



River Oaks Shopping Center

Valencia, CA

FOR LEASE

Junior Anchor Space Available

NEC Magic Mountain Pkwy & McBean Pkwy



Property Highlights

- 10,828 SF Jr. Anchor space available
- Target, Sprouts, Total Wine & More, 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	9,657	94,496	189,506
Average Household Income	\$115,985	\$130,573	\$131,068
Total Employees	15,750	64,195	95,027

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. 01524488



The Promenade

NORDSTROM
rack

TJ-maxx
PartyCity

Olive Garden
HomeGoods

Red Robin
Peet's Coffee

RIVER OAKS SHOPPING CENTER

SPROUTS FARMERS MARKET
AMERICA'S BEST CONTACTS & EYEGLASSES
HOOK BURGER
85°C Bakery Cafe
BIG CHICKEN

Total Wine & MORE
WELLS FARGO
See's CANDIES
prestopasta
EVERPREP
Removery
Jersey Mikes SUBS

ULTA BEAUTY
BIG 5 SPORTING GOODS
Z
Mimi's BISTRO • BAKERY
Zankou Chicken
nékter
sleep number

Coming Soon: Haus of Aesthetics

MCBEAN PKWY

TARGET

MAGIC MOUNTAIN PKWY

EDWARDS THEATRES

AUTO CENTER DR

AUTO DEALERSHIPS

CREEKSIDE RD

BJ's
GOLD'S GYM
CHIPOTLE MEXICAN GRILL

The Cheesecake Factory
POTTERY BARN

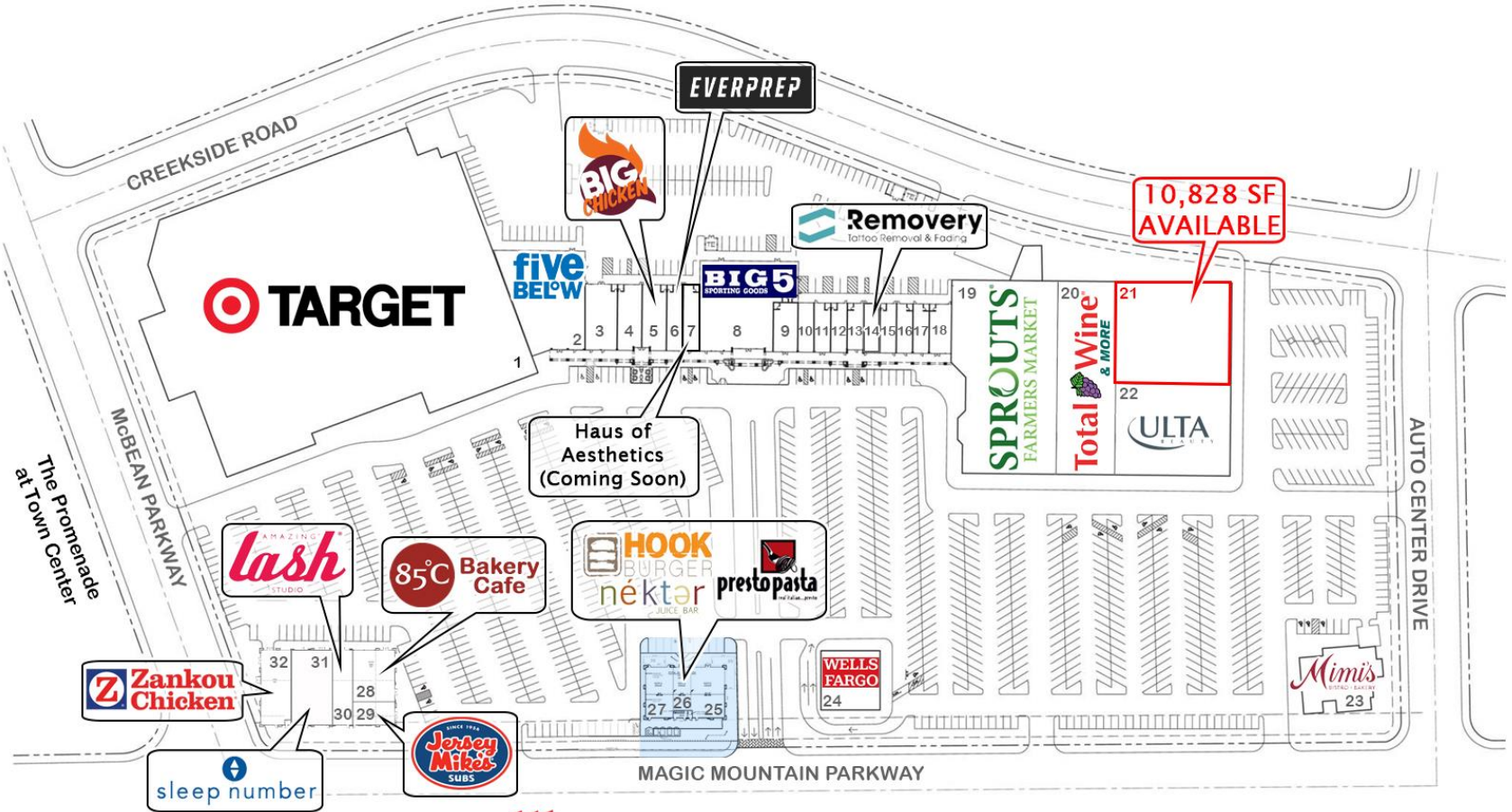
BUCA di BEPPO

HYATT

Chick-fil-A

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	31	Sleep Number
10	Great Clips	21	10,828 SF JR. ANCHOR AVAILABLE	32	Zankou Chicken
11	GNC	22	ULTA Beauty		



Contact Us

Matt Haas

805.449.1804 ext. 106

mhaas@cypress.net

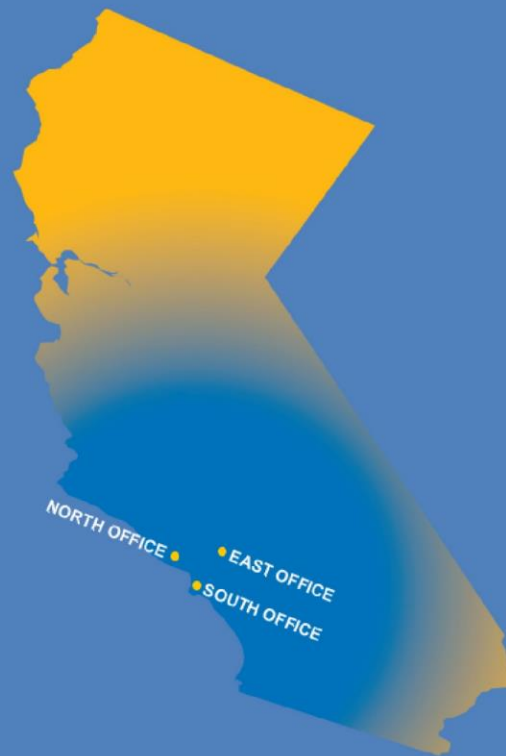
License No. 01970296

Bob Walsh

626.469.0088

rwalsh@cypress.net

License No. 01524488



www.cypress.net

North Office
3625 E Thousand Oaks Blvd, Suite 108
Westlake Village, CA 91362

The information provided herein is intended as a general depiction of the property and is subject to change. This information has been obtained by sources deemed reliable. The information has not been independently verified and Cypress Retail Group and its agents do not warrant or represent that the information provided is accurate. Individuals are solely responsible for verifying information related to the property and its suitability for the individual's use.