

← 15 MINUTES TO VALENCIA, CA

RIVER STREET

24.02-ACRE ADJACENT PARCEL
AVAILABLE FOR PURCHASE

SUBJECT PROPERTY

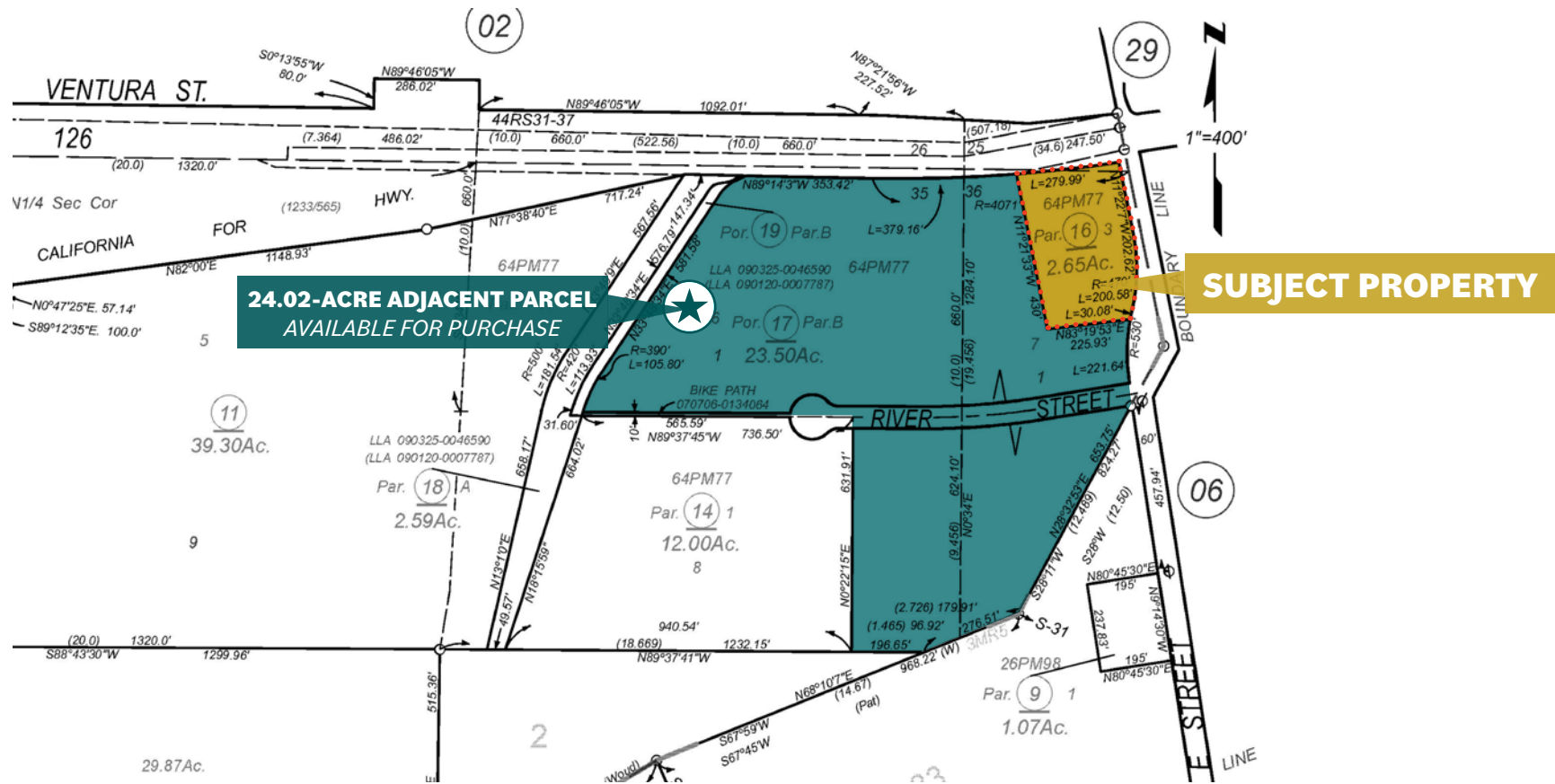
E STREET

HIGHWAY 126 (VENTURA STREET E/D)

2.65 Acres of Business Park Land For Sale

Prime Visibility
Along Highway 126

Parcel Map



Potential to buy the adjacent 24.02 Acre corner parcel for a total of 26.67 Acres



Sale Price:
\$2,195,000



Sale Price/SF:
±\$19.00/SF



Available Acres:
2.65 AC



FAR:
0.45



Zoning:
BP-2

Fillmore Business Park

The Property is part of the Master Planned Fillmore Business Park that can include over one million square feet of industrial and commercial buildings, two hundred fifty thousand feet of office and engineering buildings plus a retail center with restaurants, retail shops and a major drug store retailer



