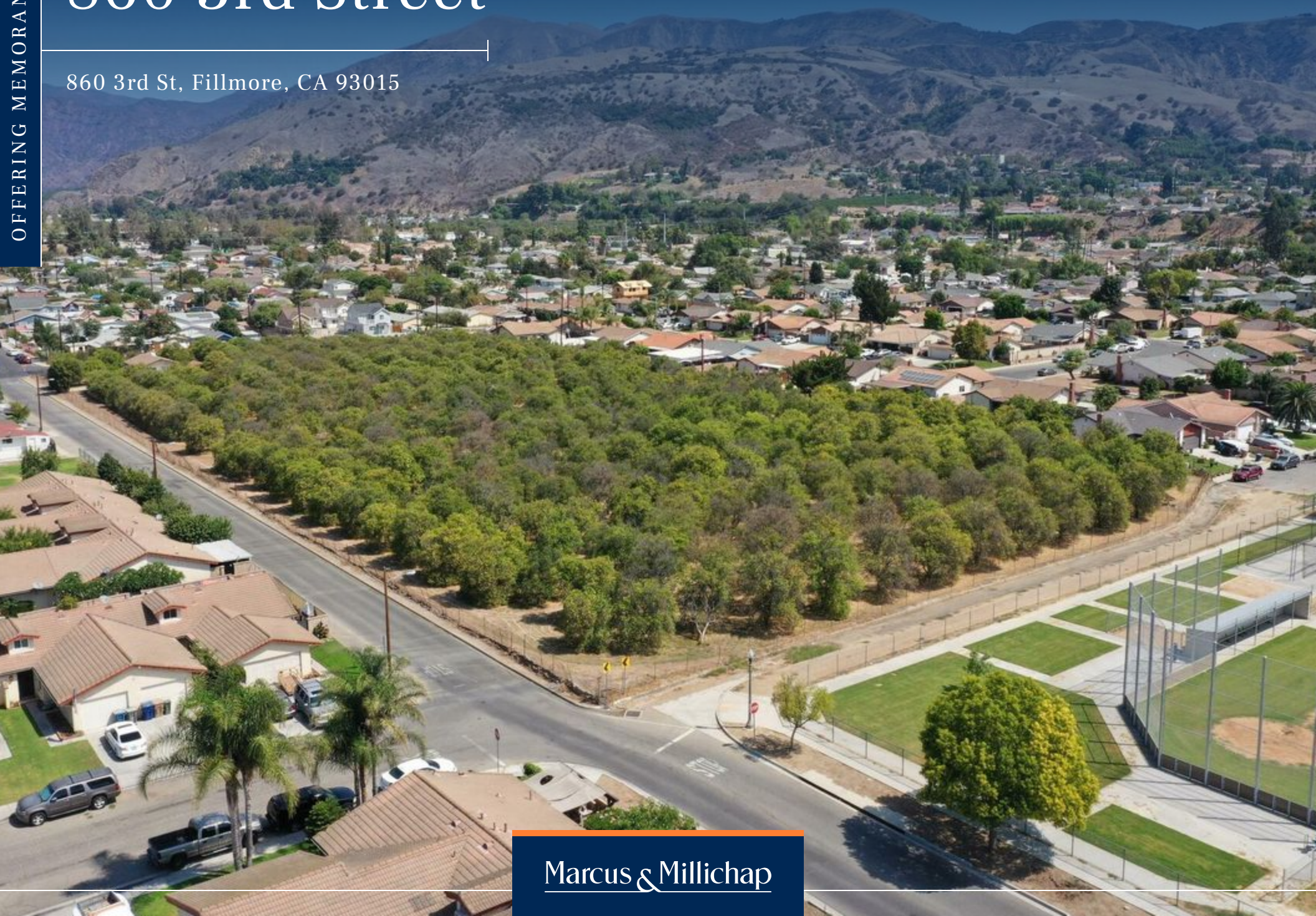


860 3rd Street

860 3rd St, Fillmore, CA 93015



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Activity ID #ZAC0010696

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Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$2,500,000



Lot Size
4.28 Acres



Allowable Density
7 Units/Acre

Listing Price	\$2,500,000
Down Payment	100% / \$2,500,000
Price/Acre	\$584,112
Zoning	Residential Planned Development Low
General Plan	Residential Low Density
Density	7 Units Per Acre
Development Type	Detached Single-Family Residential
Lot Size	4.28 Acres (186,436 SF)





