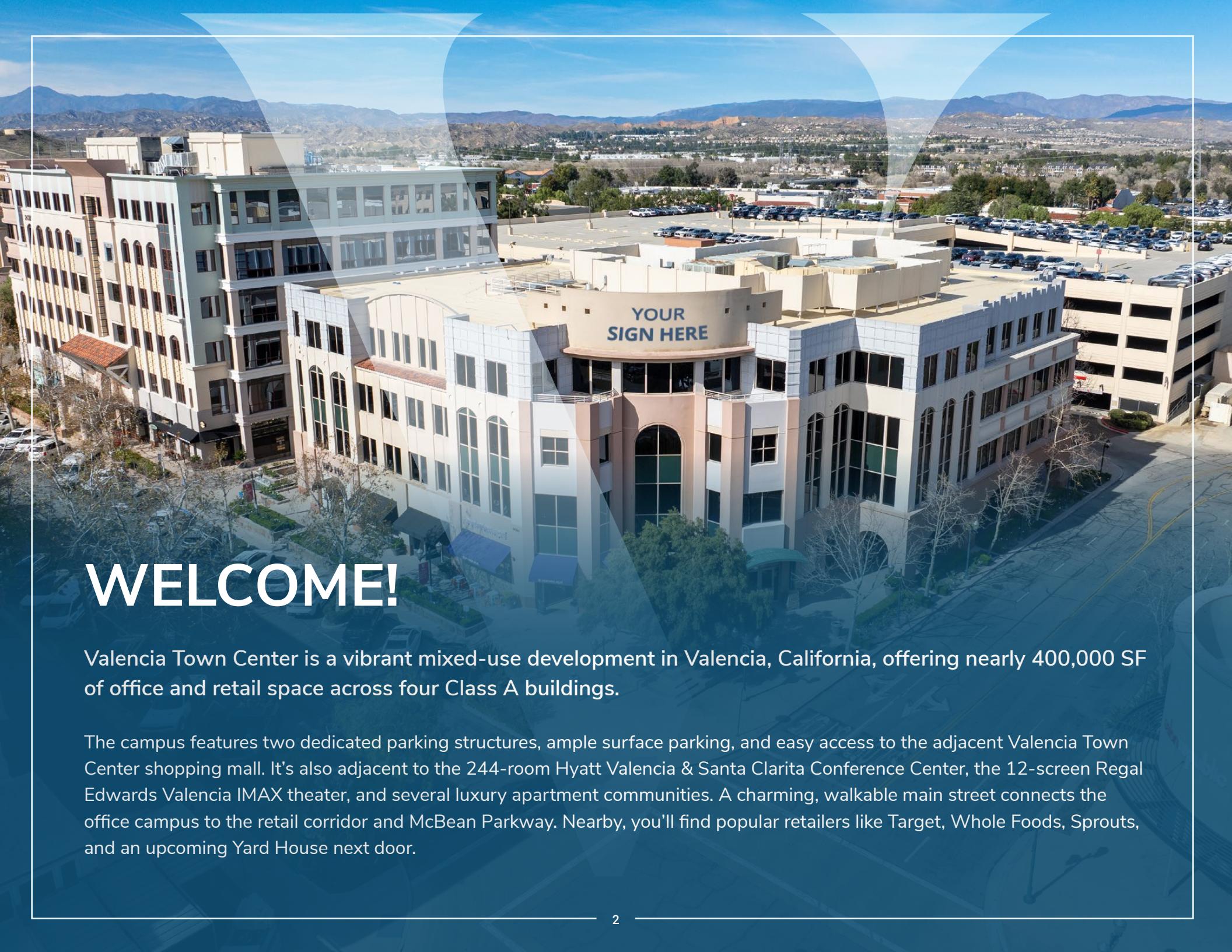




VALENCIA TOWN CENTER

WORK WHERE HAPPINESS & OPPORTUNITY THRIVE

24300, 24303, 24305 TOWN CENTER DR & 24200 MAGIC MOUNTAIN PKWY | VALENCIA, CA



WELCOME!

Valencia Town Center is a vibrant mixed-use development in Valencia, California, offering nearly 400,000 SF of office and retail space across four Class A buildings.

