

Land for Sale in Fillmore, CA

"The Last Best Small Town in Southern California"



\$750,000

27,436 SF

Commercial Highway
Zoned Land (CH)

Marcus & Millichap

47th Street (HWY 23) 7.1K ADT

Alley Way Access

Highway 126 (W. Ventura St.) 30K ADT

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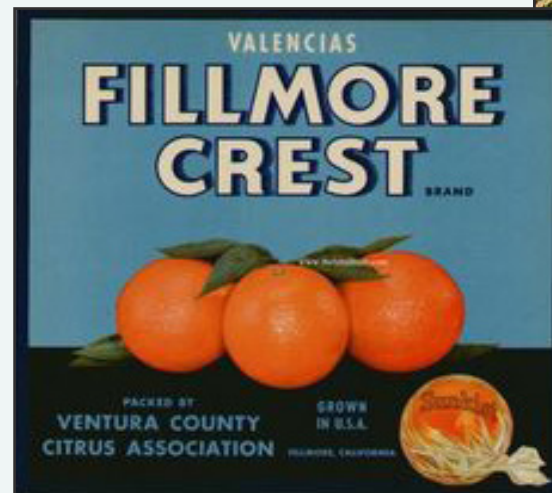
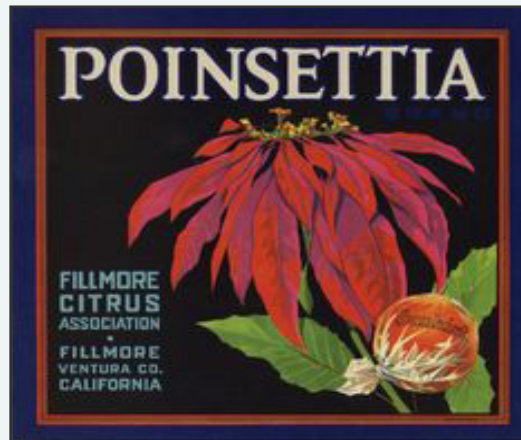
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A DIVISION OF MARCUS & MILLICHAP

INVESTMENT OVERVIEW

- ❑ Prime location in Fillmore, located on Highway 126 at Highway 23, the trade area's major east west thoroughfare between Ventura and Valencia.
- ❑ Located on the corner of Highway 126 and Orange Grove Avenue.
- ❑ Directly across the street from a Vons anchored shopping center.
- ❑ Traffic Counts (30,000 ADT & 7,100 ADT)
- ❑ Multiple Ingress/Egress options with access to the alleyway behind subject property.

OFFERING HIGHLIGHTS

- ❑ Commercial zoned land with excellent traffic counts.
- ❑ Located at the intersection of HWY 126 & HWY 23 with easy access to both the 101 and 5 Freeways.
- ❑ Ideal site for retail, mixed-use, car wash, restaurant, Drive-Thru, QSR and more.
- ❑ Build up to approximately 9,600 SF.
- ❑ The 126 Highway connects Santa Clarita to Ventura County, and Conejo Valley to Lake Piru.

