



TARGET

24425

River Oaks Shopping Center

Valencia, CA

FOR LEASE

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



CYPRESS RETAIL GROUP
CA DRE License No. 00870324

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 4.7 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



Target **SPROUTS FARMERS MARKET** **BIG 5 SPORTING GOODS** **ULTA BEAUTY** **Total Wine & MORE** **AMERICA'S BEST CONTACTS & EYEGLASSES.**
See's CANDIES. **WELLS FARGO** **HOOK BURGER** **Mimi's BISTRO • BAKERY** **BIG CHICKEN** **85° Bakery Cafe** **Jersey Mike's SUBS** **GNC** **Removery Tattoo Removal & Fading**
five BELOW **EUROPEAN WAX CENTER** **prestopasta real Italian... presto** **AMAZING Lash** **W weight watchers** **DO Dose of Aesthetics** **MA Medical Spa**
sleep number. **GameStop** **Great Clips** **Z Zankou Chicken** **VALENCIA TIME CENTER** **Coming Soon DOLLAR TREE**



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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

EVERPREP
Removery Tattoo Removal & Fading

Jersey Mike's SUBS

Mimi's BISTRO • BAKERY
nékter

D O Dose of Aesthetics
- A Medical Spa

MCBEAN PKWY

TARGET

MAGIC MOUNTAIN PKWY

EDWARDS THEATRES

AUTO CENTER DR

AUTO DEALERSHIPS

CREEKSIDE RD

HYATT

BJ's
GOLD'S GYM
CHIPOTE MEXICAN GRILL

The Cheesecake Factory
BUCA DI BEPPO

POTTERY BARN

Chick-fil-A

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 | Dollar Tree (Coming Soon) | 32 | Zankou Chicken |
| 11 | GNC | 22 | ULTA Beauty | | |



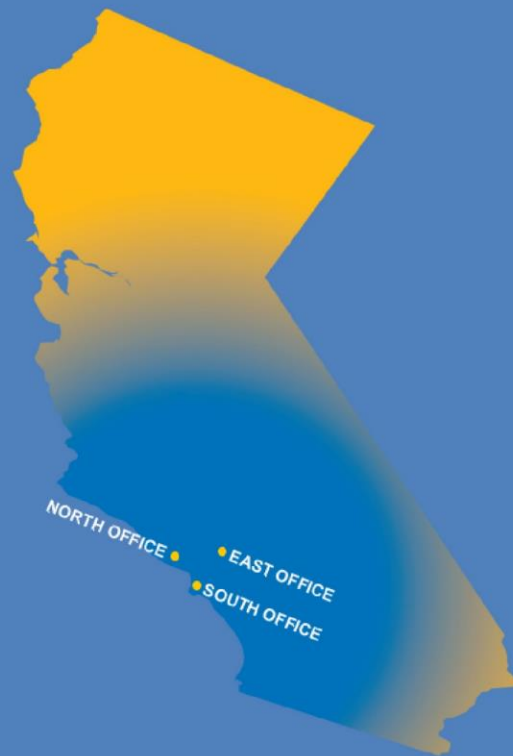
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