The campus features two dedicated parking structures, ample surface parking, and easy access to the adjacent Valencia Town Center shopping mall. It's also adjacent to the 244-room Hyatt Valencia & Santa Clarita Conference Center, the 12-screen Regal Edwards Valencia IMAX theater, and several luxury apartment communities. A charming, walkable main street connects the office campus to the retail corridor and McBean Parkway. Nearby, you'll find popular retailers like Target, Whole Foods, Sprouts, and an upcoming Yard House next door.

PROPERTY HIGHLIGHTS



VALENCIA
TOWN CENTER

SHOPPING MALL

REDEVELOPMENT COMING SOON

OFFICE PROPERTIES

- ±34,000 RSF available now
- ±150,000 RSF available in 2026
- ±139,000 RSF available in 2028
- Ideal headquarters opportunity in central Valencia
- Walkable to extensive top-tier retail and dining amenities
- Adjacent to free, secure, and spacious parking garages (4.00/1,000 SF)
- Located within 1.5 miles of I-5 exits at Magic Mountain Parkway and Valencia Blvd
- 24/7 on-site security with quick response times
- On-site property management

PROPERTY SITE PLAN



AVAILABILITIES



VALENCIA
TOWN CENTER

VTC 1 | 24300 TOWN CENTER DRIVE

Suite 205
±2,710 RSF | Available 2028

Suite 210
±3,542 RSF | Available 2028

Suite 230
±2,227 RSF | Available 2028

Suite 240
±1,022 RSF | Available 2028

Suite 300
±18,609 RSF | Available 2028

Located on Northwest
corner of building

Suite 201 (Interior Space)
±609 RSF | Available Now

Suite 100
±3,745 RSF | Available 2028

Suite 250
±1,389 RSF | Available Now

Approximately 32,000 RSF Available in 2028

AVAILABILITIES

VTC 2 | 24303 TOWN CENTER DRIVE



Suite 400

±20,010 RSF | Available 4/1/26

Suite 300

±20,010 RSF | Available 4/1/26

Suite 200

±20,011 RSF | Available 4/1/26

Approximately 60,000 RSF
Available in 2026

AVAILABILITIES



VTC 3 | 24305 TOWN CENTER DRIVE



Suite 600
±22,111 RSF | Available 4/1/26

Suite 500
±22,111 RSF | Available 4/1/26

Suite 400
±22,200 RSF | Available Now

Suite 300
±22,111 RSF | Available 4/1/26

Suite 200
±22,111 RSF | Available 4/1/26

Suite 130-139
±2,173 RSF | Available 4/1/26

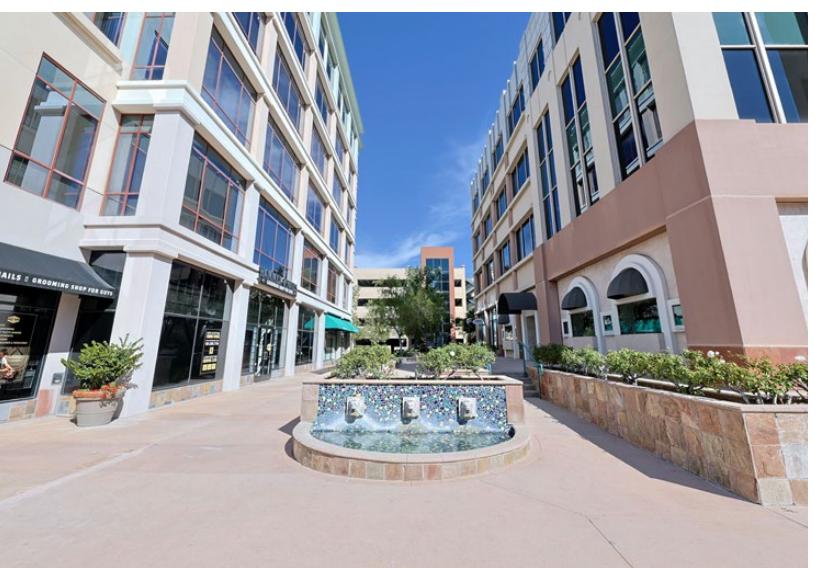
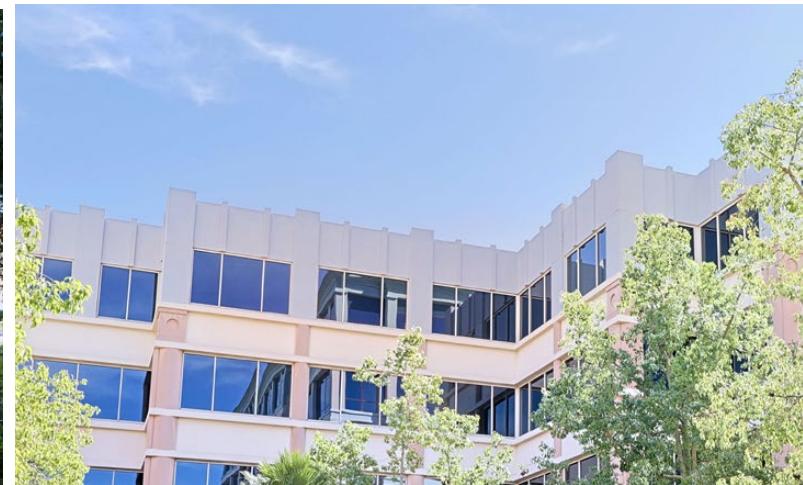
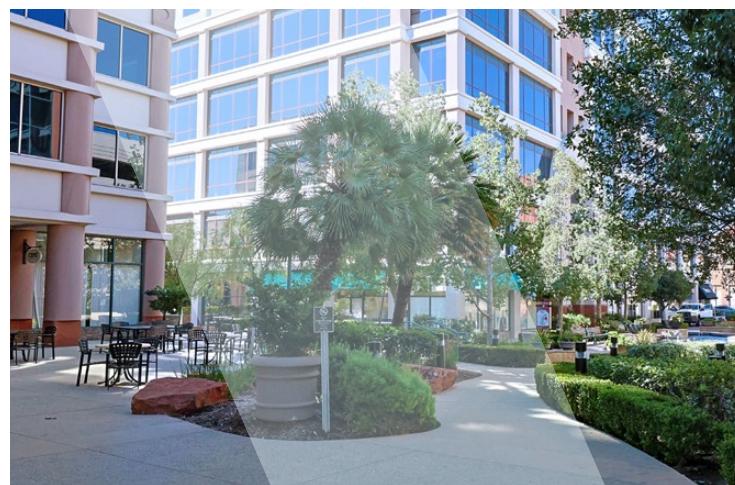
Located on the opposite
side of building

