



FOR SALE OR LEASE
781 Ventura Street, Fillmore, CA
43,604 SQ FT (1.0 AC)





THE PROPERTY

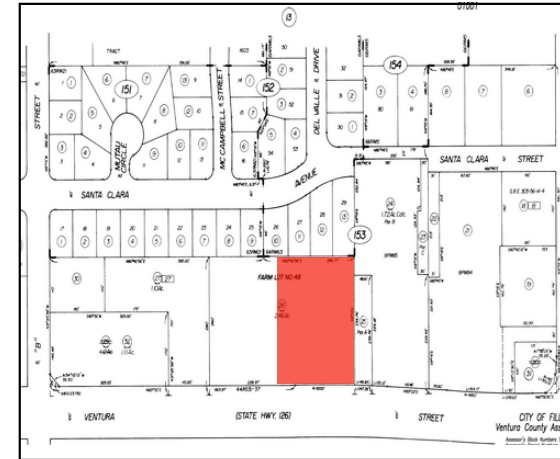
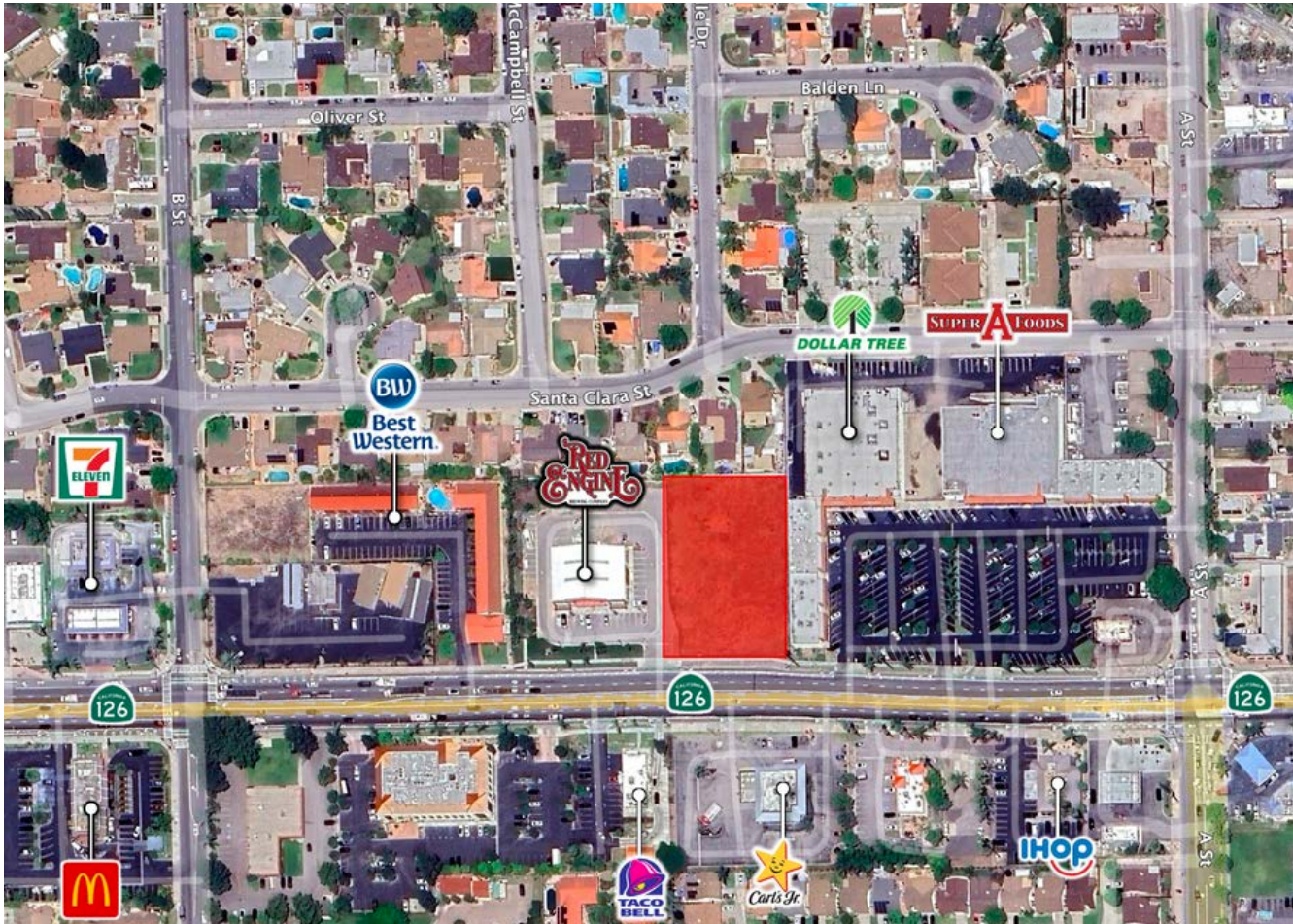
One-acre parcel situated directly on Ventura Street (CA-126), the main thoroughfare in town, making this an ideal development site. Strong demographics, located in the hear of the city's business district. Adjacent to Balden Towne Plaza (Dollar Tree and Super A Foods) and popular restaurants. Ideal for drive thru restaurant development.

