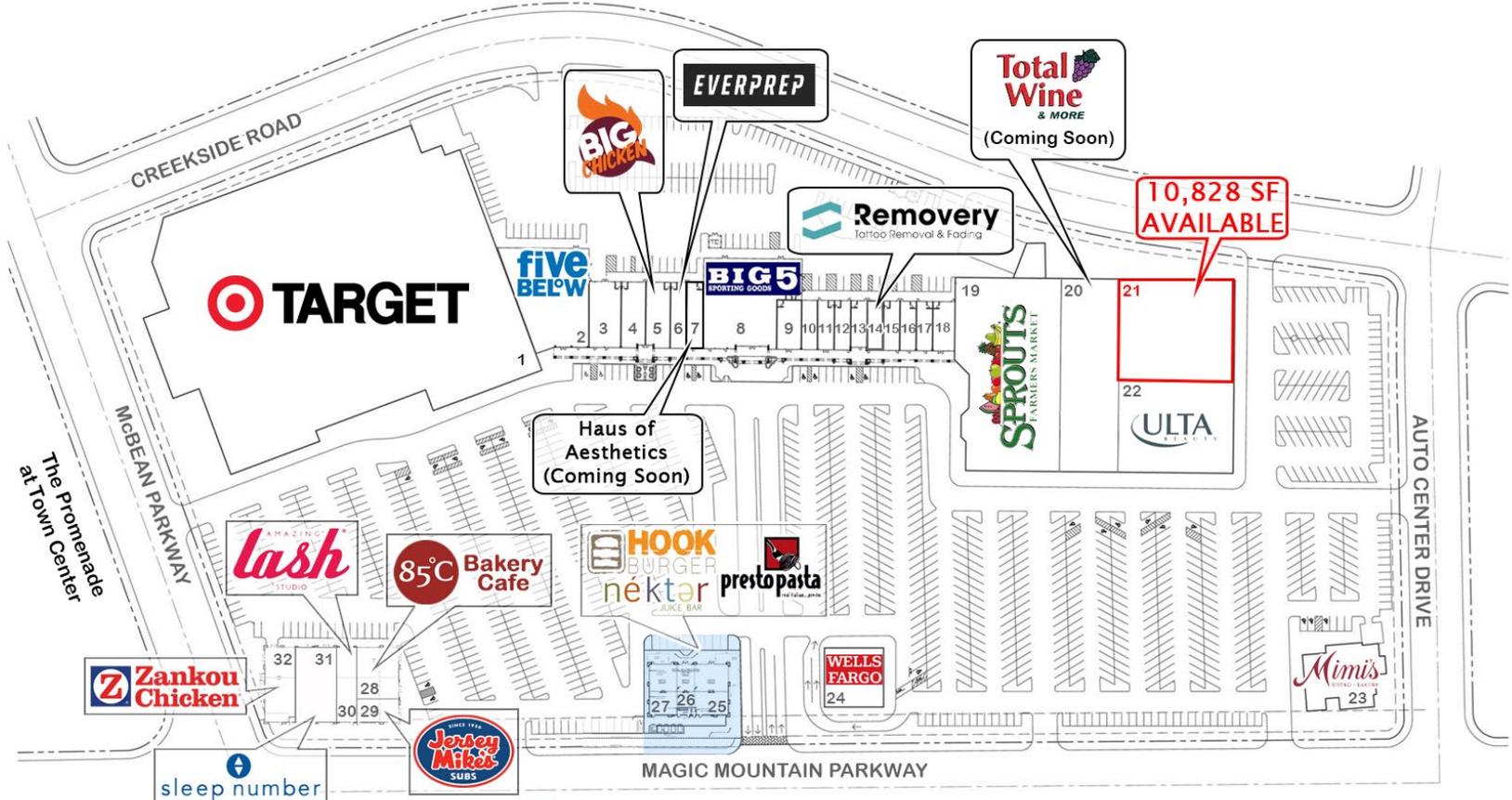
BJ's **GOLDS GYM** **CHIPOTLE MEXICAN GRILL**

The Cheesecake Factory **Bucar**

POTTERY BARN

Westfield
VALENCIA TOWN CENTER

VALENCIA BLVD



Westfield VALENCIA TOWN CENTER

- | | | | | | |
|----|--------------------------------------|-----------|---------------------------------------|----|---------------------|
| 1 | Target | 12 | Valencia Time Center | 23 | Mimi's Café |
| 2 | Five Below | 13 | GameStop | 24 | Wells Fargo Bank |
| 3 | America's Best Contacts & Eyeglasses | 14 | Removery | 25 | Hook Burger |
| 4 | California Credit Union | 15 | European Wax Center | 26 | Nekter Juice Bar |
| 5 | Big Chicken | 16 | C'est L'Amour Nail | 27 | Presto Pasta |
| 6 | Ever Prep | 17 | The UPS Store | 28 | 85°C Bakery Café |
| 7 | Haus of Aesthetics (Coming Soon) | 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 | Total Wine & More (coming soon) | 31 | Sleep Number |
| 10 | Great Clips | 21 | 10,828 SF JR. ANCHOR AVAILABLE | 32 | Zankou Chicken |
| 11 | GNC | 22 | ULTA Beauty | | |



Contact Us

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