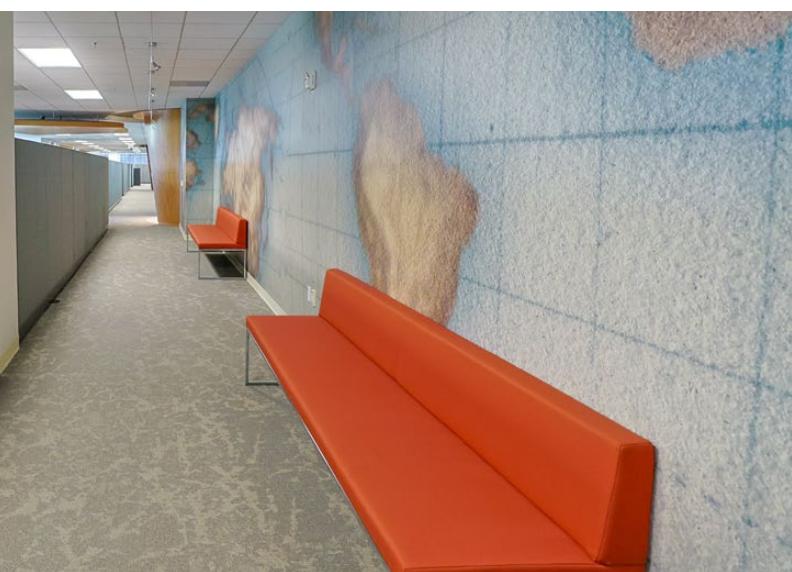
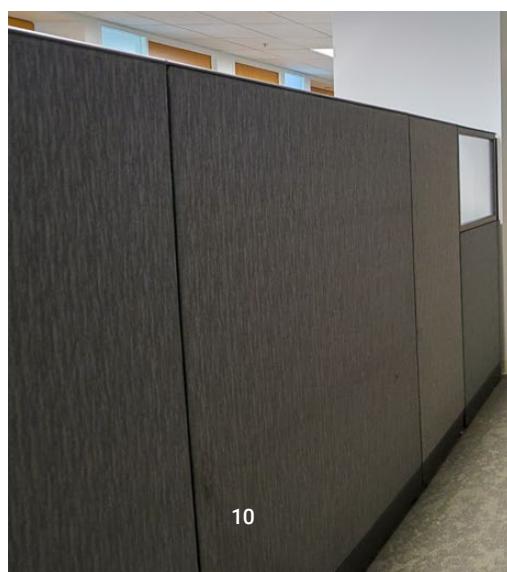
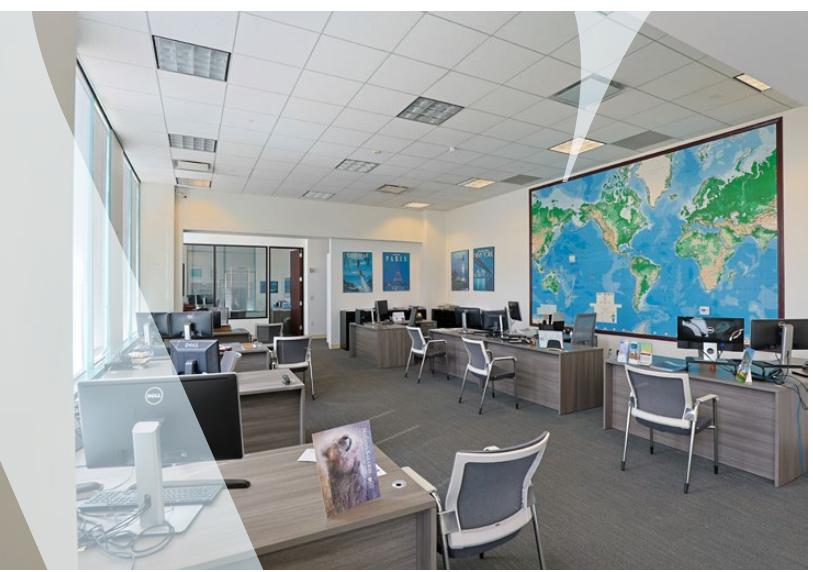