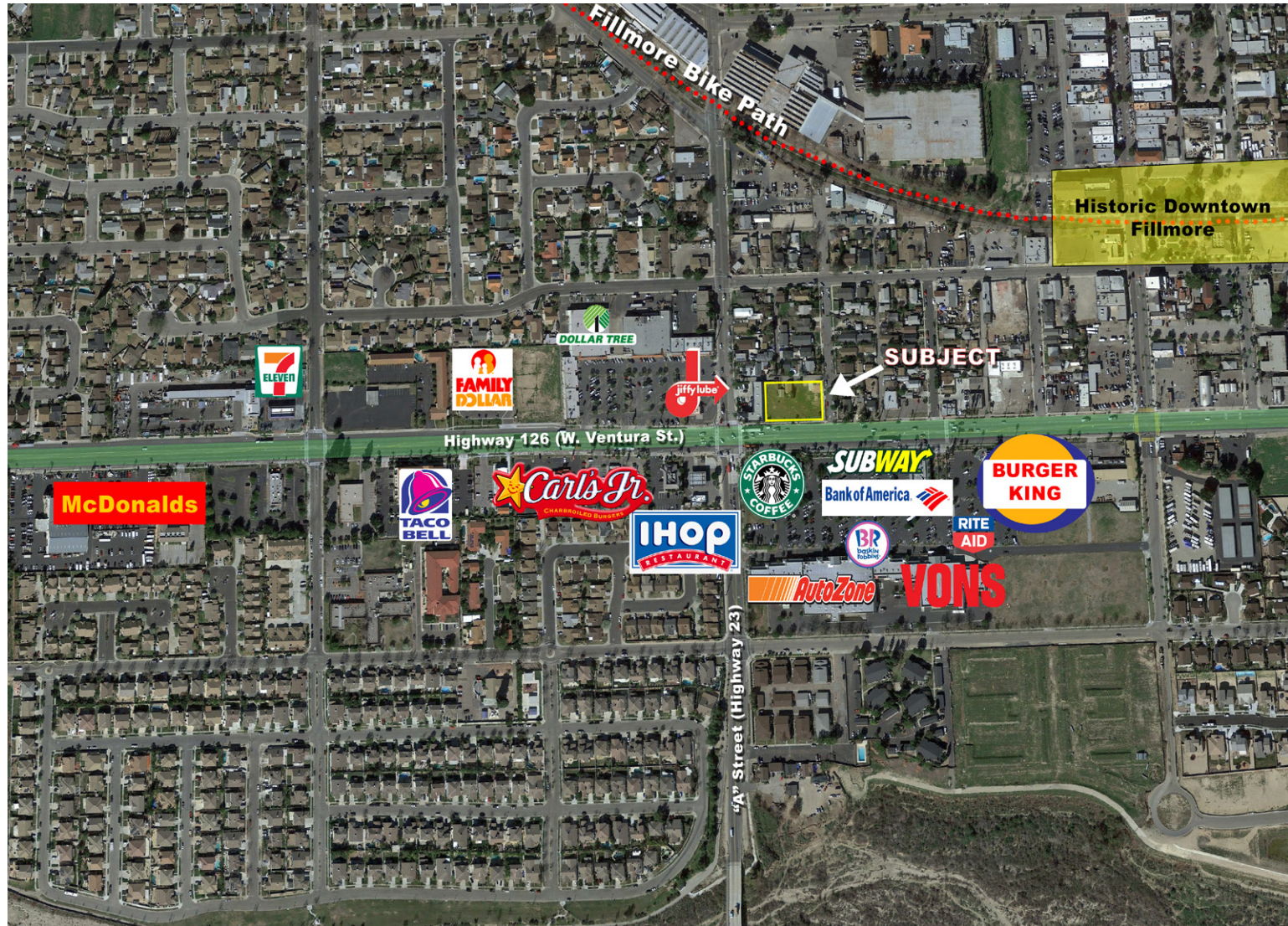
OFFERING SUMMARY

Price	\$750,000
Lot Size	27,436
Price per SF	\$27.34
Lot Size (Acres)	0.63
Number of Lots	4
Lot Dimensions	203' x 135'
Type of Ownership Offered	Fee Simple
Zoning	Commercial Highway (CH)
Traffic Counts (HWY 126)	30,386
Traffic County (A Street/HWY 23)	7,100
APN	053-0-091-070, 053-0-091-080, 0530-0-091-090, 053-0-091-060
Address	643-655 W. Ventura st.

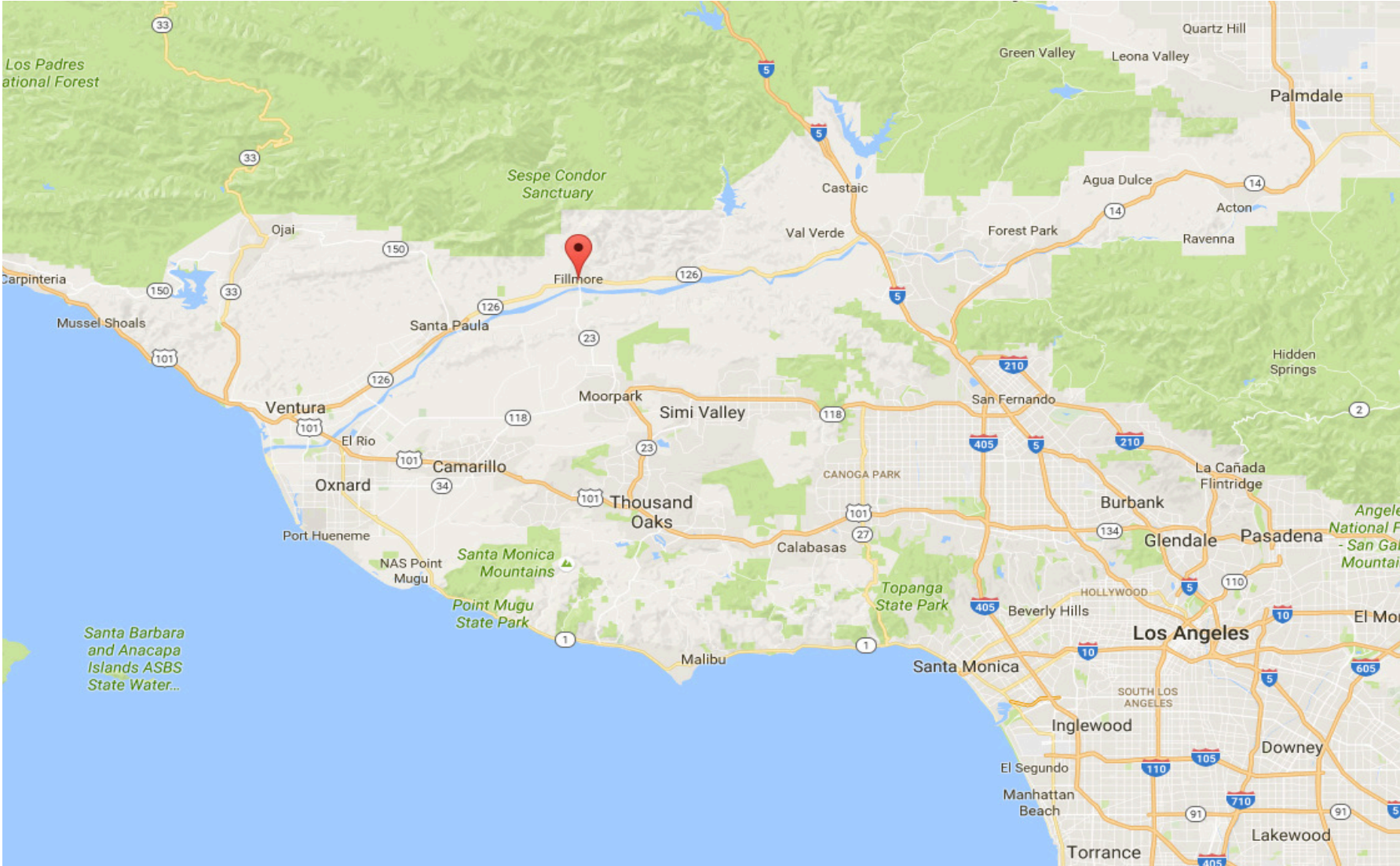
FINANCING

Down Payment	25%/ \$187,500
Price/Acre	\$1,190,476
Buildable SF	± 9,600
Price/Lot	\$187,500
Interest Rate	5.25%
Amortization	30 years
Price/Buildable SF	\$78.12














