



PRIME RETAIL AND OFFICE SPACES FOR LEASE

334 Central Avenue Fillmore CA 93015

Located in Historic Downtown Fillmore



BUENGER

COMMERCIAL REAL ESTATE, INC.

**Prime Retail Space: 820 Sq. Ft.
Four Office Spaces: 225 – 300 Sq. Ft.**

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

Suite: A-B: 820 Sq. Ft
Retail Space (Pictured)

BUILDING OVERVIEW

- Address: 334 Central Avenue Fillmore CA 93015
- Total Square Footage: 2,765 SF
- Stories: 2
- Construction: Masonry
- Tenancy: Multi
- Restroom: Common
- Year Built: 1920

AVAILABLE

First Floor

ADDRESS	SPACE	SQ FT	BASE RENT	TOTAL CAM	RENT	UTILITIES
334 Central Ave.	A-B	820	\$ 1,640.00	\$246.00	\$ 1,886.00	Plus, Share of Utilities
334 Central Ave.	D	240	\$700.00	\$72.00	\$772.00	Plus, Share of Utilities
334 Central Ave.	E	225	\$675.00	\$67.50	\$742.50	Plus, Share of Utilities

Second Floor

ADDRESS	SPACE	SQ FT	BASE RENT	TOTAL CAM	RENT	UTILITIES
334 1/2 Central Ave.	A	300	\$650.00	\$90.00	\$740.00	Plus, Share of Utilities
334 1/2 Central Ave.	B	300	\$650.00	\$90.00	\$740.00	Plus, Share of Utilities



334 1/2 Central Ave. Suite A



334 1/2 Central Ave. Suite B



334 Central Ave. Suite E



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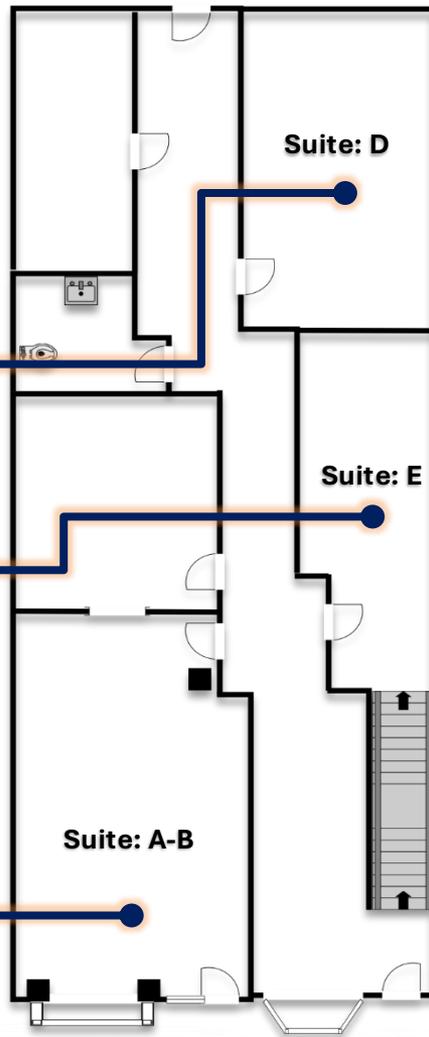
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AVAILABLE

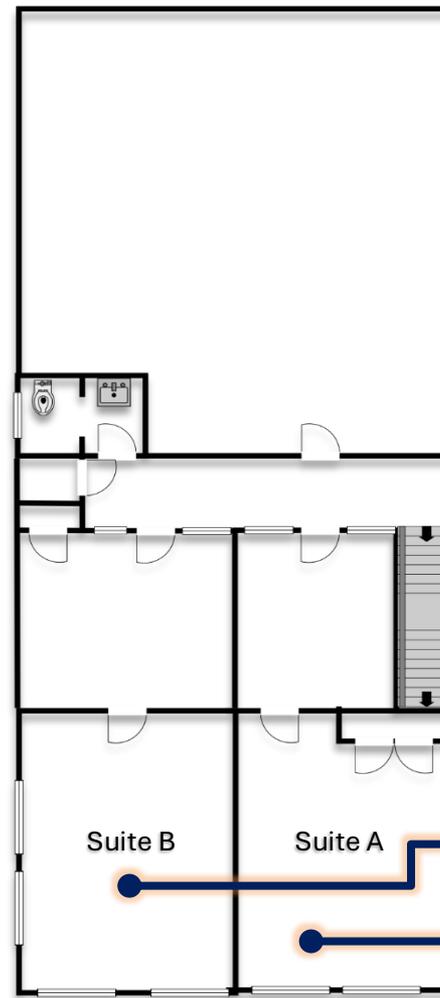
334 Central Ave.
Suite D: Office Space
240 Sq. Ft.

334 Central Ave.
Suite E: Office Space
225 Sq. Ft.

334 Central Ave.
Suite: A-B: Retail Space
820 Sq. Ft.



First Floor



Second Floor

334 1/2 Central Ave.
Suite B: Office Space
300 Sq. Ft.

334 1/2 Central Ave.
Suite A: Office Space
300 Sq. Ft.



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Jiffy lube



334 Central Ave.



Central Park

Fillmore City Hall



Imagery Date: 8/20/2024 34°23'57.31" N 119°5'



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The city of Fillmore is a small city in Ventura County, California, with a population of 17,572. The city is nestled in the Santa Clara River Valley between Santa Paula and Valencia. Despite its small size, Fillmore offers plenty of activities and community events that reflect its heritage and charm. Outdoors enthusiasts enjoy nearby Sespe Creek and the Fillmore Fish Hatchery, which provides educational experiences and natural scenery. Historic attractions include the Fillmore Historical Museum with restored railroad buildings and local history exhibits, and the Fillmore Towne Theatre, a century-old landmark that hosts community arts and performances. The Fillmore Farmers Market showcases local produce and artisans on weekends, while annual celebrations like Fillmore Family Fun Day bring residents together for games, entertainment, and downtown festivities. The town also hosts seasonal events such as the Flower Show, Fall Festival, and Christmas Parade, which highlight local culture and community spirit.



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