



BALDEN TOWNE PLAZA • FOR LEASE

572 Ventura Street, Fillmore, CA 93015



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CORPORATE ID 01191898

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LEASING CONTACT

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AVAILABLE
±2,600 SF

AVAILABLE
±1,200 SF

AVAILABLE
±1,659 SF

AVAILABLE
±3,600 SF

PLANNED
APARTMENTS

RITE
AID

VONS

WELLS
FARGO

Auto
Zone

BR cricket
bakin wireless

WaBa grill

GROUND LEASE
OPPORTUNITY

WING-STOP
CATERING

SUBWAY

STARBUCKS
COFFEE

Little
Caesars

7
ELEVEN

CALIFORNIA
126

Ventura St

A St



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HIGHLIGHTS

- 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 and many more.
- Fillmore's premiere and most prominent neighborhood shopping center anchored by Vons and Rite Aid
- 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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