

**FOR LEASE | 780 SF – 5,963 SF**

**35-39 TELEGRAPH ROAD | FILLMORE, CA 93015**  
**HIGH EXPOSURE, NEW CONSTRUCTION RETAIL SPACE**



**EXCLUSIVELY LISTED BY:**

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COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE



# PROPERTY OVERVIEW

35-39 Telegraph Road, Fillmore, CA 93015

|                  |                                                                                        |
|------------------|----------------------------------------------------------------------------------------|
| Unit Size:       | 780 SF – 5,963 SF                                                                      |
| Lot Size:        | 11 Acre Lot                                                                            |
| Lease Rate:      | \$1.75 MG PSF                                                                          |
| Location:        | Outstanding Frontage on HWY 126                                                        |
| Construction:    | Brand New 2026 Construction                                                            |
| Use:             | Perfect for Showroom Uses                                                              |
| Traffic Counts:  | 26,000 Vehicles Daily Exposure                                                         |
| Space Available: | Variety of Sized Suites Available:<br>780 SF   784 SF   1,194 SF   1,496 SF   1,709 SF |



## PROPERTY HIGHLIGHTS

Discover a truly distinctive retail leasing opportunity in a brand-new 2026 construction building, designed to make an immediate impression. This exceptional property offers a modern, highly visible setting ideal for retail, showroom, and customer-facing business use, positioned directly along one of the area's most heavily traveled highways. With outstanding exposure boasting over twenty-six thousand vehicles per day passing this location, contemporary construction, and a location designed to capture attention from both local customers and passing traffic, this is more than just a space—it's an opportunity to put your brand front and center. Rarely does a newly constructed retail/showroom property combine this level of visibility, modern appeal, and commercial potential in one exceptional location.