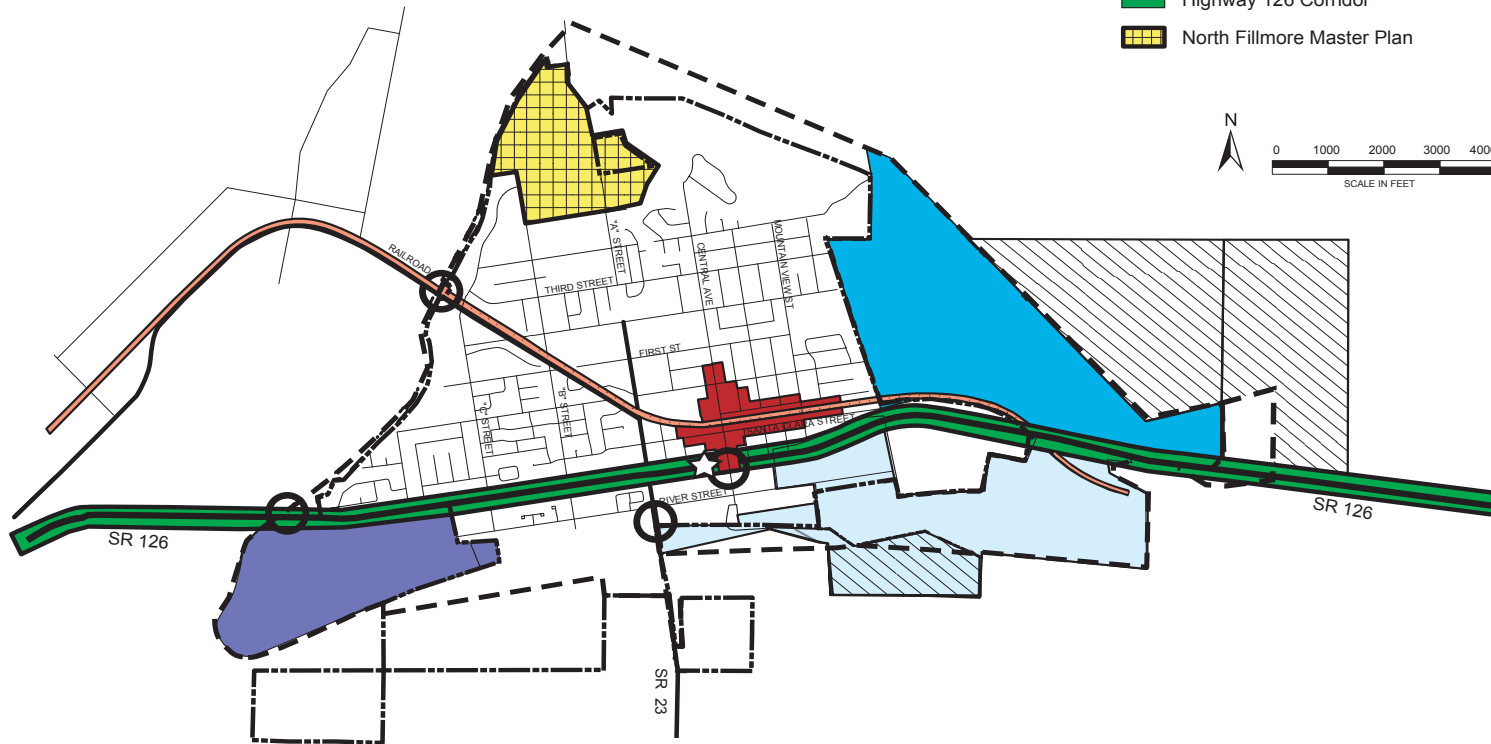
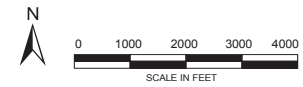


REGIONAL MAP



LEGEND

-  City Gateways
-  City Limit
-  Sphere of Influence
-  Expansion Areas
-  Southeast Specific Plan Area
-  CBD (Central Business District)
-  East of Pole Creek
-  Southwest Business Park Area
-  Railroad Corridor
-  Highway 126 Corridor
-  North Fillmore Master Plan