860 3RD STREET

860 3rd St, Fillmore, CA 93015

INVESTMENT OVERVIEW

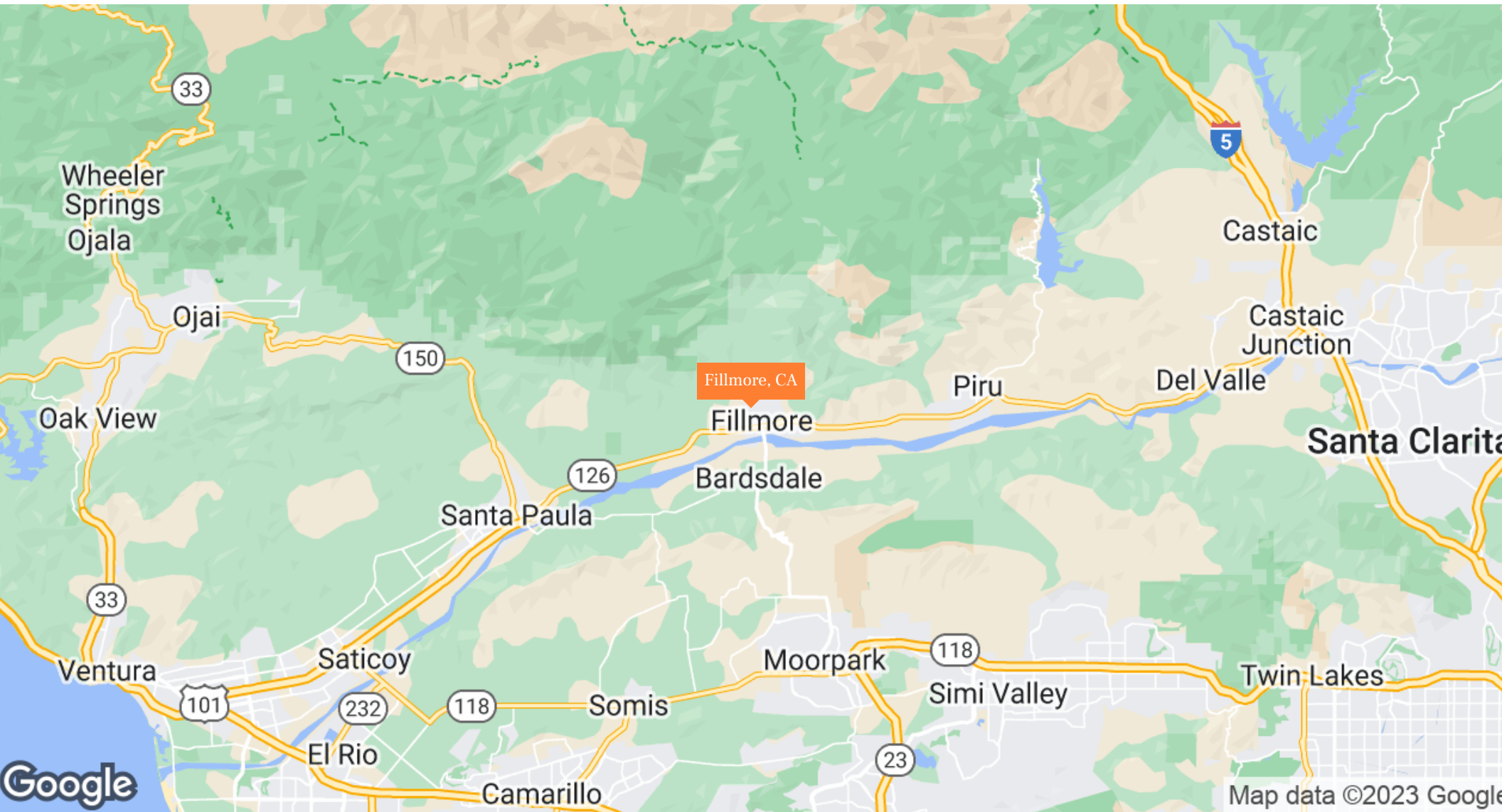
Marcus & Millichap is pleased to present the opportunity to acquire a single-family residential site in the City of Fillmore, Ventura County, California. The property is located at 860 3rd Street and measures approximately 4.28 acres. The site is rectangular in shape and has 632 feet of frontage along B Street and 295 feet of frontage along both 2nd Street and 3rd Street. The size of the site and proximity to schools, supporting retail services, parks, and other outdoor recreational sites make it optimal for development. The general plan land use designation for the site is Residential Low Density and the zoning is Residential Planned Development Low. Under the general plan land use designation and zoning, the site can be developed at a density up to seven dwelling units per acre. With density bonuses permitted under state law, the residential density can exceed seven units per acre.

