

**ANCHOR SPACE
AVAILABLE**



BALDEN TOWNE PLAZA • FOR LEASE

572 Ventura Street, Fillmore, CA 93015



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CORPORATE ID 01191898

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**AVAILABLE
ANCHOR SPACE**
±20,122 SF

**68
PLANNED
APARTMENTS**

**GROUND LEASE
OPPORTUNITY**

WING-STOP
ALL THE WINGS
COUNTRY

SUBWAY

BR cricket
bakin wireless
robbins

WaBa grill

STARBUCKS
COFFEE

**Little
Caesars**

**7
ELEVEN**

CALIFORNIA
126

Ventura St

A St



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HIGHLIGHTS

- ±20,122 SF Former Rite-Aid Store
- Remodeled 2022
- Rear Loading Dock
- 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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Best Western
goodwill
boost mobile
DOLLAR TREE
jiffylube

TACO BELL
Chevron
GREEN BURRITO
Caribbean
IHOP RESTAURANTS

Balden Towne Plaza
Fillmore, CA

VONS Waba SUBWAY
BANK OF AMERICA BR Starbucks Auto Zone WING'S TOP
cricket wireless Little Caesars

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