

GROUND LEASE FILLMORE HARD CORNER



ZONED CAR WASH PARCEL

Rare ground lease opportunity on an ideal Fillmore corner. Situated directly on Ventura Street (CA-126), the main thoroughfare in town, making this an ideal development site. Strong demographics, located in the heart of the city's business district.

LOCATION

Ventura Street/CA-126 & B Street
847 W Ventura St.
 Fillmore, CA 93015

TRAFFIC

Ventura Street | 40,000 CPD

AVAILABLE

Parcel Size | 1.11 Acres (48,439 Sq ft)
 Zoned for Car Wash

BY THE NUMBERS

POPULATION

1 mi | 14,623
 2 mi | 18,074
 3 mi | 18,932

HOUSEHOLD INCOME

1 mi | \$108,295
 2 mi | \$110,724
 3 mi | \$83,696

DAYTIME POPULATION

1 mi | 11,164
 2 mi | 13,247
 3 mi | 13,802

FILLMORE, CA

Fillmore is a charming, small city in Ventura County surrounded by fertile, agricultural land and orchards.

The hard corner site sits on busy Ventura Street (CA-126), which is the main highway connecting Ventura to Santa Clarita.



COMMERCIAL WEST BROKERAGE

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