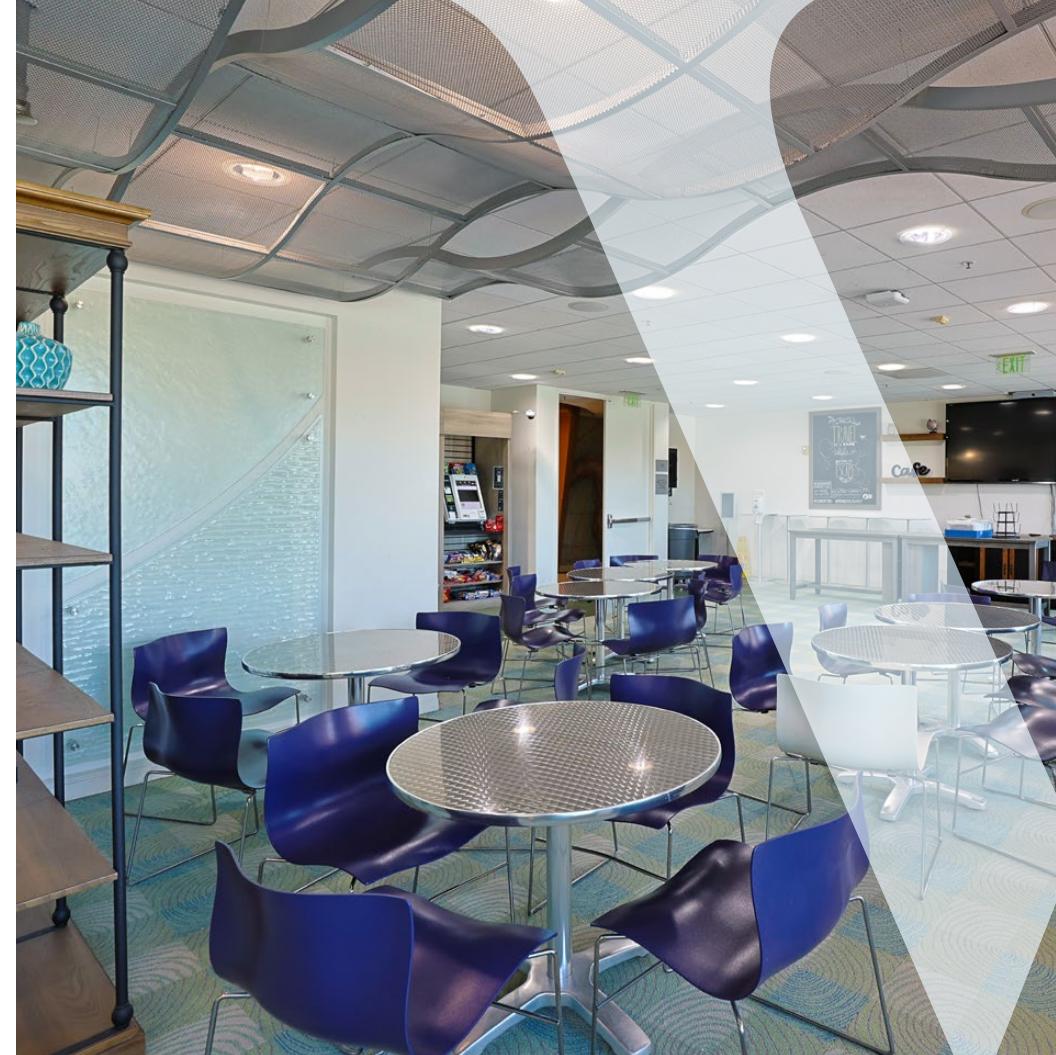
Approximately 90,800 RSF
Available in 2026