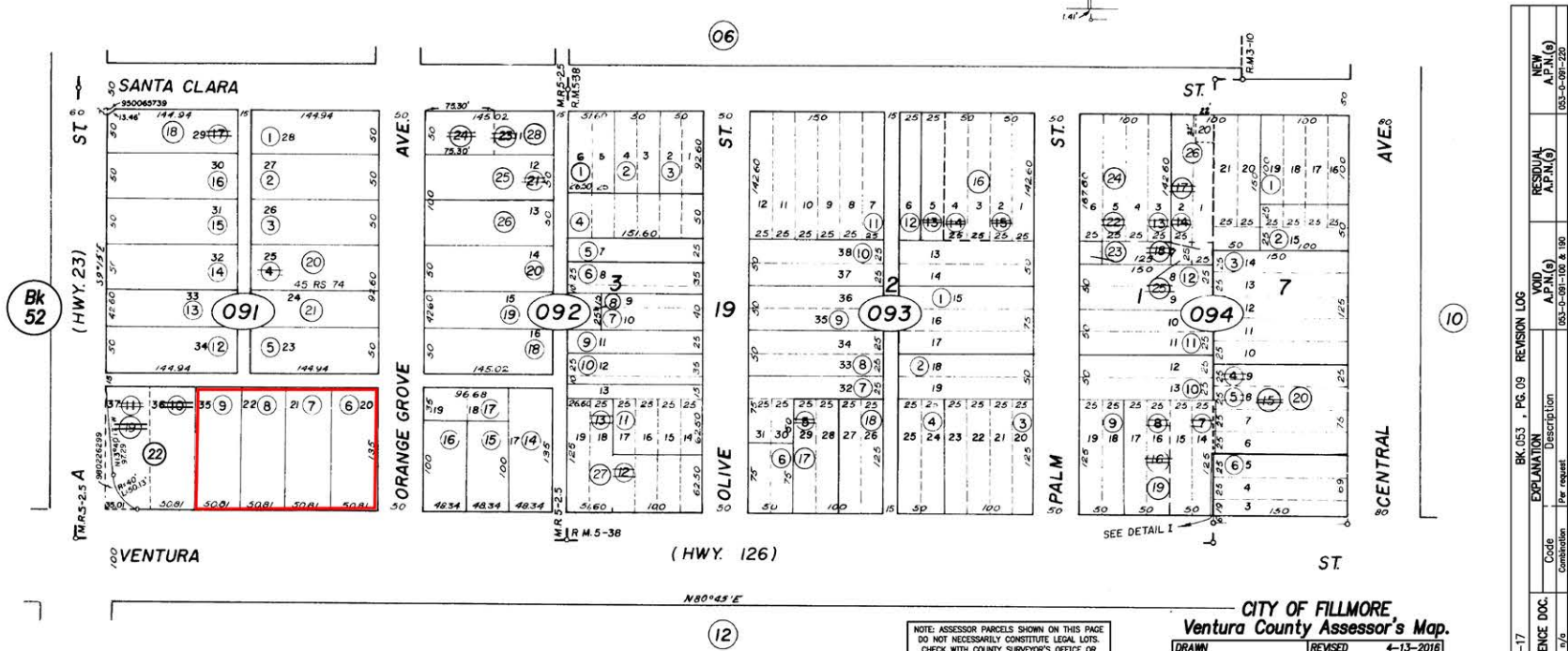


RANCHO SESPE
PORTION LOT 38, TRACT NO. 2

Tax Rate Area
01001

53-09

DETAIL I
SCALE: 1"=50'



Alcock Track M.R.5, Pg.25
Fillmore, City of, M.R.3, Pg.10
Stow & Goodenough Sub. R.M.Bk.3, Pg.38

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

CITY OF FILLMORE
Ventura County Assessor's Map.

DRAWN	REVISED	4-13-2016
REDRAWN	CREATED	2-5-2002
INKED	PLOTTED	EFFECTIVE
		ROLL
		PREVIOUS Bk., Portion Pg.
Compiled By Ventura County Assessor's Office		

Roll-Year 16-17	BK.053 - PG.09	REVISION LOG
DATE	REFERENCE DOC.	EXPLANATION
6/23/2016		Per request
	Code	VOID
	Combination	A.P.N.(s)
		RESIDUAL
		NEW
		A.P.N.(s)
		(53-09)-108 & 109
		(53-09)-20

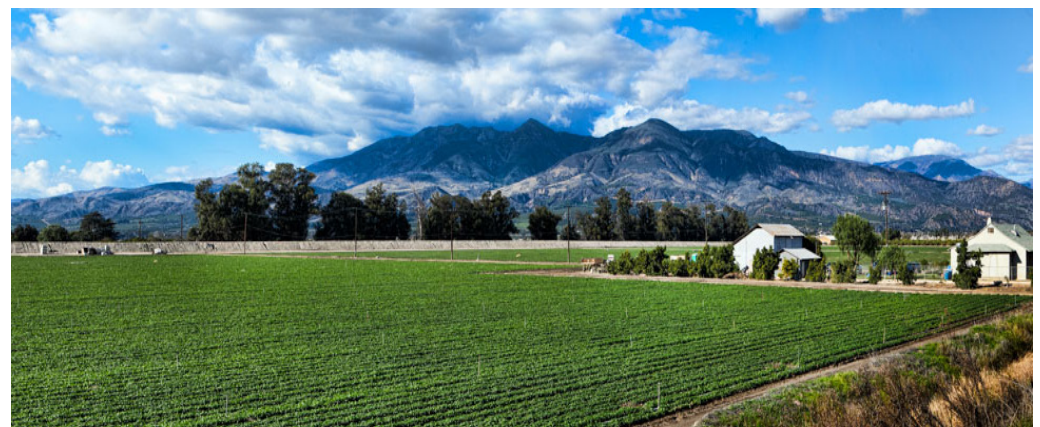
“THE LAST BEST SMALL TOWN”

Located in Downtown Fillmore, this 4 parcel vacant land is situated on the main road containing most of the retail Fillmore has to offer. Fillmore is rich in history, and is branded as Southern California's “Last Best Small Town”.

Fillmore retains much of its early 20th century charm, while being home to 21st century agricultural production and processing facilities. Backed by pristine mountain vistas and a charming old town, make it a favorite for location filming.

Historic Downtown Fillmore is based on the old Railroad station.

New construction on the 126 corridor and throughout town is but one indicator that Fillmore is a City on the move.



DEMOGRAPHICS

PROPERTY DESCRIPTION

Community Demographics

Total Households	4,322
Hispanic	77.05%
Some College or AA Degree	22.91%
Median Home Value	\$327,419
Avg. Length at Residence	15.5 Years

Employment

Employed Civilian Population	8,773
Blue Collar	25.70%
White Collar	49.68%
Service & Farm	24.63%
Average Travel Time to Work	33.53 Minutes

Population

		% Increase
2000	17,732	-
2010	19,681	10.99%
2015	20,634	4.84%
2020 (estimate)	21,693	5.13%

