



EQUITY
UNION
COMMERCIAL

OFFERING MEMORANDUM

338 CENTRAL AVE
FILLMORE, CA 93015



SCOTT RICE

DIRECTOR, COMMERCIAL INVESTMENTS

scott@scottricarealestate.com

805 844 0021

DRE #: 02034360

SR SCOTT RICE
MAJOR LEAGUE REAL ESTATE

EXECUTIVE SUMMARY

Historic single-screen theater located in downtown Fillmore, among small shops and mixed-use commercial spaces. The ±4,912 SF building has been recently renovated and is currently configured for community arts and event use. Built circa 1916, approximately 325 seats. Zoned downtown commercial within a walkable core area.

OFFERED AT:

\$799,000

LOW-RISK ASSET

- Seller offering lease-back including the two adjacent retail units for \$5,700 per month; 6.35% cap.

PROPERTY HIGHLIGHTS

- Iconic historic Fillmore Town Theatre, built in 1916.
- Approximately 7,000 square feet of restored theatre space.
- 325-seat auditorium with classic layout and ambiance.
- Recently revitalized while preserving original architectural character.
- Ideal for live performances, films, and special events.
- Exceptional acoustics and authentic old-world atmosphere.
- Strong appeal for film and television production use.
- Located in the heart of downtown Fillmore.





SITE SUMMARY

SITE OFFERING

Address 338 Central Ave
Land Retail/Specialty

Accessor's Parcel 0530071170

SITE DESCRIPTION

County Ventura
Lot SqFt 6,229
Building SqFt 7,000* (Seller Estimate)





GALLERY



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CONTACT INFO

MOBILE: 805 844 0021

EMAIL: SCOTT@SCOTTRICEREALESTATE.COM

WEB: WWW.SCOTTRICEREALESTATE.COM



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