AVAILABILITIES

VTC 4 | 24200 MAGIC MOUNTAIN PARKWAY







VALENCIA TOWN CENTER MALL REDEVELOPMENT

In 2023, Centennial acquired the Valencia Town Center Mall (formerly Westfield Valencia), marking a new chapter for the 69-acre property. With over 140 shops and restaurants, the center features major anchors including Macy's, JCPenney, H&M, Gold's Gym, and Cinemark Cinema.

Centennial has announced plans to redevelop the mall into a dynamic mixed-use destination, blending retail, dining, entertainment, and office space in a vibrant live-work-play environment.



A WEALTH OF WALKABLE AMENITIES

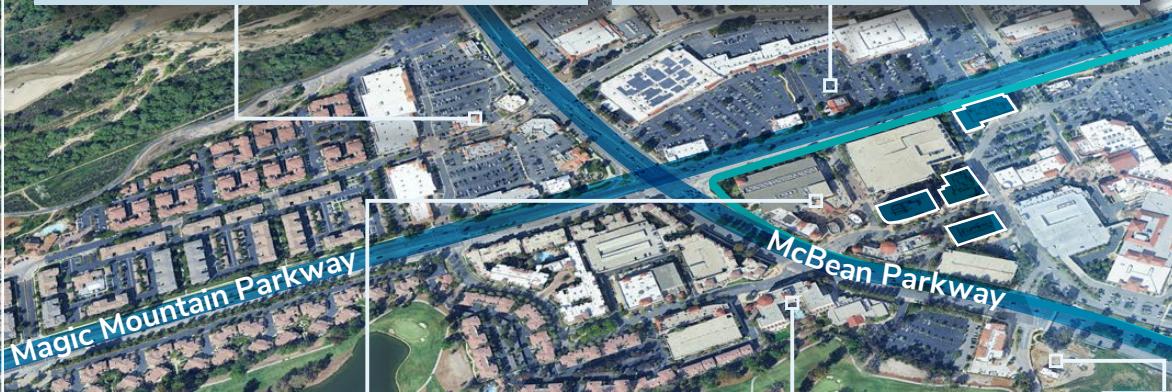
THE PROMENADE SHOPPING CENTER



RIVER OAKS SHOPPING CENTER



VALENCIA TOWN CENTER SHOPPING MALL



VALENCIA CROSSROADS



VALENCIA BY THE NUMBERS

DEMOGRAPHICS



#6 | Santa Clarita

High Schools Ranked
Among Top in US

by [US News & World Report, 2024](#).



#2 | Santa Clarita

Home & Community
Safety Rank

Source: [WalletHub](#).