OVERVIEW

ADDRESS	781 Ventura Street, Fillmore, CA 93015
APN	052-0-153-340
LOT SIZE	43,604 SF (1.0 AC)
ZONING	Commercial
PROPOSED USE	Drive Thru Restaurant, Retail

COMMERCIAL WEST BROKERAGE
Matt Berry, LIC#2134414
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SITE SUMMARY
781 Ventura Street
Fillmore, CA 93015

TOTAL AREA | 1.00 AC

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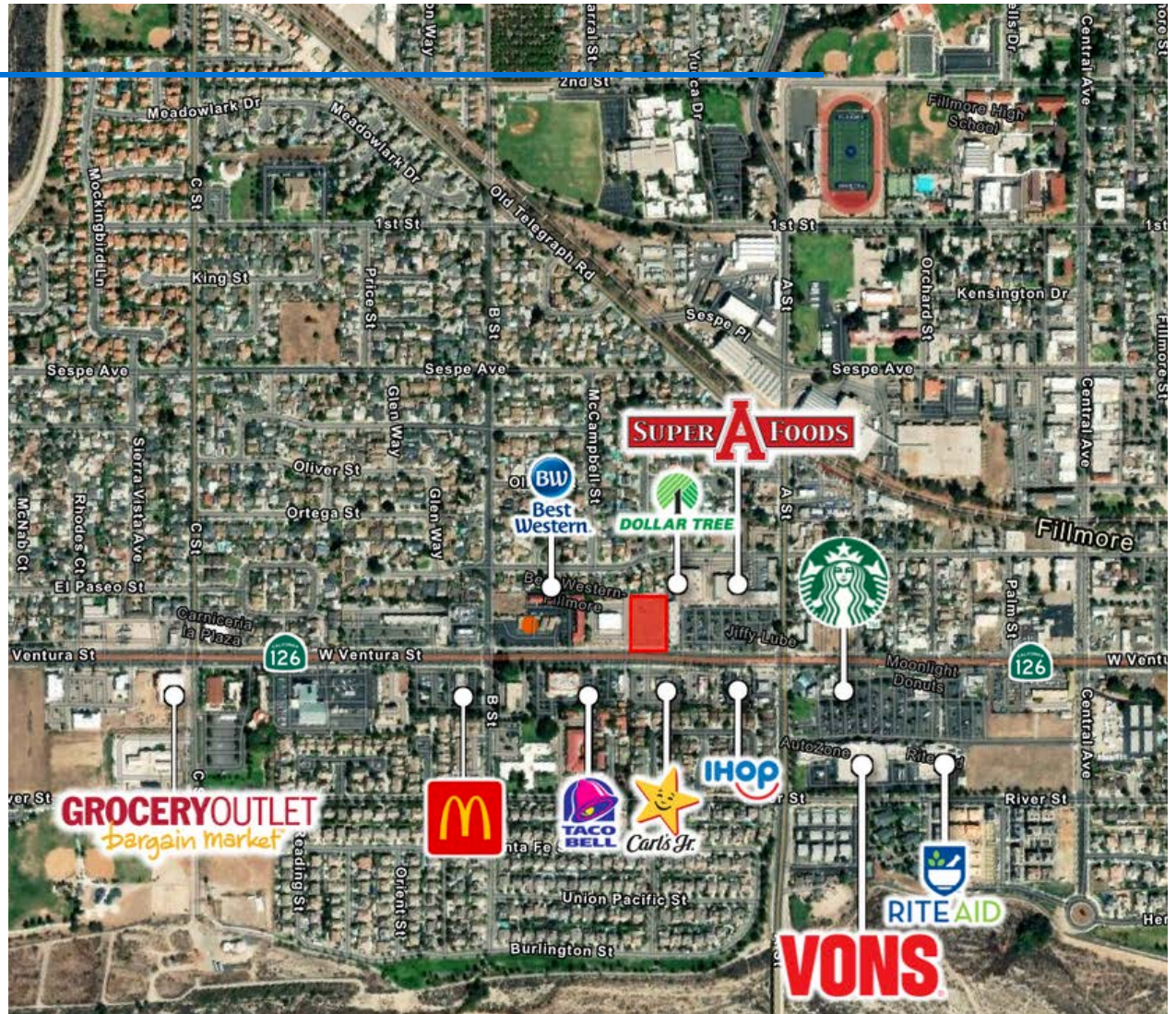
Location

Fillmore is a charming, small city in Ventura County surrounded by fertile, agricultural land and orchards. **The site sits on busy Ventura Street (CA-126), which is the main highway connecting Ventura to Santa Clarita.**

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781 VENTURA STREET
FILLMORE, CA 93015

ESTIMATED POPULATION

1 mi | 15,013
5 mi | 19,572
10 mi | 89,623

DAYTIME POPULATION

1 mi | 11,295
5 mi | 14,388
10 mi | 75,742

AVG HOUSEHOLD INCOME

1 mi | \$116,308
5 mi | \$118,072
10 mi | \$141,571

TRAFFIC

Ventura Street | 40,000 CPD

BY THE NUMBERS