The property is one of the last large-scale infill residential sites in Fillmore and has an ideal location for single-family residential development. Schools are within easy walking distance from the site. Fillmore Middle School is located directly across the street, Mountain View Elementary School is two blocks to the north, and Fillmore High School is less than one mile to the east. Dolores Day Park and Schiell's Park are both less than one-half mile away. Grocery stores, drug stores, bank, restaurants, personal services and other retail establishments are located along Ventura Street, less than one mile south of the site.

Like many communities in Ventura County, Fillmore has exhibited consistent population growth over the past twenty years. The population in the city increased 14.0% between 2000 and 2020 and is forecast to grow 2.6% over the next five years. As with many areas of California, significant development constraints have prevented an adequate supply of new housing from being built over the past several years. With limited supply coming to market, home prices continue to increase. According to the Ventura County Coastal Association of Realtors, the median home price in Ventura County increased from \$600,000 to \$750,000 over the past two years, an increase of more than 25%. There is strong demand for housing in the area and limited new home development.

INVESTMENT HIGHLIGHTS

- Infill residential development site measuring 4.28 acres
- General plan and zoning permit up to seven units per acre
- Highly efficient site; rectangular parcel with street frontage on three sides
- Walking distance to Mountain View Elementary School, Fillmore Middle School, and Fillmore High School
- Grocery stores, drug stores, bank, restaurants, personal services and other retail establishments are less than one mile south of the site
- Home prices in Ventura County have increased more than 25% over the past three years



LOCAL MAP // 860 3rd Street



860 3rd Street // PROPERTY DETAILS

PROPERTY SUMMARY

Assessors Parcel Number	052-0-055-125
Zoning	Residential Planned Development Low
Opportunity Zone	No
General Plan	Residential Low Density
Lot Size Dimensions	632 Feet X 295 Feet
Frontage	632 Feet Along B Street
Flood Plain	Zone X

SITE DESCRIPTION

Lot Size SF	186,437
Price/SF	\$13
Lot Size Acres	4.28
Price/Acres	\$584,112
Density	7 Units Per Acre
Type of Ownership	Fee Simple

PUBLIC UTILITIES

Sanitary Sewer	City of Fillmore
Storm Sewer	City of Fillmore
Potable Water	City of Fillmore
Gas	Southern California Gas Company
Trash	City of Fillmore



General Plan Land Use Designation – Residential Low Density

This designation provides for low-density neighborhoods with detached single-family dwellings with private yards at a density of up to seven units per acre. Manufactured homes on permanent foundations would be permitted. Other land uses that serve the needs of a low-density neighborhood (churches, schools, parks, or day care centers) may be permitted when it is determined that they are compatible with the surrounding area. Limited agricultural pursuits could also be allowed under this designation.