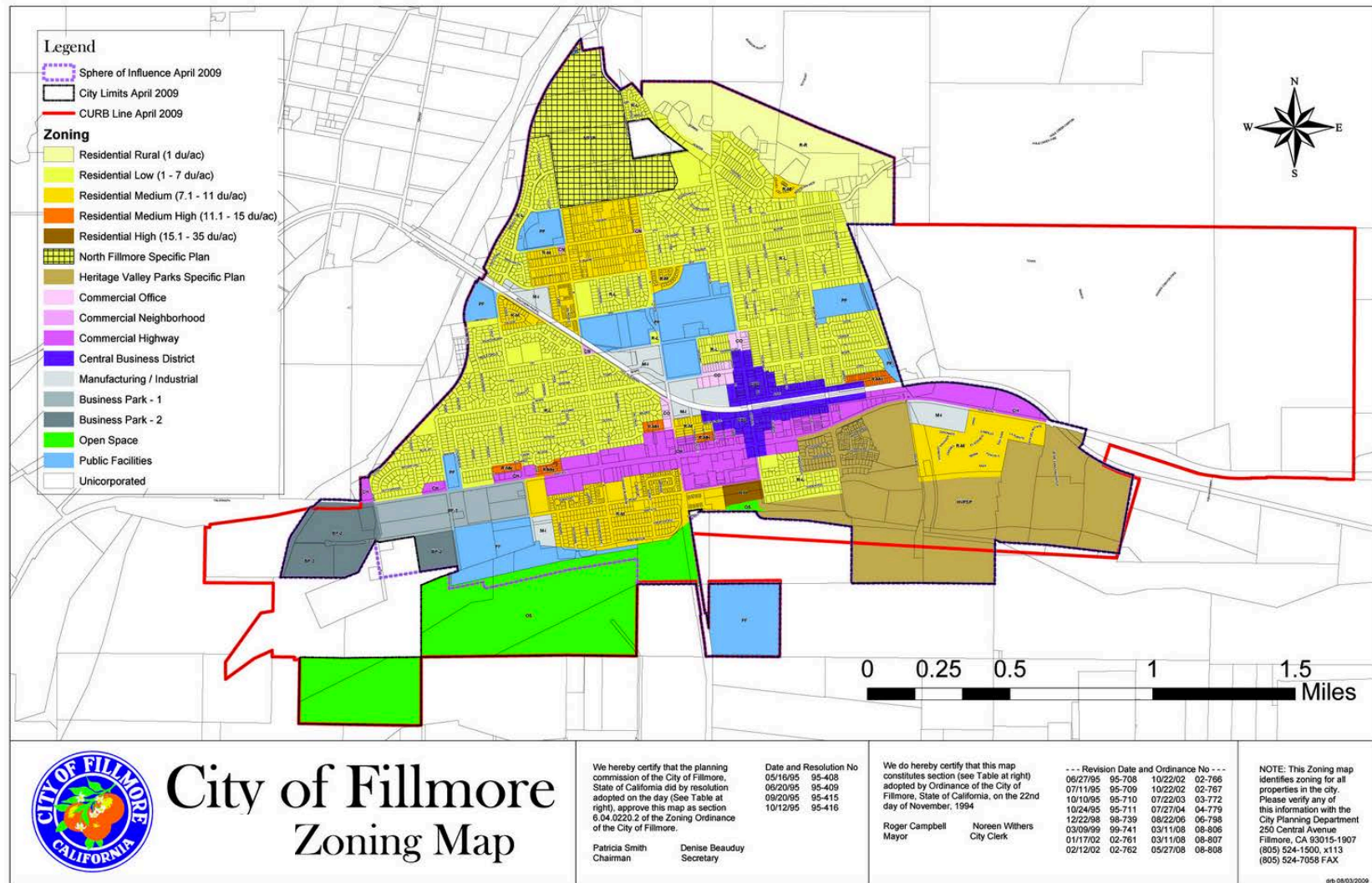


Income

	2015 Estimate
Average Household Income	\$72,246
Median Household Income	\$59,410

Age

Average Age	34.6
Median Age	32.5



COMMERCIAL HIGHWAY ZONING INFORMATION

This vacant parcel of land is zoned CH (Commercial Highway).

CH (Commercial Highway) Zone: The zoning district provides for professional office, retail, service and tourist-oriented business activities located on/adjacent to State Highway 126, serving a community-wide/regional need under development standards which ensure compatibility and harmony with adjoining neighborhoods.

- Drive-Thru Establishments may only be permitted in the CH zoning district, subject to approval of a Conditional Use Permit.

Permitted Uses:

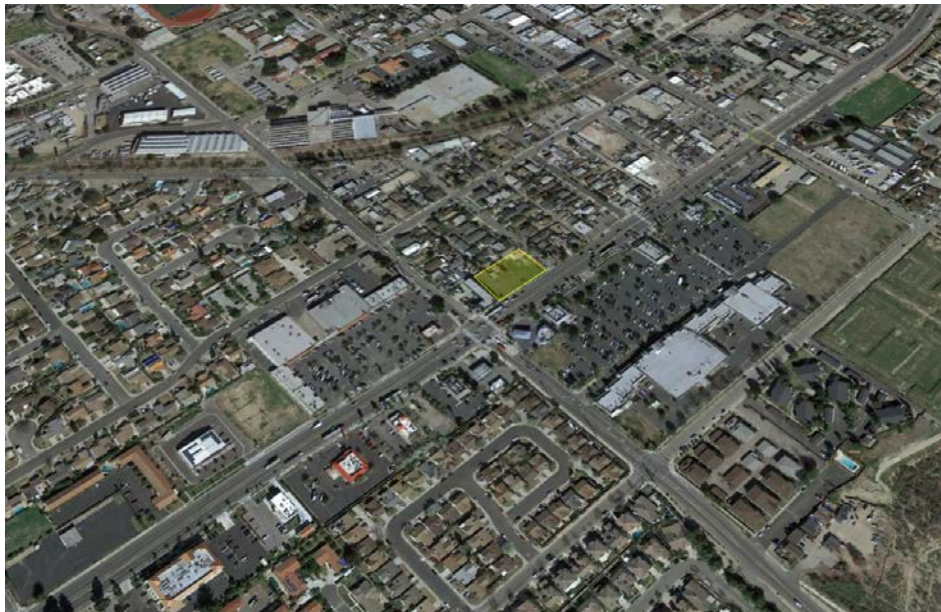
- Financial Institutions
- Deli/Sandwich
- Gift Shops
- Garden/Flowers Shop
- Vehicle Leasing/Rental
- Auto Parts Sales
- Specialty Food Stores

Conditionally Permitted Uses:

- Convenience Store
- Car Wash
- Drug Store
- Restaurants with Drive-Thru
- Restaurants Serving Alcohol
- Liquor Store
- Auto Service/Repair

*Kevin McSweeney at the city of Fillmore is a valuable resource to discuss potential uses.

(805) 524-1500 x116 email: kevinm@ci.fillmore.ca.us



ECONOMIC DEVELOPMENT

The City of Fillmore has partnered with the Economic Development Collaborative of Ventura County (EDC-VC) over the past few years to provide business services and economic development resources to the small business entrepreneurs and Downtown Merchants in town. As the EDC-VC continues to expand their range of offerings to the business community, the City of Fillmore is striving to increase awareness and access to the business support opportunities EDC-VC has to share.

