



24425

River Oaks Shopping Center

Valencia, CA

FOR LEASE | In-Line Retail & Junior Anchor Space Available | NEC Magic Mountain Pkwy & McBean Pkwy



Property Highlights

- 10,828 SF Jr. Anchor space available
- 1,623 SF in-line retail 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
- Approximately 4.7 million visits to the center from 4/2023 – 4/2024 (*Source: Placer.ai)

	1-Mile	3-Miles	5-Miles
Estimated Population	9,483	93,125	184,883
Average Household Income	\$141,988	\$166,885	\$167,700
Total Employees	13,612	56,641	85,344



Co-Tenants



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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

Total Wine & MORE
WELLS FARGO

ULTA BEAUTY
BIG 5 SPORTING GOODS

See's CANDIES
Zankou Chicken

HOOK BURGER
85°C Bakery Cafe

prestopasta
sleep number

Jersey Mike's SUBS
Mimi's BISTRO • BAKERY

EVERPREP
Removery Tattoo Removal & Fading

D O Dose of Aesthetics
- A Medical Spa

MCBEAN PKWY

TARGET

MAGIC MOUNTAIN PKWY

EDWARDS THEATRES

HYATT

AUTO CENTER DR

AUTO DEALERSHIPS

CREEKSIDE RD

Chick-fil-A

BJ's
GOLD'S GYM
CHIPOTE MEXICAN GRILL

The Cheesecake Factory
BUCA DI BEPPO

POTTERY BARN

Westfield
VALENCIA TOWN CENTER

VALENCIA BLVD



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|----|--------------------------------------|-----------|---------------------------------------|----|---------------------|
| 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 Restaurant | 16 | C'est L'Amour Nail | 27 | Presto Pasta |
| 6 | Prepped | 17 | The UPS Store | 28 | 85°C Bakery Café |
| 7 | Dose of Aesthetics | 18 | 1,623 SF AVAILABLE | 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

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