



[Click Here for Aerial Tour](#)

River Oaks

24235 Magic Mountain Pkwy
 Santa Clarita, CA 91355
 34.41977, -118.55882

County: Los Angeles
 Total SF: 275,048

Highlights

- Dynamic center anchored by Target, Sprouts, and Buy Buy Baby
- Strong location just off I-5, across from Westfield Valencia Town Center
- Area attractions include Six Flags Magic Mountain and College of the Canyons
- Convenient to the proposed Newhall Ranch master planned community

Demographics

	1 MILE	3 MILE	5 MILE
Population	14,070	99,965	202,132
Daytime Population	24,681	125,444	200,137
Households	5,931	33,993	64,458
Average Household Income	135,451	143,502	140,613
Median Household Income	101,671	107,723	107,499
Median Age	38	38	37
Percent College Educated	51.40	44.30	40.00

Tenants Include



VP Leasing:

Rob Mettel
 805.277.3312

robert.mettel@inventrustpm.com

Short-Term Leasing:

Jenna Perez
 469.801.9229

specialtyleasing@inventrustpm.com

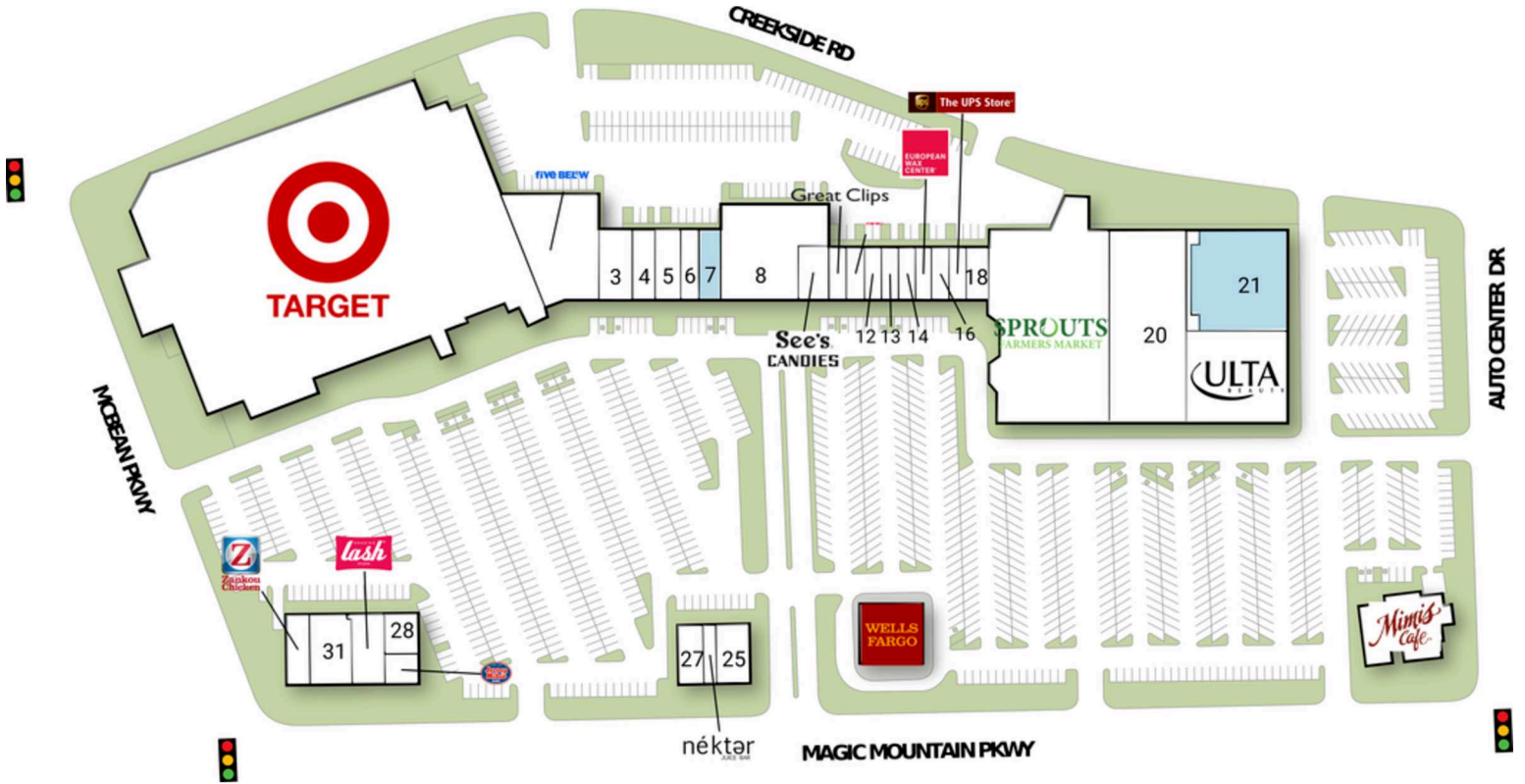
InvenTrust Property
 Management, LLC

3025 Highland Pkwy, Suite 350
 Downers Grove, IL 60515

inventrustproperties.com

River Oaks

24235 Magic Mountain Pkwy, Santa Clarita, CA 91355
 Total SF: 275,048



1	Target	123,516 SF	11	GNC	1,212 SF	22	Ulta	10,704 SF
2	Five Below	10,783 SF	12	Valencia Time Center	1,213 SF	23	Mimi's Cafe	7,031 SF
3	America's Best Contacts & Eyeglasses	3,222 SF	13	GameStop	1,133 SF	24	Wells Fargo	5,287 SF
4	California Credit Union	2,380 SF	14	Removery	1,213 SF	25	Hook Burger	2,400 SF
5	Big Chicken Restaurant	2,380 SF	15	European Wax Center	1,213 SF	26	Nekter Juice Bar	1,050 SF
6	Prepped	1,613 SF	16	C'est L'Amour Nail	1,213 SF	27	Presto Pasta	1,967 SF
7	Available	1,613 SF	17	The UPS Store	1,213 SF	28	85C Bakery Cafe	2,000 SF
8	Big 5 Sporting Goods	11,118 SF	18	WW Studio	1,623 SF	29	Jersey Mike's Subs	1,500 SF
9	See's Candies	1,810 SF	19	Sprouts Farmers Market	29,948 SF	30	Amazing Lash Studio	1,950 SF
10	Great Clips	1,158 SF	20	Total Wine & More	24,907 SF	31	Sleep Number	3,350 SF
			21	Available	10,828 SF	32	Zankou	2,500 SF

The information provided here is intended as a general depiction of the property and is subject to change. The information has not been independently verified and we do not warrant or represent that the information provided is accurate. As of 2022-09-21.



VP Leasing:

Rob Mettel
805.277.3312

Robert.mettel@inventrustpm.com

Short-Term Leasing:

Jenna Perez
469.801.9229

SpecialtyLeasing@InvenTrustPM.com

InvenTrust Property Management, LLC

3025 Highland Pkwy, Suite 350
Downers Grove, IL 60515

inventrustproperties.com