In December of 2014, the City of Fillmore, California funded a Retail Economic Development Plan that is in progress by The Retail Coach, LLC. The intent of this strategy is to provide a better understanding of Fillmore's retail opportunity in order to provide a foundation for attracting new retail development.

Based on our on-the-ground analysis and conversations with community leaders and retailers, Fillmore is underserved in many retail categories.

Fillmore has listed the following retailers as a "match" for the city.

- Ace Hardware
- Applebee's Restaurant
- Arby's
- Freddy's Frozen Custard & Steakburgers
- Great Clips Hair Salon
- Sally Beauty Supply
- The UPS Store
- Dunkin Donuts
and more...

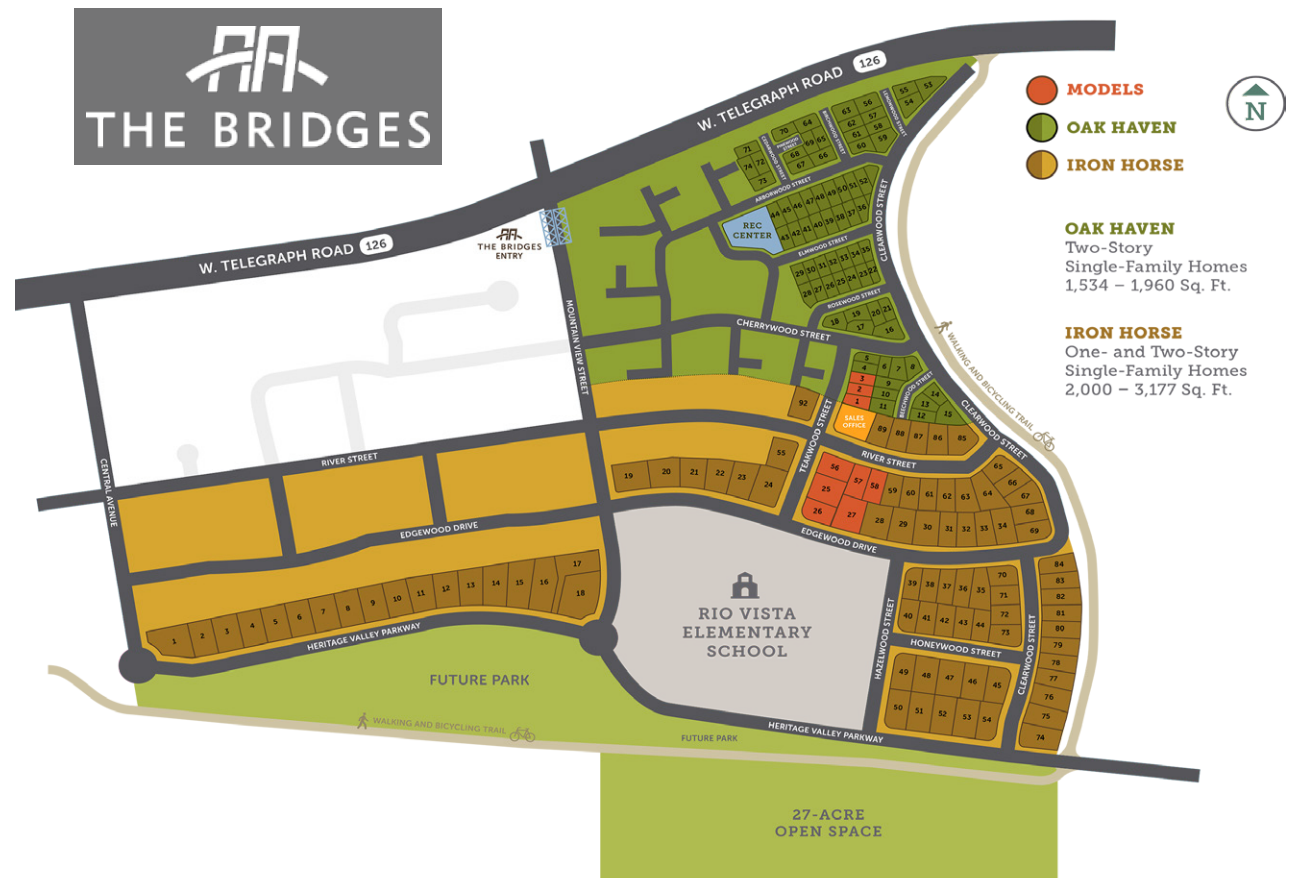


*Contact Kevin Sweeney at the City of Fillmore to learn more about the city and their efforts to attract business into their city. (805) 524-1500 x 116, email: kevinm@ci.fillmore.ca.us

NEW HOUSING DEVELOPMENTS

The Bridges at Fillmore is the newest housing development in Fillmore, located a few short blocks from our subject property. The Bridges housing community started with one division of homes, and now is in construction of the second division of homes within The Bridges development. This brings in fresh faces, and hundreds of new residents to the growing city of Fillmore.

With the most affordable housing in Ventura County, Fillmore is becoming the place for entry level home ownership.



