

Valencia Shopping Center

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

**Wild Fork
WESCOMTM
COMING SOON**





Property Highlights

- 1,900 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



Bob Haas
805.449.1804 ext. 103
rhaas@cypress.net
License No. 00870324

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

Trade Area Demographics



	1-Mile	3-Miles	5-Miles
Estimated Population	14,791	98,857	198,165
Average Household Income	\$139,864	\$160,729	\$161,188
Total Employees	12,376	60,218	86,565

TJ-maxx
NORDSTROM
rack

HomeGoods

Party City
TILLYS

Red Robin

Olive Garden

Black Angus

McBEAN PKWY



River Oaks Shopping Center

SPROUTS FARMERS MARKET
Total Wine & MORE

AMERICA'S BEST CONTACTS & EYEGLASSES

BIG 5 SPORTING GOODS
ULTA beauty
Zankou Chicken 85°
HOOK BURGER sleep number

SITE
VALENCIA SHOPPING CENTER

FedEx Office
MEN'S WEARHOUSE
elite
RUNWAY FASHION EXCHANGE

Coming Soon: Wild Fork
WESCOM

MAGIC MOUNTAIN PKWY

WELLS FARGO

Mimi's

AUTO CENTER DR

CREEKSIDE RD

AUTO DEALERSHIPS

Chick-fil-A

HYATT

BJ's
The Cheesecake Factory
POTTERY BARN
BUCKEYE

Westfield
VALENCIA TOWN CENTER

BARNES & NOBLE



VALENCIA BLVD

WHOLE FOODS MARKET

KOHL'S

corner bakery
ISLANDS fine burgers & drinks
KRISER'S NATURAL PET
PEI WEI ASIAN KITCHEN

Site Plan

AUTO CENTER DR



MAGIC MOUNTAIN PKWY

Floor Plan Unit 24171



FLOOR PLAN



VICINITY MAP



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



PROJECT DATA

LOCATION: 24171 MAGIC MOUNTAIN PKWY, SANTA CLARITA, CA. 91355
 APN #: 2811-028-088
 TOTAL LAND AREA: 1.94 AC
 YEAR BUILT: 1994
 PROPOSED AREA OF WORK: 4,800 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

234 East Colorado Blvd, Suite 725
Pasadena, California 91101-2201
TEL. 626.583.8348 FAX. 626.583.8387

06.15.2022 22014TMA-LOD

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CYPRESS RETAIL GROUP

Contact Us

Bob Haas

805.449.1804 ext. 103

rhaas@cypress.net

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Matt Haas

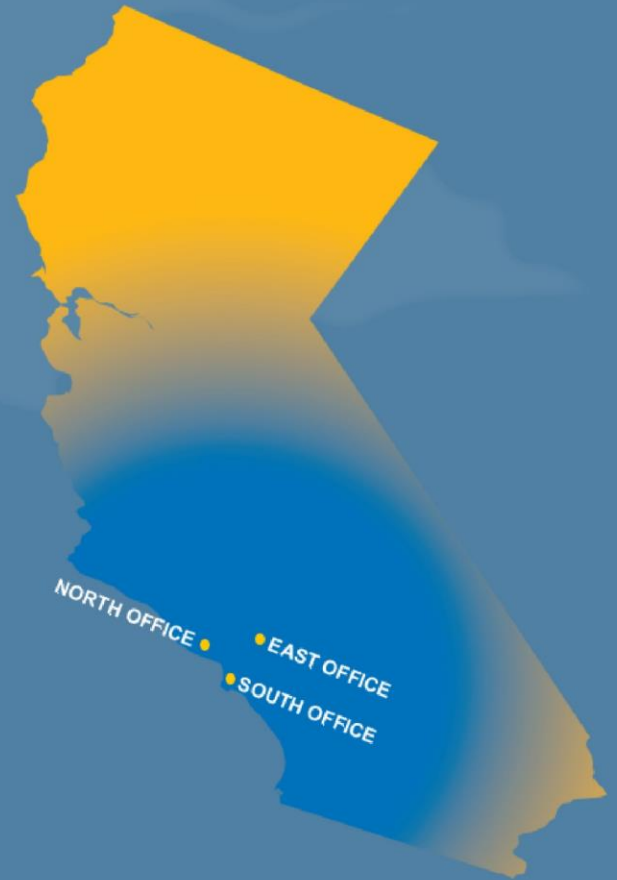
805.449.1804 ext. 106

mhaas@cypress.net

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North Office

4035 E Thousand Oaks Blvd, Suite 230
Westlake Village, CA 91362



www.cypress.net

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