



# Valley Circle PLAZA

24420 - 24440 VANOWEN STREET, WEST HILLS, CA 91307  
[VIEW ON MAP](#)

LIFESTYLE CENTER IN THE HEART OF THE WEST HILLS COMMUNITY

# Valley Circle PLAZA

Pegasus is excited to present Valley Circle Plaza, a charming lifestyle center in the heart of the West Hills Community. Valley Circle Plaza offers a great opportunity for retailers or service providers looking to lease space in a well-maintained, highly visible shopping center. With suites ranging from 436 to 1,377 square feet, this center is ideal for retail, medical, or office use—including a turnkey dental office. The property sits on a 0.42-acre lot with easy access, good parking, and strong traffic along Vanowen Street. Surrounded by a stable residential community and close to schools, parks, and local amenities, it's an inviting center for businesses looking to connect with the West Hills customer base.

**± 436 - 2,840 SF**  
**RETAIL/MEDICAL OFFICE AVAILABLE**

**LIFESTYLE CENTER IN THE HEART OF THE  
WEST HILLS COMMUNITY**

**ONE BLOCK FROM  
THE WEST HILLS RECREATION CENTER**

**JUST OFF THE INTERSECTION OF  
VALLEY CIRCLE BLVD & VANOWEN ST**



24420 - 24440 VANOWEN STREET,  
WEST HILLS, CA 91307

VIEW ON MAP

SPACE	SIZE (SF)	TENANT
24420	904	I Dance Studio
24422	602	Eniav Pilates
24424	828	West Valley Music Center
24426	580	Role's Cleaners
24428	596	West Valley Music Center
<b>24430</b>	<b>562</b>	<b>AVAILABLE</b> Retail
<b>24434</b>	<b>1,377</b>	<b>AVAILABLE</b> Retail / Medical Office
<b>24438</b>	<b>436</b>	<b>AVAILABLE</b> Retail
<b>24440</b>	<b>465</b>	<b>AVAILABLE</b> Retail



IN THE HEART OF THE

# West Hills

COMMUNITY

**UCLA Health**

**WEST HILLS MEDICAL CENTER**  
260 Beds

WEST HILLS

**WEST HILLS MONTESSORI**

**THE WEST HILLS RECREATION CENTER**

**VALLEY CIRCLE BLVD | 18,800+ VPD**

**VANOWEN ST**

# Subject

FALLBROOK CENTER



TARGET

THE HOME DEPOT

SPROUTS FARMERS MARKET

Ralphs

TRADER JOE'S



Walmart  
Save money. Live better.

WORLD MARKET

24 HOUR FITNESS

T.J. MAXX

Burlington

OLD NAVY

Michaels  
Where Creativity Happens

WOODLAND HILLS

WEST HILLS CENTER



Allstate



FARMERS INSURANCE

LA BELLE HAIR DESIGN

AZIZ MIXED MARTIAL ARTS

PLATT VILLAGE

# PAVILIONS



# West Hills

Nestled in the western San Fernando Valley of Los Angeles, West Hills offers a harmonious blend of suburban tranquility and urban accessibility. The community is characterized by its family-friendly atmosphere, with excellent schools and a strong sense of neighborhood pride. The real estate market in West Hills is robust, with a median home value of approximately \$1,045,161, reflecting a stable and appreciating market. This affluent area, where most residents own their homes, is among the top 15% of highest-income neighborhoods in the U.S., making it an attractive locale for potential tenants seeking quality living in a desirable setting.

	1 MILE	3 MILE	5 MILE
<b>2024 POPULATION</b>	9,955	76,233	236,327
<b>NUMBER OF HOUSEHOLDS</b>	3,442	27,394	85,362
<b>AVERAGE HOUSEHOLD INCOME</b>	\$153,458	\$148,849	\$126,161



# Valley Circle PLAZA

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