



VALENCIA SHOPPING CENTER

NEC MAGIC MOUNTAIN PKWY & AUTO CENTER DR

● ● ● FOR LEASE

± 1,500 - ±3,800 SF Space Available



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

elite
smiles

Valencia
MedicalCenter
Ageless Life Institute

FedEx
Office

M
MEN'S WAREHOUSE

KOHL'S
Total Wine
& MORE

Chick-fil-A

SPROUTS
FARMERS MARKET
ULTA
BEAUTY

VALENCIA
TOWN CENTER

Yard House
LIVE AT FOOD • CLASSIC ROCK
LARGEST SELECTION OF BEER & WINE

REGAL
TARGET

AERIAL



SITE PLAN



AUTO CENTER DR



MAGIC MOUNTAIN PKWY

*Can be demised to ±1,500 SF

OPTION A : EXISTING FLOOR PLAN

UNIT - 24171



FLOOR PLAN

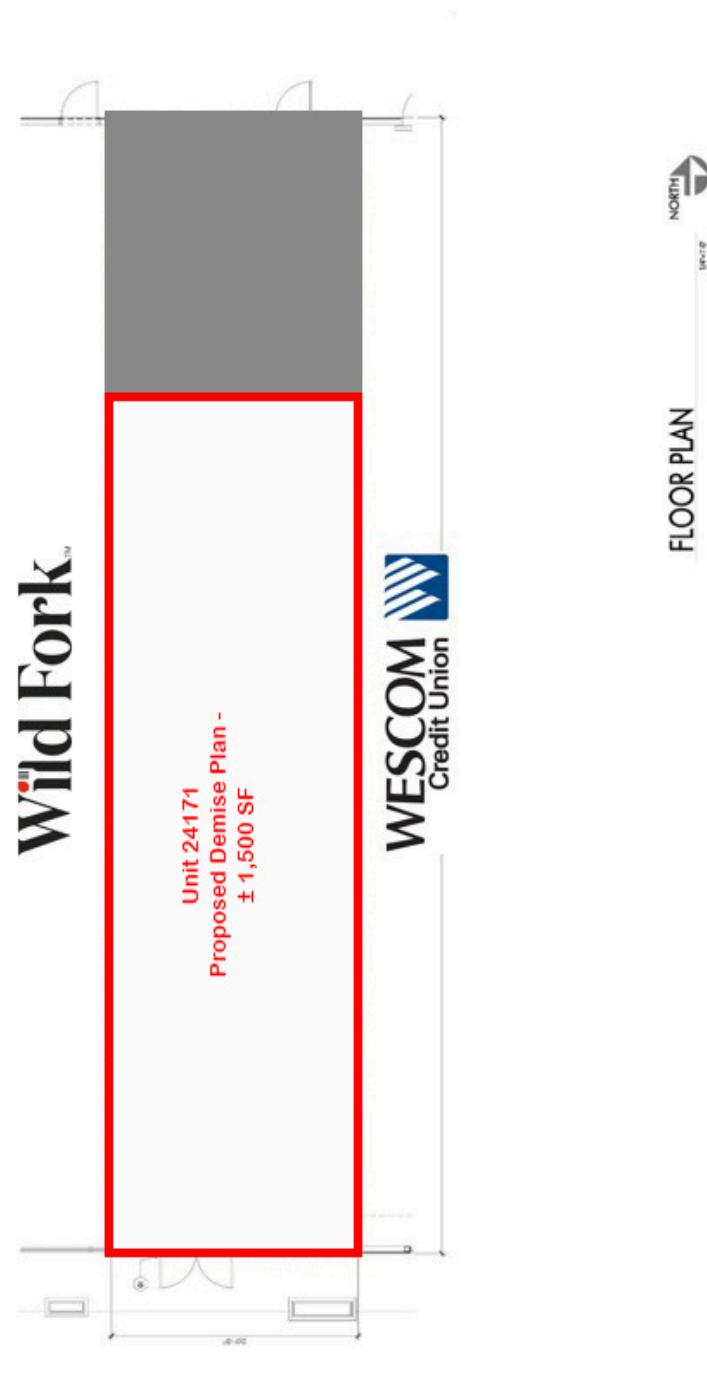


DOLLINGER PROPERTIES
555 TWIN DOLPHIN DR. #400,
REDWOOD CITY, CA 94065

24171 MAGIC MOUNTAIN PKWY.
SANTA CLARITA, CA 91355

OPTION B : PROPOSED DEMISE PLAN

UNIT - 24171



FLOOR PLAN



1/8" = 10'

24171 MAGIC MOUNTAIN PKWY.
SANTA CLARITA, CA 91355





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



Anna-Kay Earle

Associate Broker

805.449.1804 ext.107

aearle@cypressretail.net

License No. 02241530

North Office

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

www.cypress.net

The information provided herein is intended as a general depiction of the property and is subject to change. This information has been obtained by sources deemed reliable. The information has not been independently verified and Cypress Retail Group and its agents do not warrant or represent that the information provided is accurate. Individuals are solely responsible for verifying information related to the property and its suitability for the individual's use.

NORTH OFFICE

SOUTH OFFICE