

VALENCIA SHOPPING CENTER

NEC MAGIC MOUNTAIN PKWY & AUTO CENTER DR



FOR LEASE

± 1,900 SF Space Available



Now Open :



www.cypress.net

CA DRE LICENSE NO. 00870324

PROPERTY HIGHLIGHTS

- ▶ 1,900 SF available at signalized intersection
- ▶ Directly across from the north entrance to the Valencia Town Center regional 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



| Estimated Population | 1 Mile | 3 miles | 5 Miles |
|----------------------|--------|---------|---------|
| | 14,550 | 97,928 | 193,052 |

| Avg. Household Income | 1 Mile | 3 miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| | \$160,207 | \$167,762 | \$171,501 |

| Total Employees | 1 Mile | 3 miles | 5 Miles |
|-----------------|--------|---------|---------|
| | 12,361 | 60,815 | 86,949 |

CO-TENANTS:



AREA RETAILERS:



AERIAL



TJ-max
NORDSTROM
rack
HomeGoods
Red Robin
TILLYS
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
Zankou Chicken
85
HOOK BURGER
sleep number

TARGET

MAGIC MOUNTAIN PKWY
WELLS FARGO
EDWARDS THEATRES

AUTO CENTER DR

SITE
VALENCIA SHOPPING CENTER
FedEx Office
Valencia Medical Center
WESCOM
Wild Fork
MENS WEARHOUSE
RUNWAY FASHION EXCHANGE
elite

CREEKSIDE RD
AUTO DEALERSHIPS

HYATT
BJ's
Besecake Factory
Pottery Barn
Bucar

VALENCIA TOWN CENTER

VALENCIA BLVD

WHOLE FOODS MARKET

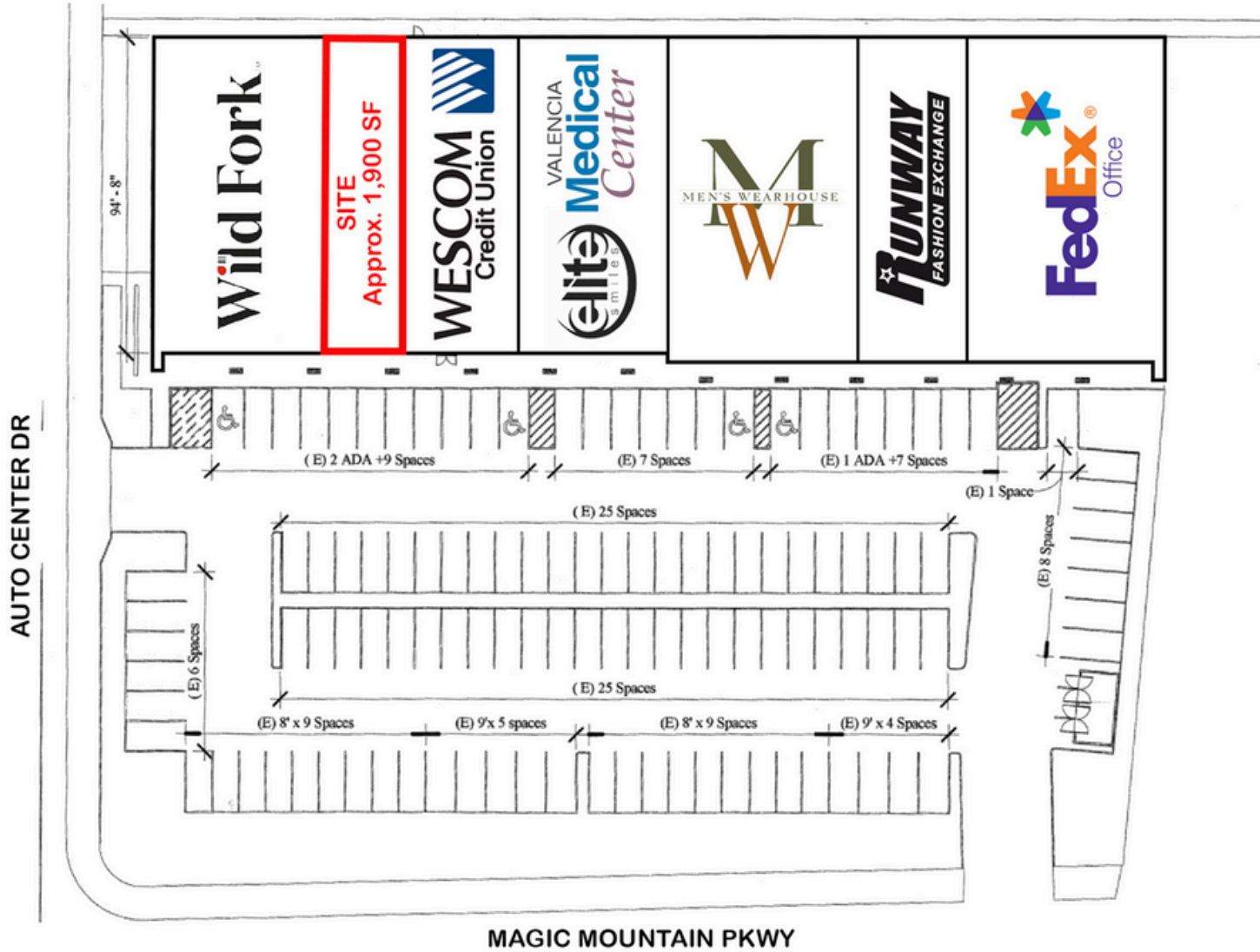
KOHL'S

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

BARNES & NOBLE

TOPPERS PIZZA PLACE

SITE PLAN



FLOOR PLAN

UNIT - 24171



VICINITY MAP

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

N
↑
SCALE N/A

PROJECT DATA

LOCATION: 24171 MAGIC MOUNTAIN PKWY, SANTA CLARITA, CA 91355
 APN# 2811-028-008
 TOTAL LAND AREA: 1.84 AC
 YEAR BUILT: 1984
 PROPOSED AREA OF WORK: 4,800 S.F.
 ZONING CLASSIFICATION: C3
 TYPE OF CONSTRUCTION: N/A
 FIRE SPROINKLER: YES