Maximum Land Use Intensity: 7 dwelling units per acre

Zoning Designation – Residential Planned Development Low

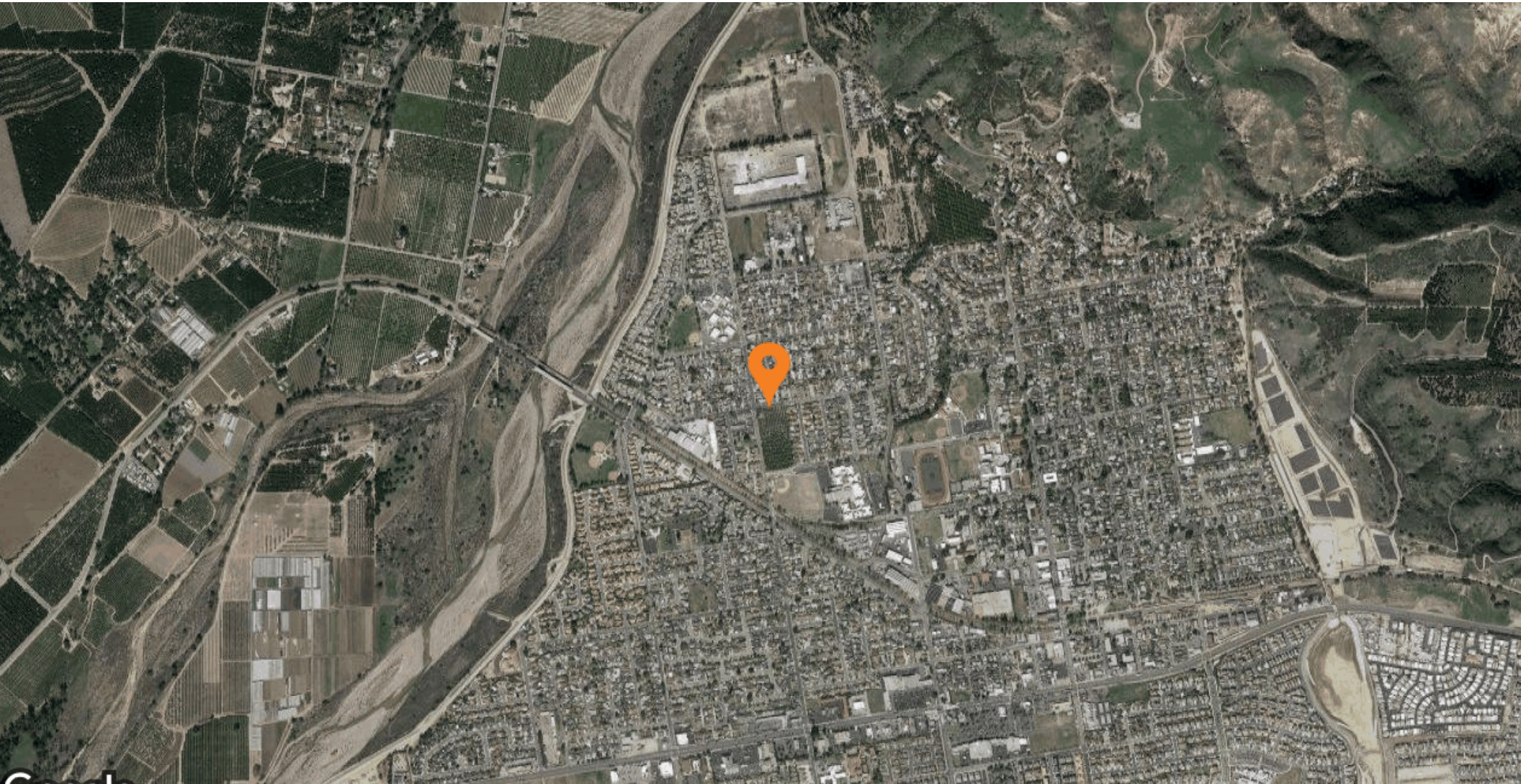
This zone is intended to provide for low density neighborhoods with detached single-family dwellings with private yards at a density range of 1.1 to 7.0 units per net acre as well as the maintenance of “limited” agricultural pursuits. Manufactured homes on permanent foundations are also permitted. Additional land uses (i.e. churches, day care, center, schools, etc.) may be allowed when compatible to and in harmony with, and serving the needs of, a low density residential neighborhood.

Permitted Uses

Single-family dwellings, accessory dwelling units, child day care centers, family day care homes, group homes, supportive housing, transitional housing, residential care facilities, recreational outbuildings, swimming pools, tennis courts, accessory structures, agriculture, public utilities/facilities, and recreational vehicle storage facilities.

Minimum Lot Area	6,000 Square Feet
Minimum Lot Width	50 Feet
Front Setback (Main Structure)	18 Feet
Front Setback (Street Facing Garage)	20 Feet
Rear Setback	20 Feet
Side Setback (Each)	10 Feet
Side Setback (Street Side)	10 Feet
Maximum Structural Parcel Coverage	40%
Distance Between Accessory Structures	6 Feet
Maximum Main Structure Height	35 Feet or 2 Stories
Maximum Accessory Building Height	17 Feet or 1 Story

