



For lease

# Gateway Plaza

25350 & 25360  
Magic Mountain Parkway  
Valencia, California

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Residing at the entrance of the Valencia Gateway and neighboring the Valencia Country Club, Gateway Plaza truly is a gateway to success. Two three-story buildings boast a combined 100,000 sq. ft. of immaculate space, which offers customers unique workspaces, efficient designs and a creative campus environment you won't find anywhere else.

### Amenities

- Valencia Town Center Regional Mall
- Valencia Country Club
- Best Western Valencia Inn
- Hyatt Valencia & Santa Clarita Conference Center
- Hilton Garden Inn
- The Oaks Club Valencia



Magic Mountain Pkwy

Starbucks  
 Sam's Flaming Grill  
 Azul Tequila Mexican Bar & Grill  
 Crazy Otto's Diner

25350

25360

Wayne Mill Pl

Denny's

Best Western

Tourney Rd

Valencia Country Club



## Project Features

Excellent Magic Mountain Parkway identity with immediate freeway access to the Golden State (I-5) Freeway.

15 minutes from the San Fernando Valley, within 40 minutes from the Tri-Cities (Burbank, Glendale and Pasadena), Downtown Los Angeles, and the Westside.

Minutes from retail services including Town Center Drive, Valencia Town Center Regional Mall, Hyatt Valencia Hotel and Santa Clarita Conference Center, Edwards Cinemas, and the 3-D IMAX theater.

Adjacent to the planned Newhall Ranch, the largest master-planned community approved in Los Angeles County history: 21,000 homes and 70,000 residents.

Multiple housing opportunities located within close proximity to the Project.

- No utility, gross receipts (business), or parking tax.
- Reverse commute traffic pattern from San Fernando Valley and North Los Angeles.
- Walking distance to restaurants, retail, and hospitality.

