

Valencia Shopping Center

FOR LEASE | NEC Magic Mountain Pkwy & Auto Center Dr | 1,900-5,100 SF Available at Signalized Intersection

Wild Fork
COMING SOON





Property Highlights

- 1,900-5,100 SF available at signalized intersection
- Directly across from the north entrance to the Westfield Valencia Town Center mall, with Target-anchored River Oaks Shopping Center directly to the west
- 1 block east of Magic Mountain Pkwy & McBean Pkwy intersection with over 80,000 CPD



Co-Tenants

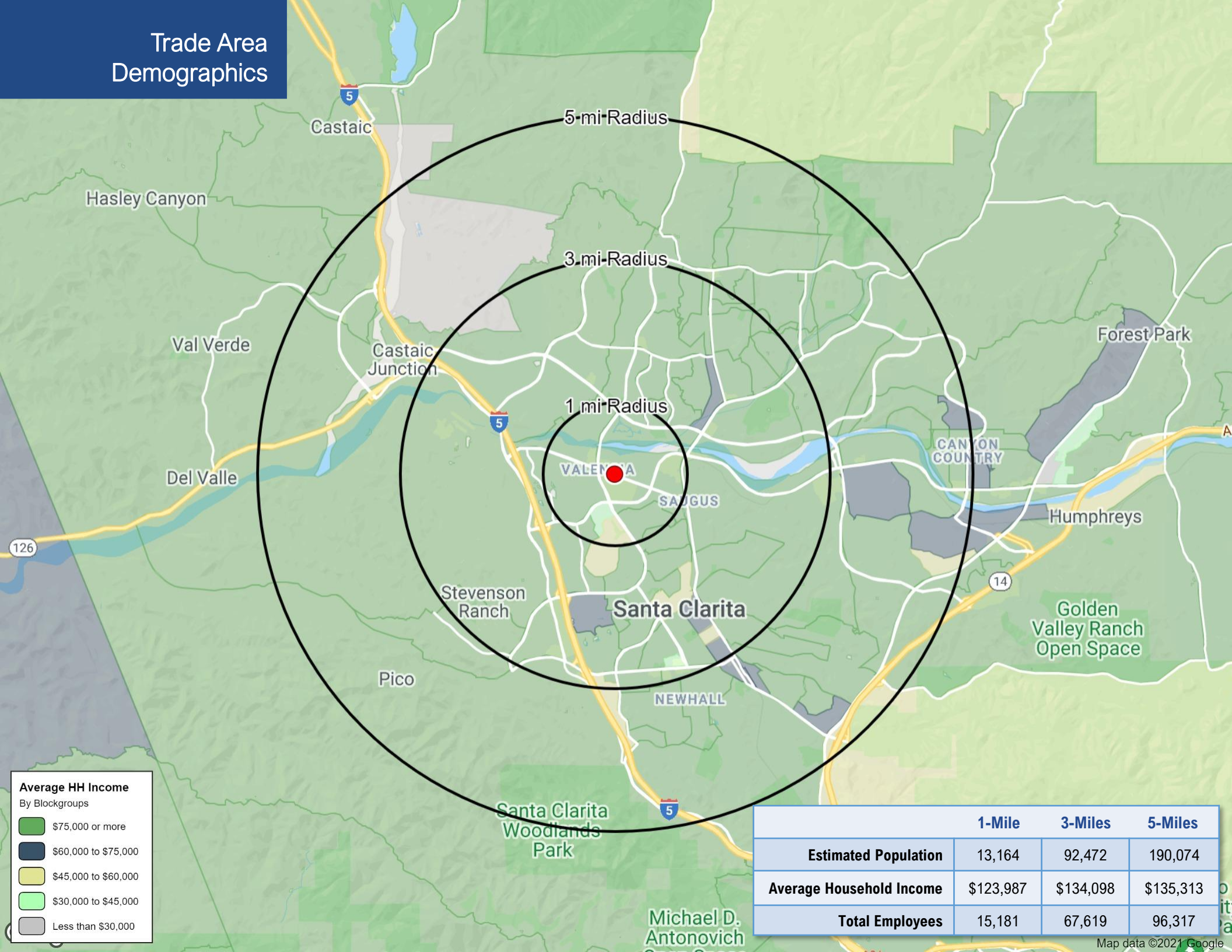
Area Retailers



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Trade Area Demographics



Average HH Income
By Blockgroups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