City of Fillmore

Fillmore affectionately referred to as the “last best small town” is a charming city tucked in the Santa Clara Valley with a classic “turn of the 20th century” architectural style throughout its downtown area. Fillmore is also home to the one-screen Fillmore Towne Theatre, and many unique shops and businesses, including the Giessinger winery. Fillmore’s historic downtown that was established when the Southern Pacific built the railroad through the valley in 1887. The rail line also provided a name for the town: J. A. Fillmore was a general superintendent for the company’s Pacific system. Adjacent to the railroad tracks and a much-photographed city hall is the Railroad Visitor Center operated by the Santa Clara River Valley Railroad Historical Society, which has many displays as well as a fully operational 90-foot train turntable and several restored railroad cars.

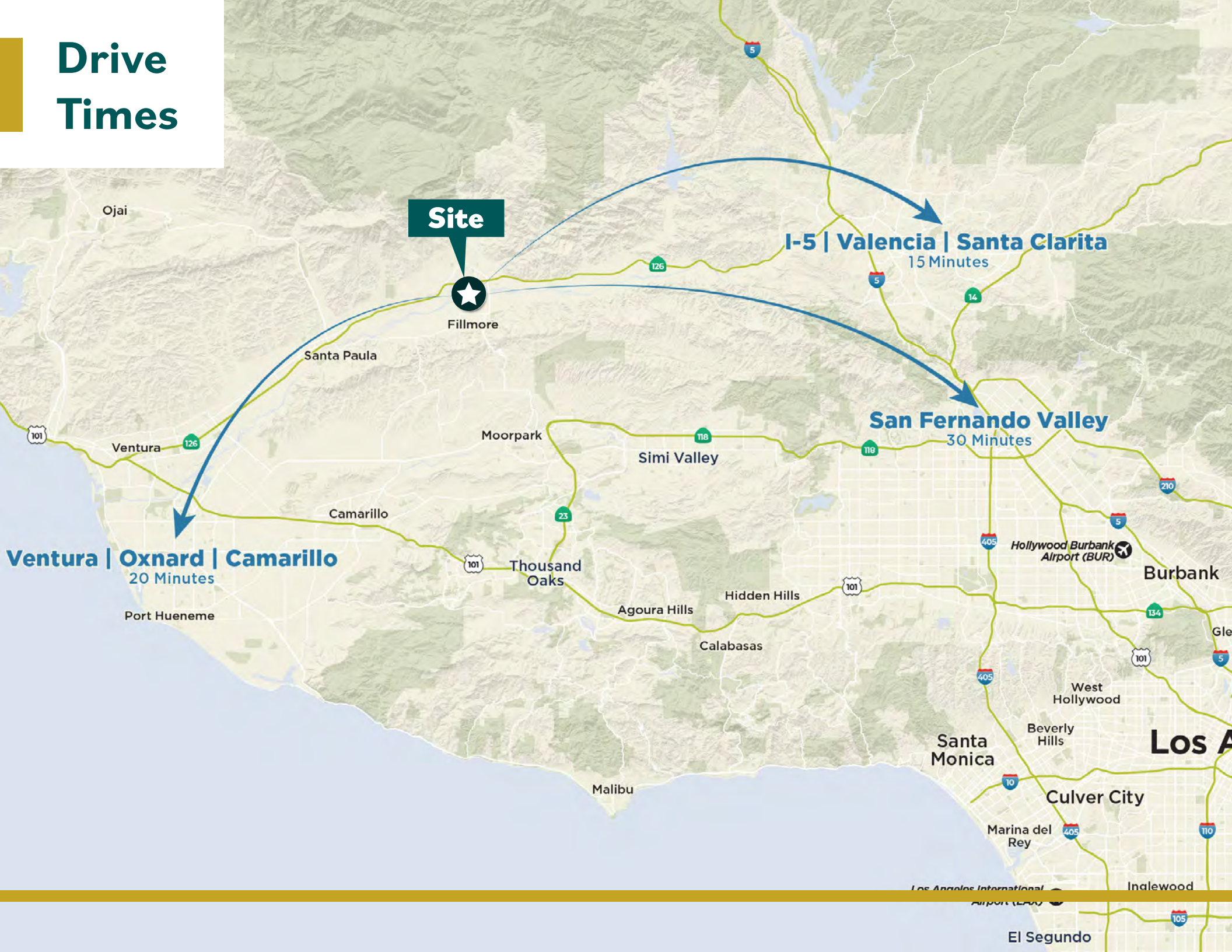
A short walk down Main Street from the Railroad Visitor Center is the Fillmore Historical Museum, which includes the restored Southern Pacific Railroad Fillmore 1887 standard-design One Story Combination Depot No. 11 built in 1887, a 1956 Southern Pacific railroad caboose, and railroad-related displays. The small post office from the community of Bardsdale and a 1919 farm worker bunkhouse from Rancho Sespe were moved to the site along with the 1906 Craftsman-style Hinckley House, the home of the community’s first dentist. The bunkhouse contains many displays illustrating the history of Fillmore and the nearby communities of Bardsdale and Piru.



