



BALDEN TOWNE PLAZA • FOR LEASE

572 Ventura Street, Fillmore, CA 93015



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CORPORATE ID 01191898

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68
PLANNED
APARTMENTS

AVAILABLE
±2,600 SF

AVAILABLE
±20,122 SF

AVAILABLE
±1,659 SF

AVAILABLE
±3,600 SF

VONS

**Auto
Zone**

**GROUND LEASE
OPPORTUNITY**

BR cricket
bakin wireless

WaBa grill

SUBWAY

**STARBUCKS
COFFEE**

**Little
Caesars**

**7
ELEVEN**

WING-STOP
ALL THE
GOOD CHICKEN

CALIFORNIA
126

Ventura St

A St

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HIGHLIGHTS

- Strategically positioned along CA State Route 126 (Ventura St), the trade area's major east-west thoroughfare between Ventura and Valencia
- Diverse shop tenant mix including Starbucks, Bank of America, Subway, AutoZone, Waba Grill, Baskin Robbins and many more.
- Fillmore's premiere and most prominent neighborhood shopping center anchored by Vons
- Project offers prime visibility to Ventura Street and is located at a signalized intersection

DEMOGRAPHICS



TRAFFIC COUNTS:

State Route 126 / Ventura Street @ A Street
30,500 Cars Per Day



AVG HH INCOME:

\$90,112 Annually

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Balden Towne Plaza
Fillmore, CA

VONS **Waba** **SUBWAY**

BANK OF AMERICA **BR Bakery** **STARBUCKS COFFEE** **Auto Zone** **WING'S TOP**

cricket wireless **Little Caesars**

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