2024 Population

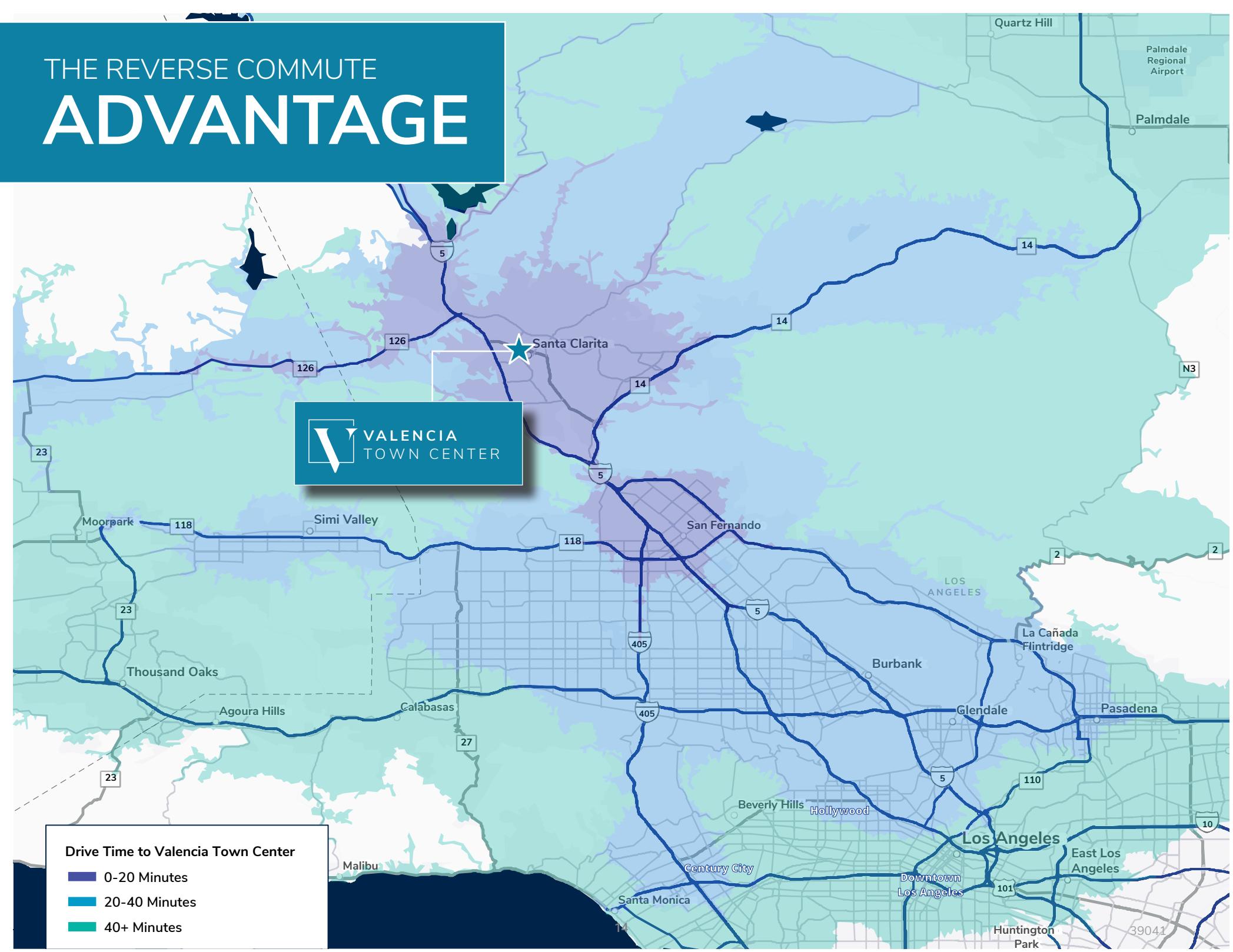
| | |
|---------------|---------|
| 1-Mile Radius | 13,400 |
| 3-Mile Radius | 96,557 |
| 5-Mile Radius | 191,716 |

Average Household Income
\$167,237

5-Mile Radius



THE REVERSE COMMUTE **ADVANTAGE**





24300, 24303, 24305 TOWN CENTER DR & 24200 MAGIC MOUNTAIN PKWY | VALENCIA, CA

David Solomon
Sr. Executive Vice President
Lic. 01209699
+1 818.937.4545
david.solomon@colliers.com

Kevin Fenenbock
Sr. Executive Vice President
Lic. 01165115
+1 818.325.4118
kevin.fenenbock@colliers.com

Emma Scott
Associate
Lic. 02211695
+1 310.966.7076
emma.scott@colliers.com

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