



**TARGET**

24425

# River Oaks Shopping Center

Valencia, CA

FOR LEASE

In-Line Retail Space NEC Magic Mountain Pkwy & McBean Pkwy

CA DRE License No. 00870324



CYPRESS RETAIL GROUP



## Property Highlights

- 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 4.9 million visits to the center from 9/2023 – 8/2024 (\*Source: Placer.ai)

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



## Co-Tenants



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

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



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

DOLLAR TREE  
ULTA BEAUTY  
BIG 5 SPORTING GOODS

HOOK BURGER  
See's CANDIES  
85°C Bakery Cafe

presto pasta  
EVERPREP  
Removery Tattoo Removal & Fading

Jersey Mike's SUBS

Zankou Chicken  
nékter  
sleep number  
Dose of Aesthetics  
Medical Spa

MCBEAN PKWY

TARGET

MAGIC MOUNTAIN PKWY

EDWARDS THEATRES

AUTO CENTER DR

AUTO DEALERSHIPS

CREEKSIDE RD

HYATT

BJ's  
GOLD'S GYM  
CHIPOTLE MEXICAN GRILL

The Cheesecake Factory  
BUCA DI BEPPO

POTTERY BARN

Chick-fil-A

Westfield  
VALENCIA TOWN CENTER

VALENCIA BLVD





- |    |                                      |           |                                  |    |                     |
|----|--------------------------------------|-----------|----------------------------------|----|---------------------|
| 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                   | <b>18</b> | <b>1,623 SF AVAILABLE</b>        | 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                          | <b>21</b> | <b>Dollar Tree *Coming Soon*</b> | 32 | Zankou Chicken      |
| 11 | GNC                                  | 22        | ULTA Beauty                      |    |                     |



## Contact Us

**Matt Haas**

805.449.1804 ext. 106

mhaas@cypressretail.net

License No. 01970296



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.



CYPRESS RETAIL GROUP

[www.cypress.net](http://www.cypress.net)

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