



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 - 1,377 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**



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WEST HILLS, CA 91307

VIEW ON MAP

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



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®



TRADER JOE'S



Save money. Live better.



WOODLAND HILLS

PLATT VILLAGE

PAVILIONS



WEST HILLS CENTER



Allstate

You're in good hands.



**FARMERS
INSURANCE**

LA BELLE
HAIR DESIGN

AZIZ MIXED
MARTIAL ARTS

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



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