	1-Mile	3-Miles	5-Miles
Estimated Population	13,164	92,472	190,074
Average Household Income	\$123,987	\$134,098	\$135,313
Total Employees	15,181	67,619	96,317

TJ-maxx
NORDSTROM
rack

HomeGoods

Party City
TILLYS

Red Robin

Olive Garden

Black Angus

McBEAN PKWY



River Oaks Shopping Center

buy buy BABY SPROUTS FARMERS MARKET total woman

AMERICA'S BEST CONTACTS & EYEGLASSES

ULTA Zankou Chicken 85°

HOOK BURGER sleep number

SITE
VALENCIA SHOPPING CENTER

FedEx Office MEN'S WEARHOUSE

elite RUNWAY FASHION EXCHANGE

Arthur Murray Dance Centers

MAGIC MOUNTAIN PKWY

WELLS FARGO

Mimi's

AUTO CENTER DR

CREEKSIDE RD

AUTO DEALERSHIPS

Chick-fil-A

HYATT

BJ's CHICKEN COUNTRY EMPOTE

The Cheesecake Factory BUBBLES

POTTERY BARN

Westfield
VALENCIA TOWN CENTER

BARNES & NOBLE



VALENCIA BLVD

WHOLE FOODS MARKET

corner bakery KRISER'S NATURAL PET

ISLANDS fine burgers & drinks PEI WEI ASIAN KITCHEN

KOHL'S

Site Plan

AUTO CENTER DR



MAGIC MOUNTAIN PKWY

Floor Plan Unit 24171



VICINITY MAP



SITE
24171 MAGIC MOUNTAIN
PKWY, SANTA CLARITA,
CA. 91355



PROJECT DATA

LOCATION: 24171 MAGIC MOUNTAIN PKWY, SANTA CLARITA, CA. 91355
 APN #: 2811-025-005
 TOTAL LAND AREA: 1.94 AC
 YEAR BUILT: 1994
 PROPOSED AREA OF WORK: 4,900 S.F.
 ZONING CLASSIFICATION: C3
 TYPE OF CONSTRUCTION: V-B
 FIRE SPRINKLERS: YES

KEYNOTES

- ① EXISTING MAIN ENTRY STOREFRONT
- ② EXISTING DRESSING STALLS
- ③ EXISTING DEMISING WALL
- ④ EXISTING EXIT DOOR WITH METAL GATE



DOLLINGER PROPERTIES

555 TWIN DOLPHIN DR. #600,
REDWOOD CITY, CA 94065

24171 MAGIC MOUNTAIN PKWY,
SANTA CLARITA, CA. 91355

**McKently
Malak**
ARCHITECTS

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CYPRESS RETAIL GROUP

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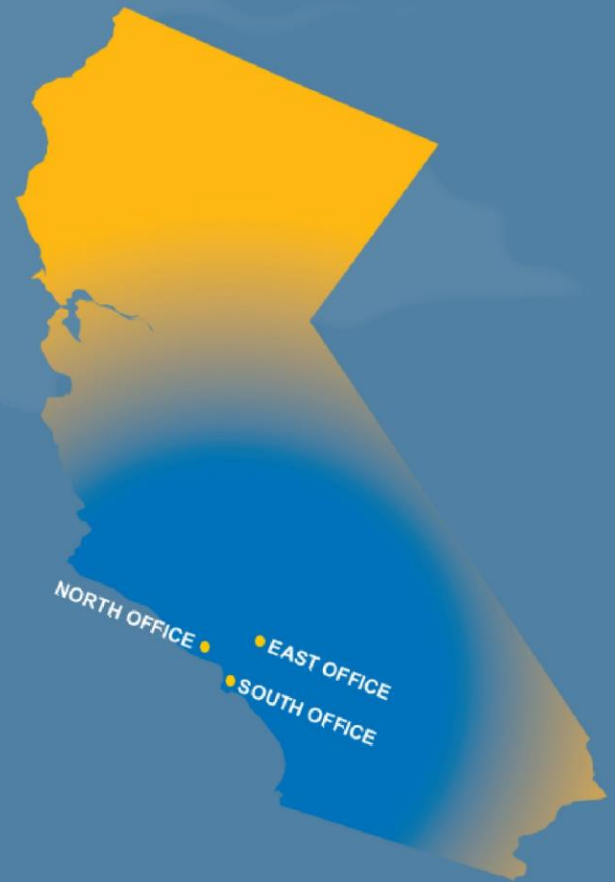
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North Office

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