AERIAL MAP // 860 3rd Street



Google, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEBCO

860 3rd Street // NEARBY AMENITIES



Schiell's Park

Dolores Day Park

Mountain View Elementary School

Fillmore Middle School

Fillmore High School





POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	14,835	17,200	17,627
2022 Estimate			
Total Population	14,616	16,911	17,329
2010 Census			
Total Population	14,168	16,295	16,695
2000 Census			
Total Population	12,982	14,828	15,168
Daytime Population			
2022 Estimate	10,715	12,727	13,047
HOUSEHOLDS			
2027 Projection			
Total Households	3,977	4,876	5,034
2022 Estimate			
Total Households	3,910	4,779	4,934
Average (Mean) Household Size	3.6	3.5	3.4
2010 Census			
Total Households	3,762	4,561	4,709
2000 Census			
Total Households	3,413	4,135	4,261
Growth 2022-2027	1.7%	2.0%	2.0%
HOUSING UNITS			
Occupied Units			
2027 Projection	4,212	5,209	5,380
2022 Estimate	4,130	5,087	5,255
Owner Occupied	2,436	3,017	3,119
Renter Occupied	1,474	1,763	1,815
Vacant	220	308	321
Persons in Units			
2022 Estimate Total Occupied Units	3,910	4,779	4,934
1 Person Units	14.5%	17.1%	17.2%
2 Person Units	21.8%	23.1%	23.2%
3 Person Units	15.8%	15.4%	15.4%
4 Person Units	18.9%	17.9%	17.9%
5 Person Units	12.6%	11.7%	11.6%
6+ Person Units	16.5%	14.9%	14.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	3.8%	3.9%	3.9%
\$150,000-\$199,999	7.9%	8.5%	8.7%
\$100,000-\$149,999	23.1%	22.4%	22.5%
\$75,000-\$99,999	19.7%	19.1%	19.0%
\$50,000-\$74,999	14.1%	13.9%	14.0%
\$35,000-\$49,999	11.0%	10.7%	10.7%
\$25,000-\$34,999	6.9%	7.1%	7.0%
\$15,000-\$24,999	8.0%	8.8%	8.7%
Under \$15,000	5.7%	5.6%	5.5%
Average Household Income	\$90,163	\$90,168	\$90,688
Median Household Income	\$81,053	\$80,382	\$80,739
Per Capita Income	\$24,326	\$25,686	\$26,029
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	14,616	16,911	17,329
Under 20	29.9%	29.0%	28.9%
20 to 34 Years	21.1%	20.4%	20.3%
35 to 39 Years	7.0%	6.8%	6.8%
40 to 49 Years	12.3%	12.1%	12.1%
50 to 64 Years	16.4%	16.4%	16.5%
Age 65+	13.4%	15.3%	15.4%
Median Age	34.3	35.5	35.6
Population 25+ by Education Level			
2022 Estimate Population Age 25+	9,227	10,868	11,153
Elementary (0-8)	18.5%	17.0%	16.8%
Some High School (9-11)	11.7%	11.5%	11.4%
High School Graduate (12)	22.6%	22.6%	22.5%
Some College (13-15)	23.0%	23.4%	23.5%
Associate Degree Only	8.1%	8.3%	8.3%
Bachelor's Degree Only	9.4%	9.8%	9.9%
Graduate Degree	6.8%	7.4%	7.5%
Population by Gender			
2022 Estimate Total Population	14,616	16,911	17,329
Male Population	49.9%	49.6%	49.6%
Female Population	50.1%	50.4%	50.4%



POPULATION

In 2022, the population in your selected geography is 17,329. The population has changed by 14.2 percent since 2000. It is estimated that the population in your area will be 17,627 five years from now, which represents a change of 1.7 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 35.6, compared with the U.S. average, which is 38.6. The population density in your area is 221 people per square mile.



HOUSEHOLDS

There are currently 4,934 households in your selected geography. The number of households has changed by 15.8 percent since 2000. It is estimated that the number of households in your area will be 5,034 five years from now, which represents a change of 2.0 percent from the current year. The average household size in your area is 3.4 people.



INCOME

In 2022, the median household income for your selected geography is \$80,739, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 72.5 percent since 2000. It is estimated that the median household income in your area will be \$91,272 five years from now, which represents a change of 13.0 percent from the current year.

