



River Oaks Shopping Center

24235 Magic Mountain Pkwy, Santa Clarita, CA, 91355

Latitude: 34.419766

Longitude: -118.558825

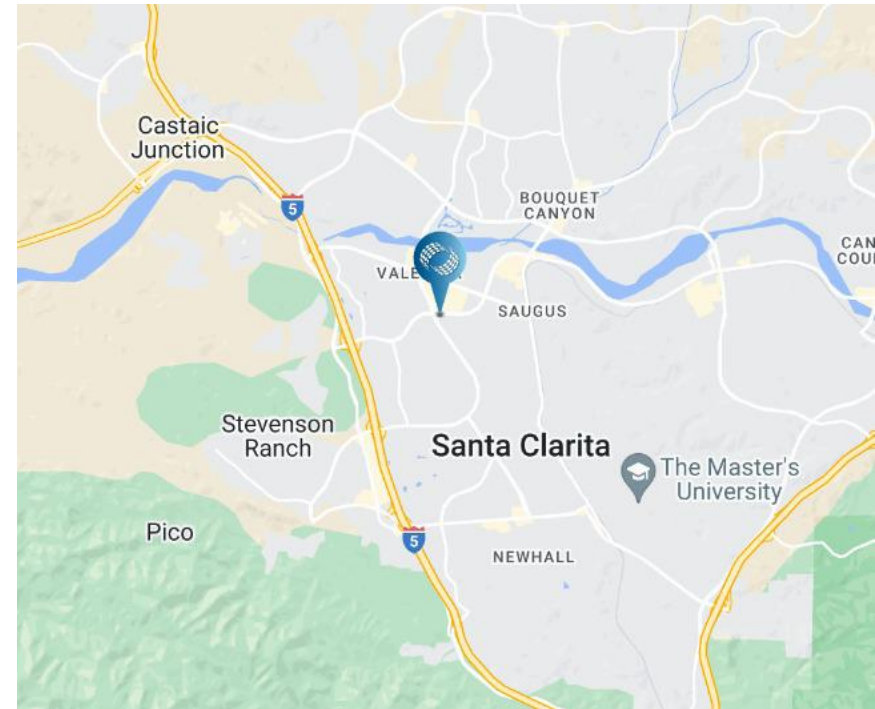
Total SF: 275,859

HIGHLIGHTS

- Dynamic center anchored by Target and Sprouts
- 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 | 14,635 | 96,477 | 191,572 |
| Daytime Population | 18,925 | 102,688 | 170,864 |
| Households | 6,310 | 34,943 | 64,392 |
| Avg HH Income (\$) | 160,314 | 168,123 | 171,842 |
| Med HH Income (\$) | 116,025 | 128,471 | 134,014 |
| Median Age | 40.75 | 41.03 | 39.95 |
| % College Educated | 51.20 % | 46.65 % | 42.05 % |



CONTACTS

Senior Director, Leasing

Theresa Barringer

469.801.9228 | Theresa.Barringer@Inventrustpm.com

VP, Leasing

Mark Vondrak

281.652.5456 | Mark.Vondrak@Inventrustpm.com



InvenTrust
Properties

River Oaks Shopping Center

24235 Magic Mountain Pkwy, Santa Clarita, CA, 91355



Tenant List

| | | | | | |
|-----|--------------------------------------|---------|-----|------------------------|--------|
| 001 | Target | 123,516 | 017 | The UPS Store | 1,213 |
| 002 | Five Below | 10,783 | 018 | Available | 1,623 |
| 003 | America's Best Contacts & Eyeglasses | 3,222 | 019 | Sprouts Farmers Market | 29,948 |
| 004 | California Credit Union | 2,380 | 020 | Total Wine & More | 24,907 |
| 005 | India Garden | 2,380 | 021 | Dollar Tree | 10,828 |
| 006 | Prepped | 1,613 | 022 | Ulta | 10,704 |
| 007 | Dose of Aesthetics | 1,613 | 023 | Yard House | 7,842 |
| 008 | Big 5 Sporting Goods | 11,118 | 024 | Wells Fargo | 5,287 |
| 009 | Sees Candies | 1,810 | 025 | Hook Burger | 2,400 |
| 010 | Great Clips | 1,158 | 026 | Nekter Juice Bar | 1,050 |
| 011 | GNC | 1,212 | 027 | Presto Pasta | 1,967 |
| 012 | Valencia Time Center | 1,213 | 028 | 85C Bakery Cafe | 2,000 |
| 013 | GameStop | 1,133 | 029 | Jersey Mike's Subs | 1,500 |
| 014 | Removery | 1,213 | 030 | Amazing Lash Studio | 1,950 |
| 015 | European Wax Center | 1,213 | 031 | Sleep Number | 3,350 |
| 016 | C'est L'Amour Nail | 1,213 | 032 | Zankou | 2,500 |

CONTACTS

Senior Director, Leasing
Theresa Barringer

469.801.9228 | Theresa.Barringer@Inventrustpm.com

VP, Leasing
Mark Vondrak

281.652.5456 | Mark.Vondrak@Inventrustpm.com

