



Integrated Advisory
Services Team



For lease

Gateway Plaza

25350 & 25360
Magic Mountain Parkway
Valencia, California

David Solomon

+1 818 937 4545
david.solomon@colliers.com
Lic. 01209699

Matthew Heyn

+1 818 334 1860
matt.heyne@colliers.com
Lic. 01306148

Caitlin Hoffman

+1 818 334 1850
caitlin.hoffman@colliers.com
Lic. 01935762

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



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

150	±1,251 RSF
170	±1,133 RSF
180	±1,763 RSF
250	±2,115 RSF

25360 Magic Mountain Parkway

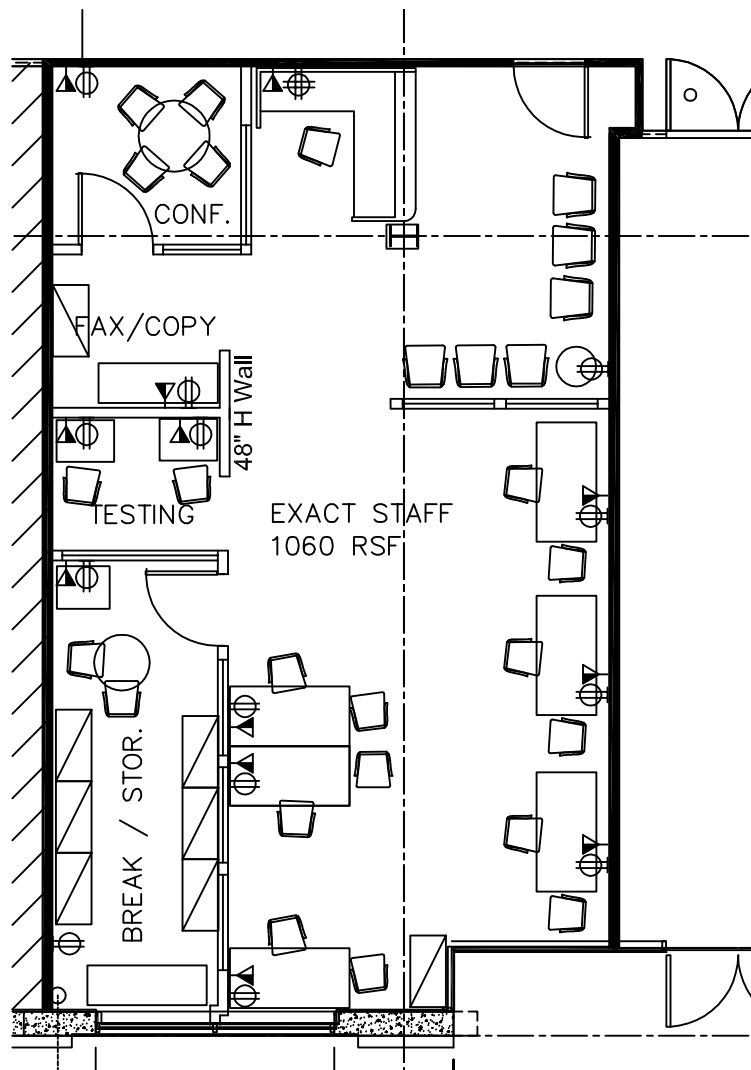
220	±1,021 RSF
300	±17,472 RSF



Floorplan

25350 Magic Mountain Parkway

Suite 150 | ±1,251 RSF



Floorplan

25360 Magic Mountain Parkway

Suite 300 | ±17,472 RSF





Integrated Advisory
Services Team



Gateway Plaza

25350 & 25360 Magic Mountain Parkway, Valencia, CA

Contact us

David Solomon

+1 818 937 4545
david.solomon@colliers.com
Lic. 01209699

Matthew Heyn

+1 818 334 1860
matt.heyn@colliers.com
Lic. 01306148

Caitlin Hoffman

+1 818 334 1850
caitlin.hoffman@colliers.com
Lic. 01935762

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.