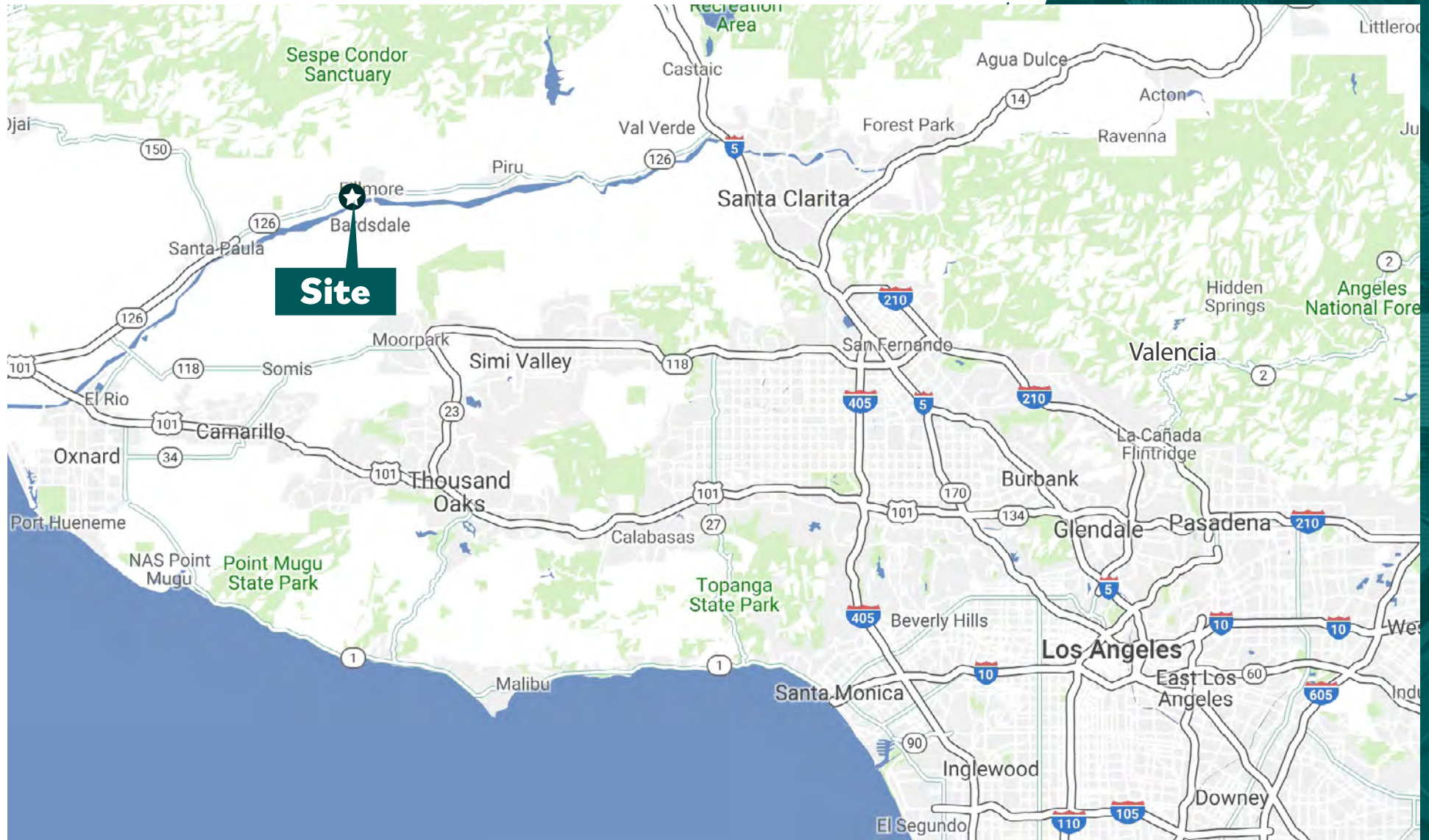
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**Last Best
Small Town**



Drive Times



Regional Map



2.65 Acres of Business Park Land For Sale

**Prime Visibility
Along Highway 126**

Craig Peters

Vice Chairman
Lic. 00906542
craig.peters@cbre.com
+1 818 907 4616

Sam Glendon, SIOR

Senior Vice President
Lic. 01826689
sam.glendon@cbre.com
+1 818 502 6745

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