ON MARKET SALE COMPS

400 W. Ventura Street

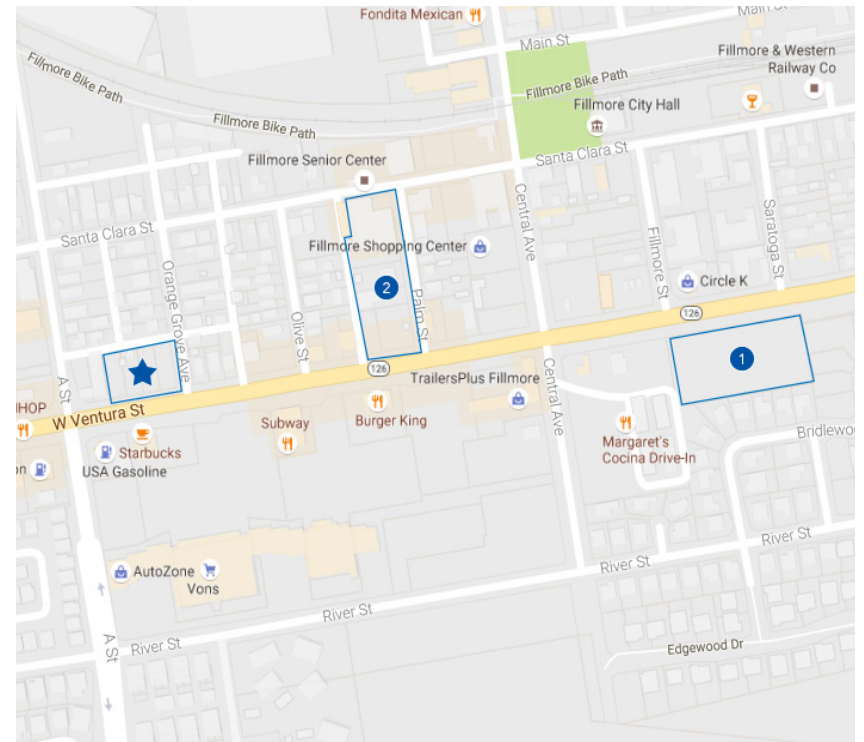


Lot Size (ACRE):	1.9
Lot Size (SF):	82,764
Price/SF:	\$13.89
List Price:	\$1,150,000
Price/Acre:	\$605,263
Zoning:	CH

215 Palm St - 534 Santa Clara St.



Lot Size (ACRE):	1.44
Lot Size (SF):	62,825
Price/SF:	\$31.82
List Price:	\$1,999,000
Price/Acre:	\$1,388,194
Zoning:	C3