KEYNOTES

- 1 EXISTING MAIN ENTRY STOREFRONT
- 2 EXISTING DRESSING STALLS
- 3 EXISTING DRESSING HALL
- 4 EXISTING EXIT DOOR WITH METAL GATE

FLOOR PLAN



DOLLINGER PROPERTIES
555 TWIN DOLPHIN DR. #600,
REDWOOD CITY, CA 94065

24171 MAGIC MOUNTAIN PKWY.
SANTA CLARITA, CA. 91355

**McKenty
Malak**
ARCHITECTS

234 East Colorado Blvd., Suite 725
Pasadena, California 91101-2201
TEL: 626 583 8348 FAX: 626 583 8387

06.15.2022 220147MA-LOD

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CONTACT US



Matt Haas

Vice President

805.449.1804 ext.106

mhaas@cypressretail.net

License No. 01970296

Bob Haas

Co-Founding Principal

805.449.1804 ext. 103

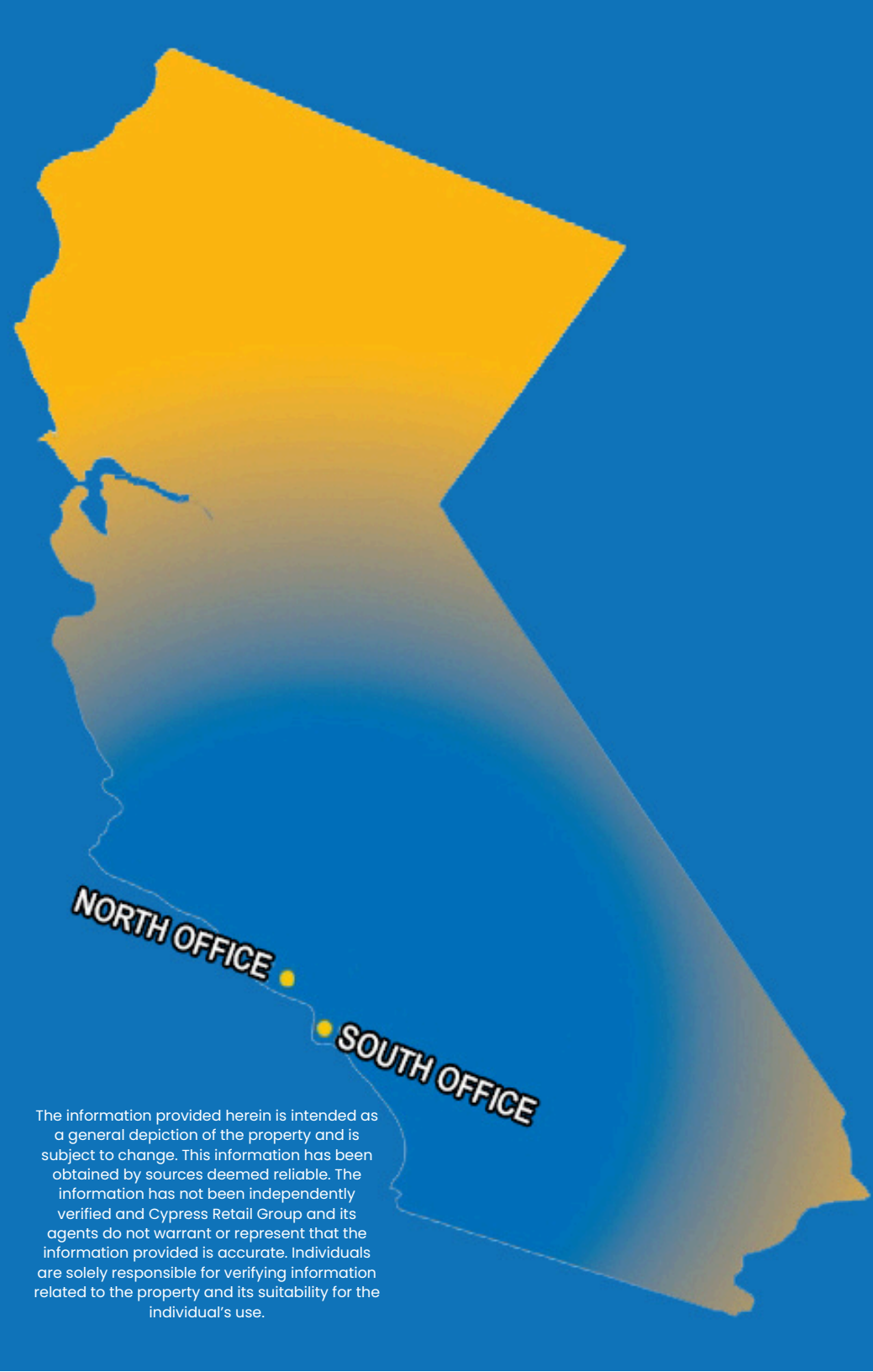
rhaas@cypressretail.net

License No. 00870324

North Office

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

www.cypress.net



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