

VALENCIA SHOPPING CENTER

NEC MAGIC MOUNTAIN PKWY & AUTO CENTER DR



FOR LEASE

± 1,500 – ± 3,800 SF Space Available



www.cypress.net

CA DRE LICENSE NO. 00870324

PROPERTY HIGHLIGHTS

- ▶ ±1,500 – ±3,800 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
14,129	98,996	193,844

Avg. Household Income

1 Mile	3 miles	5 Miles
\$162,760	\$167,734	\$170,968

Total Employees

1 Mile	3 miles	5 Miles
12,606	61,210	88,280



CO-TENANTS:

Wild Fork

WESCOM
Credit Union

FedEx
Office

elite
smiles

Valencia
Medical Center
Ageless Life Institute

M
MEN'S WEARHOUSE

AREA RETAILERS:

KOHL'S

SPROUTS
FARMERS MARKET

VALENCIA
TOWN CENTER

TARGET

Total Wine
& MORE

Chick-fil-A

ULTA
BEAUTY

Yard House

REGAL

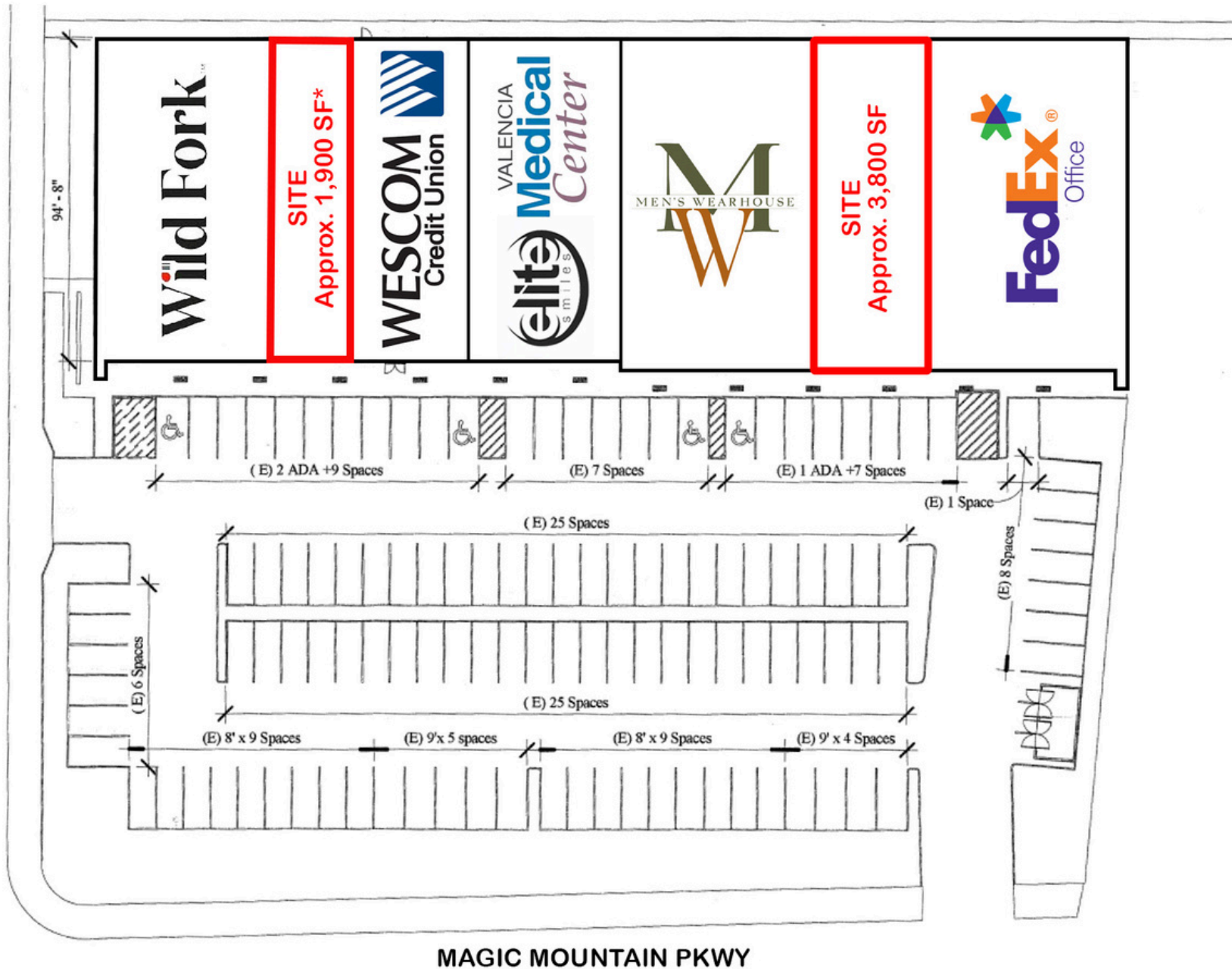
AERIAL



SITE PLAN



AUTO CENTER DR



* Can be demised to ±1,500 SF

OPTION A : EXISTING FLOOR PLAN

UNIT - 24171



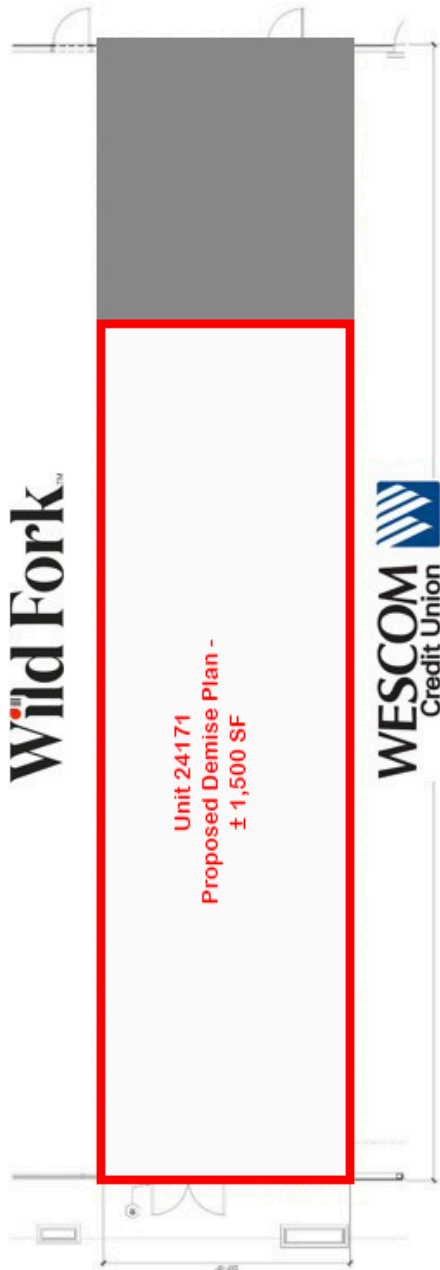
FLOOR PLAN

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

24171 MAGIC MOUNTAIN PKWY.
SANTA CLARITA, CA 91355

OPTION B : PROPOSED DEMISE PLAN

UNIT - 24171



FLOOR PLAN



DOLLINGER PROPERTIES
555 MAIN STREET, SUITE 400
REDWOOD CITY, CA 94065

24171 MAGIC MOUNTAIN PKWY.
SANTA CLARITA, CA 91355

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NORTH OFFICE

SOUTH OFFICE

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