## Summary

### 25350 Magic Mountain Parkway

190	±2,344 RSF
270	±1,755 RSF

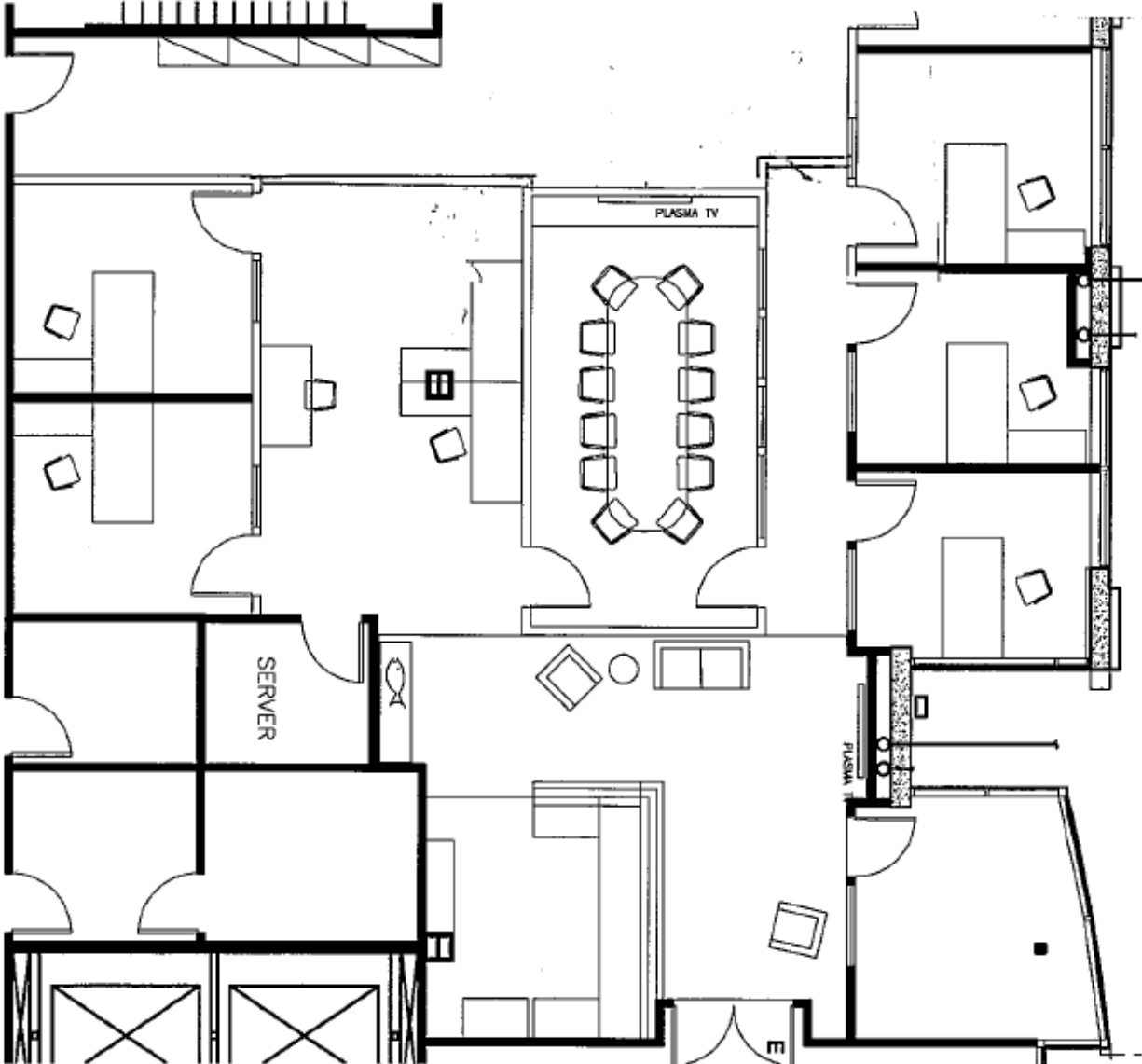
### 25360 Magic Mountain Parkway

330	±17,472 RSF
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# Floorplan

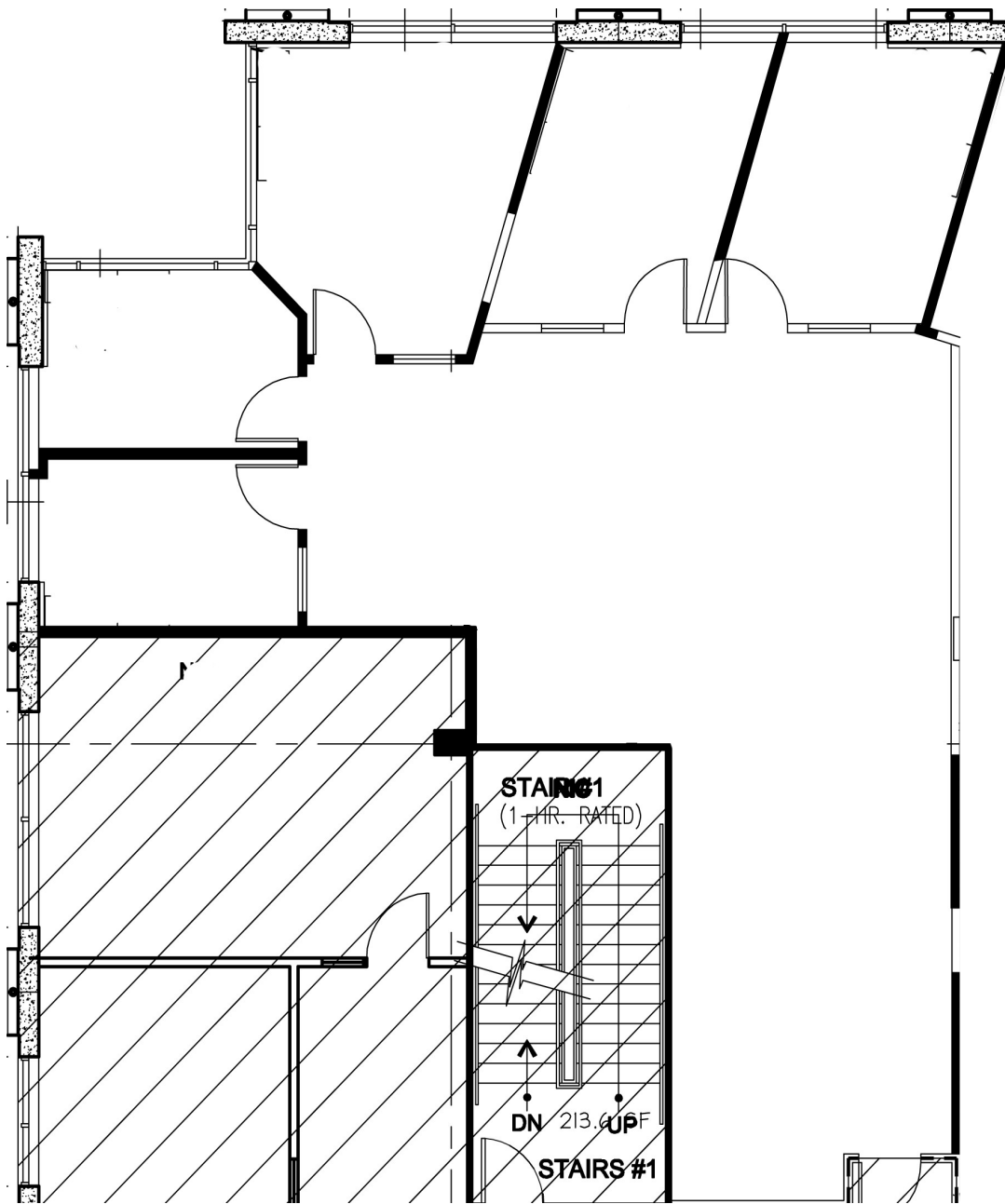
25350 Magic Mountain Parkway  
Suite 190 | ±2,344 RSF



# Floorplan

25350 Magic Mountain Parkway

Suite 270 | ±1,755 RSF



# Floorplan

25360 Magic Mountain Parkway

Suite 330 | ±17,472 RSF





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## Contact us

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