

# Valencia Shopping Center

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



**Wild Fork**  
NOW OPEN!

CA DRE License No. 00870324





## 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**  
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 License No. 00870324

**Matt Haas**  
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 mhaas@cypressretail.net  
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# Trade Area Demographics



	1-Mile	3-Miles	5-Miles
<b>Estimated Population</b>	14,283	95,942	191,424
<b>Average Household Income</b>	\$150,293	\$165,346	\$169,018
<b>Total Employees</b>	12,343	60,468	86,900

TJ-maxx  
NORDSTROM  
rack

HomeGoods

Party City  
TILLYS

Red Robin

Olive Garden

MADRE

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



MAGIC MOUNTAIN PKWY  
EDWARDS THEATRES

WELLS FARGO

AUTO CENTER DR

CREEKSIDE RD  
AUTO DEALERSHIPS

**SITE**  
**VALENCIA SHOPPING CENTER**

FedEx Office  
MEN'S WEARHOUSE  
elite  
RUNWAY FASHION EXCHANGE  
Wild Fork  
WESCOM

BJ's  
The Cheesecake Factory  
POTTERY BARN  
CHIPOTLE  
BUZZ

HYATT

Chick-fil-A

Westfield  
VALENCIA TOWN CENTER

BARNES & NOBLE



VALENCIA BLVD

WHOLE FOODS MARKET

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

KOHL'S

Site Plan

AUTO CENTER DR



MAGIC MOUNTAIN PKWY

# Floor Plan Unit 24171



**Wild Fork™**

**Unit 24171**  
**Approx. ±1,900 SF**

**WESCOM**  
Credit Union 

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 #: 2811-025-055  
 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

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06.15.2022 22014TMA-LOD

**A101**



CYPRESS RETAIL GROUP

## Contact Us

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