

VALENCIA SHOPPING CENTER

NEC MAGIC MOUNTAIN PKWY & AUTO CENTER DR



FOR LEASE

± 1,900 – ± 3,800 SF Space Available



PROPERTY HIGHLIGHTS

- ▶ ±1,900 – ±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 70,000 CPD

Estimated Population

1 Mile	3 miles	5 Miles
13,703	99,820	195,322

Avg. Household Income

1 Mile	3 miles	5 Miles
\$159,123	\$175,166	\$175,563

Total Employees

1 Mile	3 miles	5 Miles
12,483	63,118	90,592



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



SITE PLAN



* Can be demised to ±1,500 SF



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Commercial Real Estate Brokerage • Landlord/Tenant Representation • Consulting Services

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