

# PARCEL FOR SALE

446 W. VENTURA ST • FILLMORE CA 93015 • SEC VENTURA ST & CENTRAL AVE



## NEW TO MARKET

- ±3.22 acre parcel with potential ±25,000 square foot highway retail pad at signalized intersection
- Potential medium-to-high density Mixed-Use residential development along southern portion of property
- Existing storage facility & retail buildings offer income during entitlement process
- First time the property has been on the market in more than 60 years
- Newhall Ranch development to the east of Fillmore will bring & an additional 20,000 residential units to the region



## NEW PRICE

**\$4,100,000**







Proposed 4-story 350-unit  
Mixed-Use apartments over  
Retail Mixed-Use project

88-unit Mixed-Use apartment over  
Retail project permitted

SUBJECT  
PROPERTY

### Property Highlights

- Possible retail pad opportunity for ground lease
- Split zoning: Retail zoning along Hwy. 126 & residential zoning to the south create a residential development opportunity
- Current storage and retail buildings offer cash flow during entitlement process
- Newhall Ranch Development east of Fillmore will bring an additional 20,000 residential units to the region

FILLMORE  
CALIFORNIA  
93015

4446  
VENTURA ST

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# 446 VENTURA STREET

FILLMORE  
CALIFORNIA  
93015

New Price  
**\$4,100,000**

## Property Overview

### Physical Aspects of The Property

**Number of Buildings:** 6 (2 Retail; 4 Storage Bldgs)

**Building Sizes:** ±41,000 SF Total (±16,000 SF Storage Facilities & ±25,000 SF Retail Pads)

**APN:** 053-0-131-140

**Parcel Size:** ±3.22 AC

**Mixed Zoning:** Central Business District, Residential 1-7 & Highway Commercial

### Lease Information

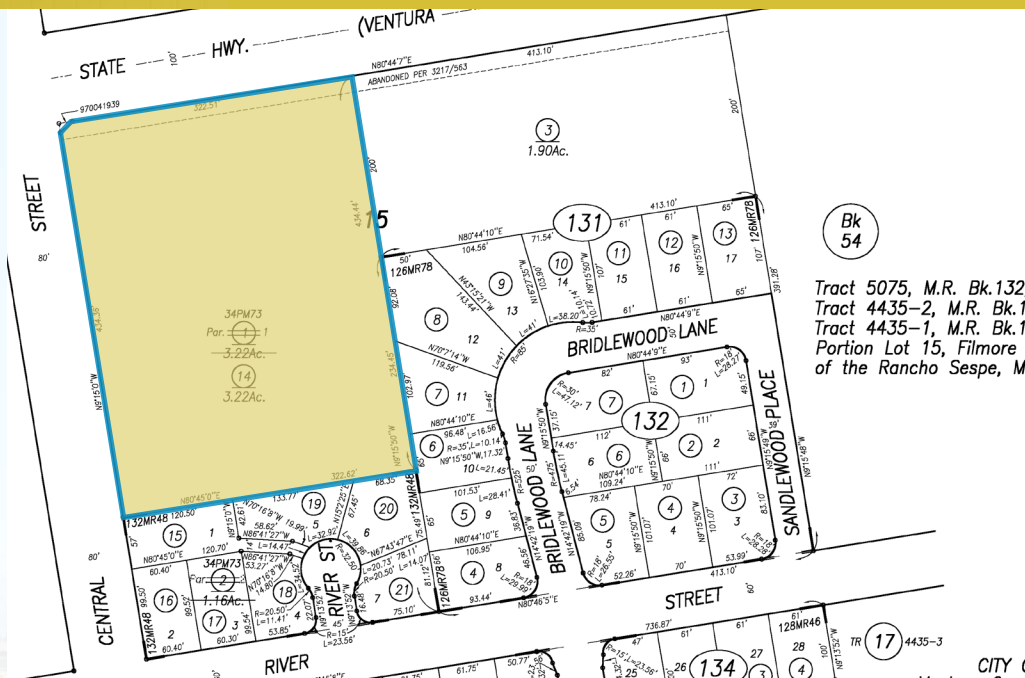
**NOI From Storage Units:** \$146,229 (expenses based on an estimate)

**Retail Rents:**

**Ernie's Auto = \$2,500/Mo. Modified Gross (Lease Expires 10/31/24)**

**Food Truck = \$600/Mo. Modified Gross (Month-to-Month Tenancy)**

*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*



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Commercial Real Estate



- |    |                                  |    |                                  |    |                                  |
|----|----------------------------------|----|----------------------------------|----|----------------------------------|
| 1  | Roan Mills Bakery                | 12 | Rite Aid                         | 23 | Fish Hatchery Museum             |
| 2  | Best Western La Posada           | 13 | Grocery Outlet                   | 24 | El Pescador                      |
| 3  | Starbucks                        | 14 | Vons                             | 25 | Fillmore Library                 |
| 4  | Fillmore City Tennis & Swim      | 15 | Wells Fargo Bank                 | 26 | Mountain Vista Elementary School |
| 5  | Fillmore Fire Station            | 16 | Fillmore Animal Hospital         | 27 | Fillmore Middle School           |
| 6  | Fillmore Unified School District | 17 | Giessinger Winery & Tasting Room | 28 | Fillmore High School             |
| 7  | Union Bank                       | 18 | Vallarta                         | 29 | Angel Doughnuts                  |
| 8  | CVS Pharmacy                     | 19 | Fillmore Historical Museum       | 30 | Rosaritos' Nursery               |
| 9  | The Fillmore On Central          | 20 | Jiffy Lube, Dollar Tree, at&t    |    |                                  |
| 10 | Fillmore & Western Railway Co.   | 21 | Ameci Pizza & Pasta              |    |                                  |
| 11 | Rio Vista Elementary School      | 22 | Francisco's Fruit Stand          |    |                                  |

## HOPPER MOUNTAIN NATIONAL WILDLIFE REFUGE



### Demographics - 2024 Estimates

	1 Mile	2 Miles	3 Miles
Population:	13,499	17,105	18,055
Average Household Income:	\$119,911	\$121,322	\$122,076
Daytime Population:	6,067	7,727	8,188

Source: Sites USA

### Traffic Counts

W. Ventura St. @ A St (CA Route 23):	25,835 ADT
CA Route 23 (A St.) @ W. Ventura St.:	10,894 ADT

Source: Sites USA

## SELECT NEARBY AMENITIES & POINTS OF INTEREST



# SOUTHERN CALIFORNIA'S BEST KEPT SECRET

## Fillmore, California

Situated in the Santa Clara River Valley, Fillmore is a quaint city nestled in Ventura County. This agrarian region boasts rich and productive soil. Fillmore's historic downtown was established back in 1887 when the Southern Pacific railroad was first constructed.

According to the 2020 census, the population of Fillmore has risen by 9.4% to 16,419 from 15,002 in the 2010 census. The city's downtown exhibits early 20th-century architectural style, featuring the single-screen Fillmore Towne Theatre along with a variety of unique stores and establishments. Close to the railroad tracks and city hall is the Railroad Visitor Center, run by the Santa Clara River Valley Railroad Historical Society. The center showcases various exhibits and features a fully functional 90-foot train turntable and several renovated railroad cars. In the vicinity, one can find the Fillmore fish hatchery and the Sespe Creek and Sespe Wilderness, which houses the California condor Sespe sanctuary.