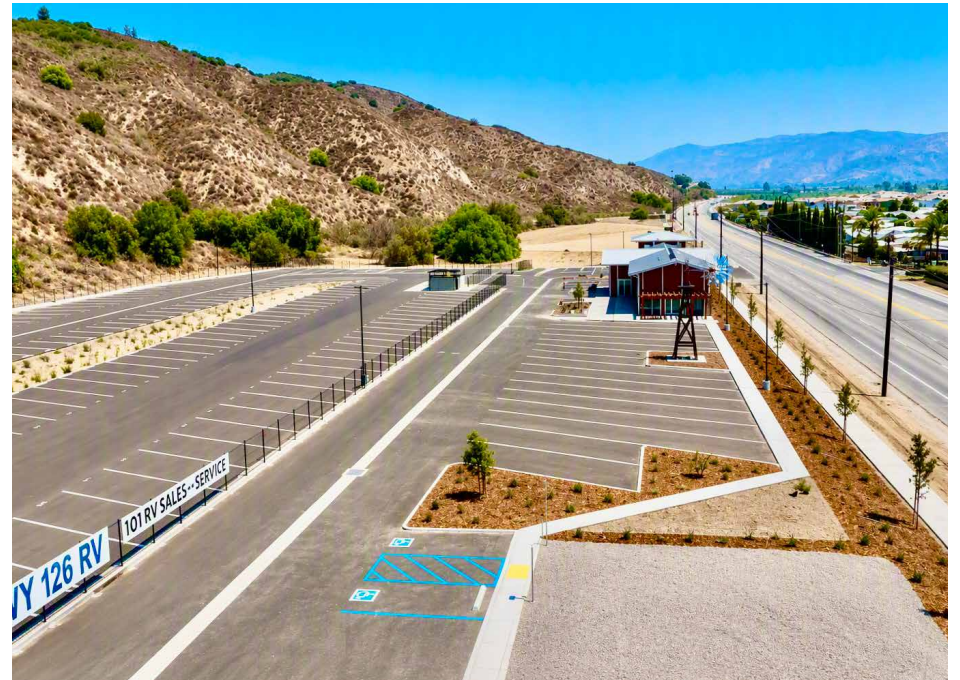
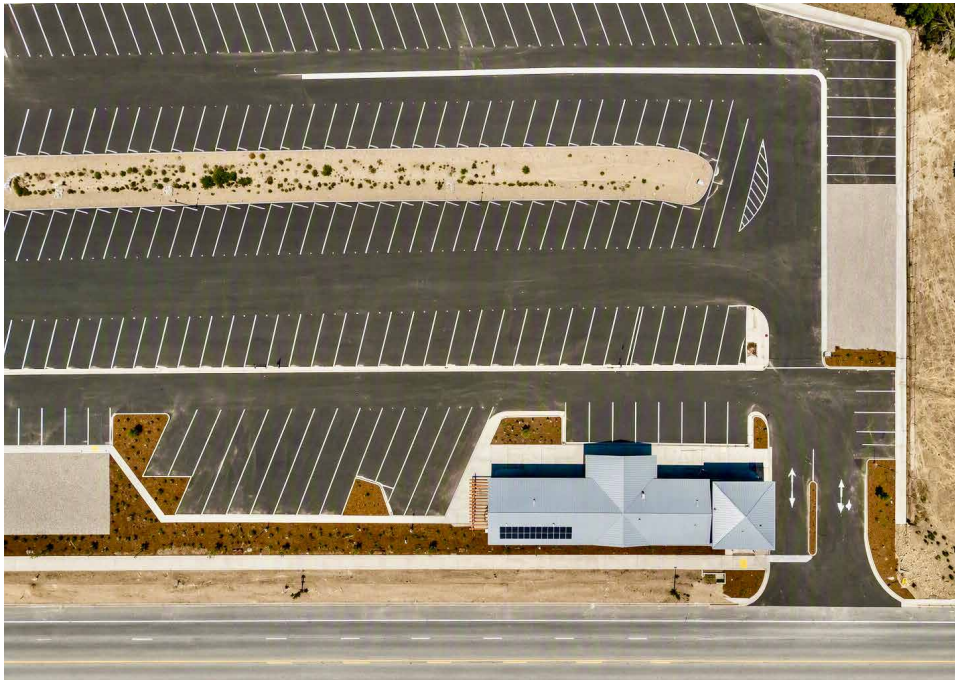
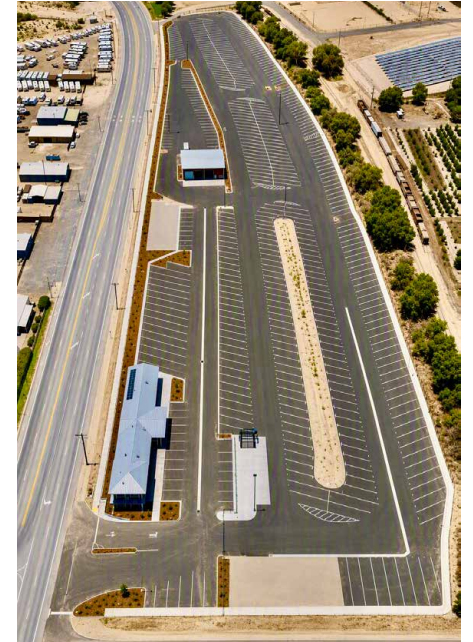


## PROPERTY PHOTOS



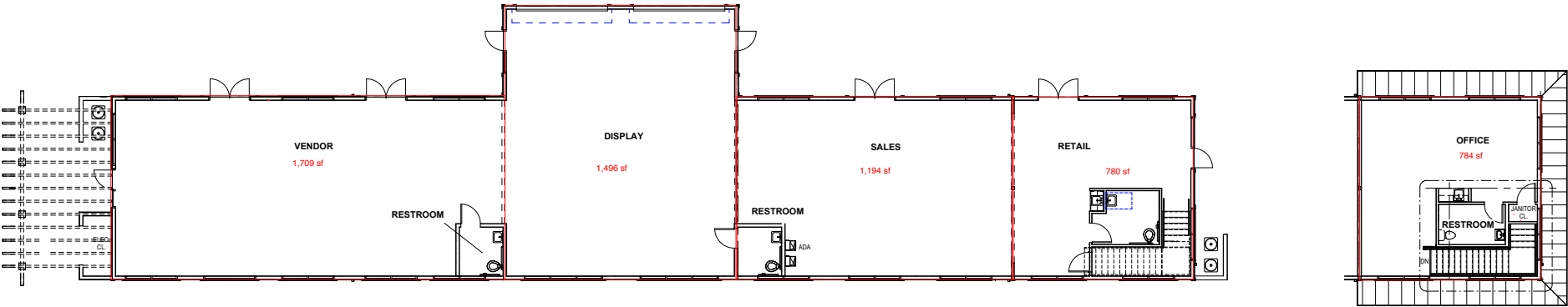


## PROPERTY PHOTOS





# FLOOR PLAN



# AMENITIES MAP



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