The current year per capita income in your area is \$26,029, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$90,688, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 8,365 people in your selected area were employed. The 2000 Census revealed that 49.7 percent of employees are in white-collar occupations in this geography, and 50.3 percent are in blue-collar occupations. In 2022, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 31.3 minutes.



HOUSING

The median housing value in your area was \$446,627 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 2,571 owner-occupied housing units and 1,690 renter-occupied housing units in your area. The median rent at the time was \$688.

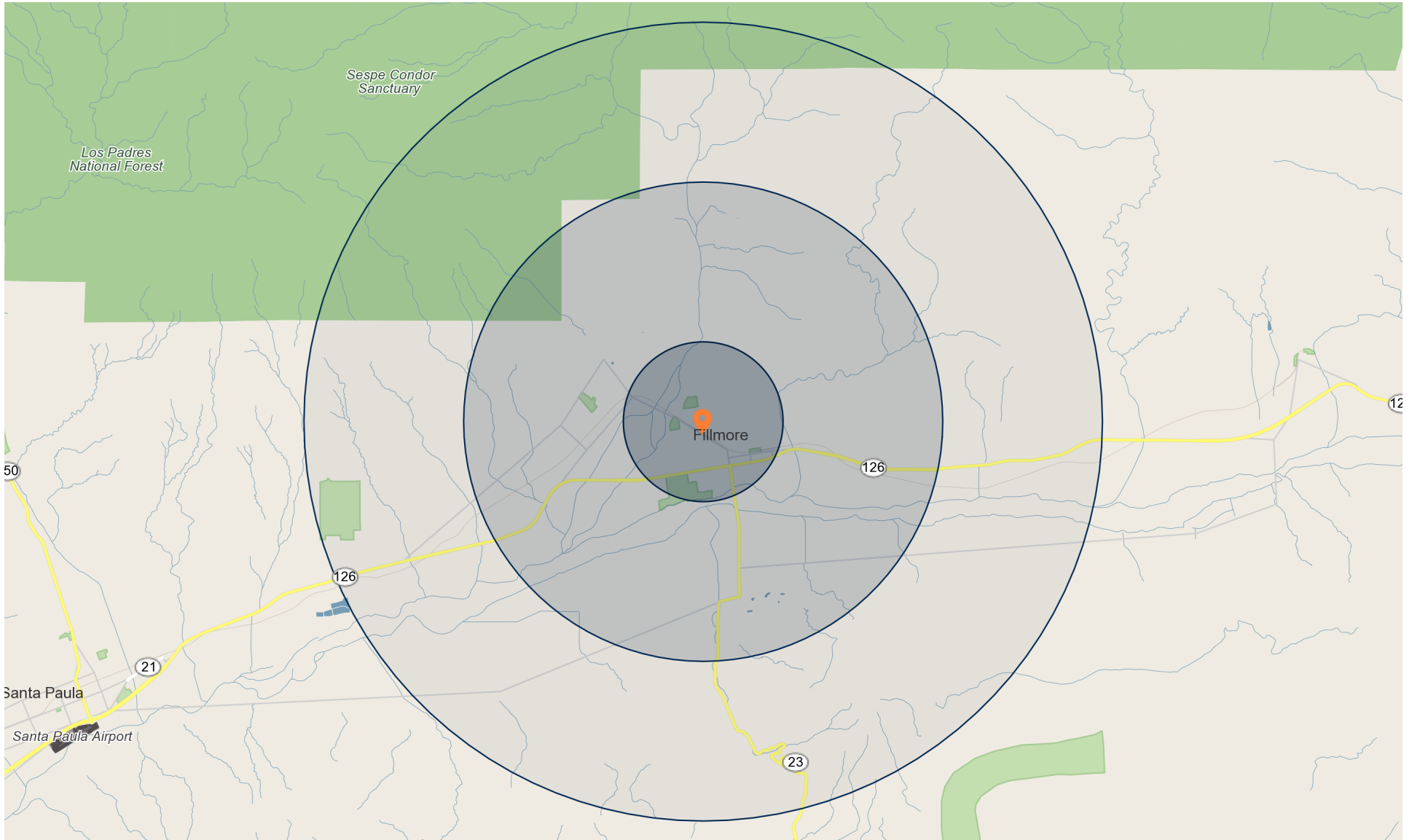


EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 7.5 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 9.9 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 8.3 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 22.5 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.5 percent in the selected area compared with the 20.4 percent in the U.S.







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