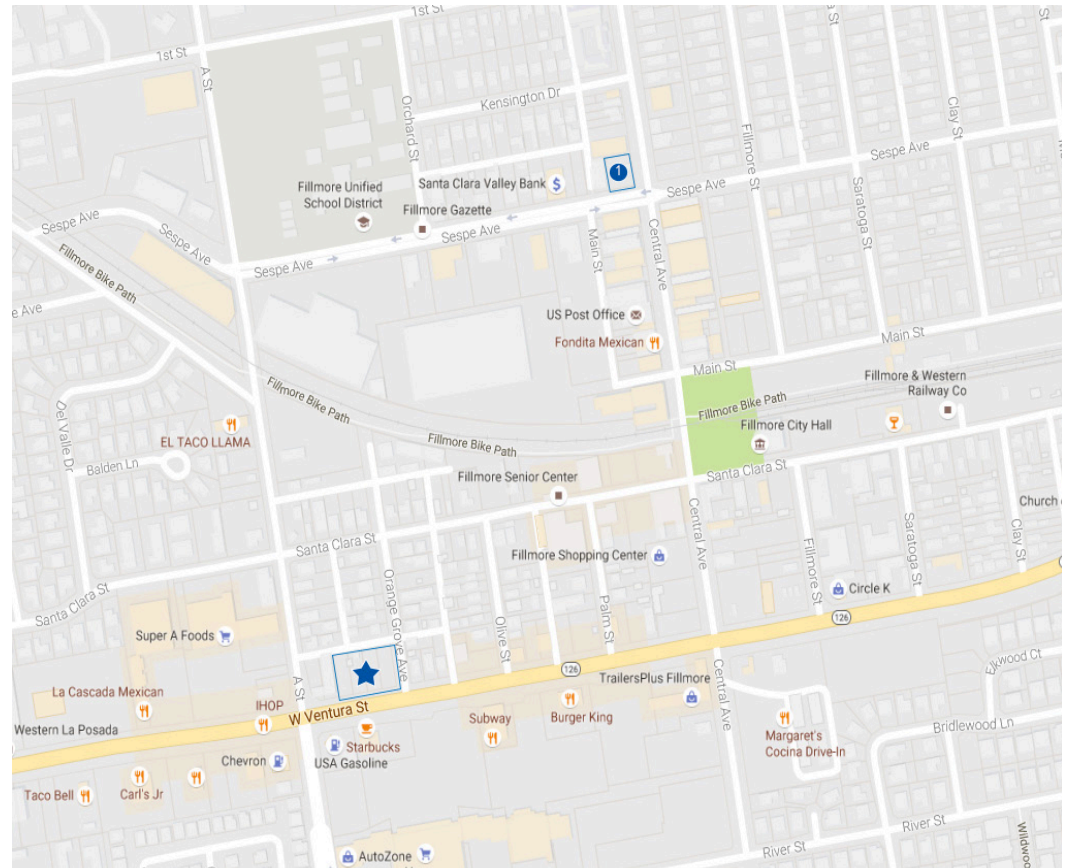


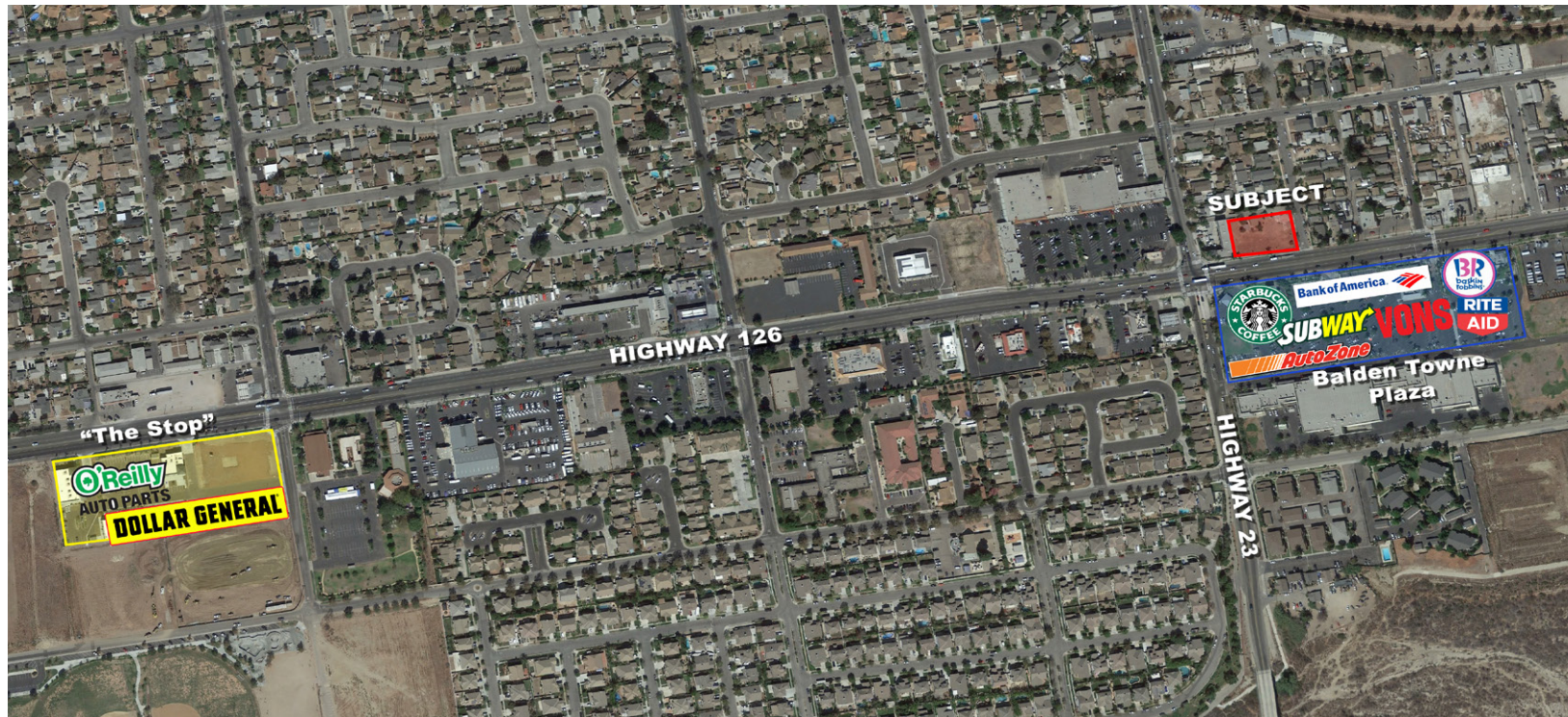
RECENT SALE COMP

404-408 Cental Avenue Fillmore, CA 93015



Sale Price:	\$400,000
Close of Escrow	5/22/2014
Lot Size (SF)	13,591
Lot Size (Acre)	0.3100
Zoning:	C-3
Price/SF	\$29.43
Price/Acre	\$1,290,323





The Stop at Fillmore	
O'Reilly's	\$1.35/SF
Dollar General	\$1.49/SF
NNN	\$.60/SF

Balden Towne Plaza	
Baskin Robbins	\$1.50/SF
Cricket Wireless	\$1.75/SF
NNN	\$.75/SF

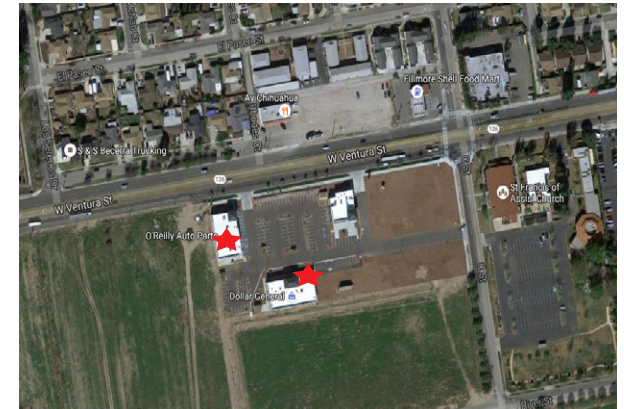
RETAIL SOLD COMP

The Stop at Fillmore

Sale Price:	\$4,92500
Close of Escrow	02/10/2016
Lot Size (SF)	80,111
Lot Size (Acre)	1.84
Zoning:	BP-1
Cap Rate:	5.24%
Price/SF:	\$303.08
Total Building Size:	16,250 SF (2 Buildings)

❑ The 16,250 SF, 2 building property was built in 2005. "The Stop at Fillmore" sold for \$4,925,000 on February 10, 2016 at a 5.24% cap rate \$303/SF.

❑ This property was 100% pre-leased at the time of sale to Dollar General and O'Reilly Auto Parts.



1160 W. Ventura St.



1154 W. Ventura St.

“Foster a thriving small-town atmosphere in which civic pride, personal well-being and a balanced economy are nurtured and protected.”

Fillmore is filled with many shifts in the economy both within and surrounding the City. Citrus orchards have given way to row-crops, avocado orchards and a new agriculture that changes crops more quickly in a global market. Nursery stock has also grown around the town. Fillmore is also home to a trout hatchery, which raises trout for stocking Southern California waters.

The central business district offers two blocks of diverse retail and professional services. New senior housing opportunities in the central business district allow for the vision of walk-ability for those living close to downtown. Getting supplies, getting to a doctor, having access to restaurants, are all amenities that have been realized in the central downtown area. Looking to the highway 126 corridor, new business diversification and a growing improvement in levels of services, allow locals and those

passing through, a growing pallet of options for food, supplies, and services. Recent removal of blighted buildings and new construction on the 126 corridor and throughout town is but one indicator of Fillmore on the move.



New housing and retail spaces continue to be built, with apartments, single family residential, mixed use residential/retail and office/retail either under construction, nearing completion or, open for business.

The city of Fillmore is supportive of new development for this site.

CITY OF FILLMORE

Fillmore is a city in Ventura County, California, United States in the Santa Clara River Valley. In an agricultural area with rich, fertile soil, Fillmore has a historic downtown that was established when Southern Pacific built the railroad through the valley in 1887. They also provided a name for the town; J. A. Fillmore was a general superintendent for the company's Pacific system. Fillmore is within a historic Ventura County agricultural and tree-farming belt.

S.O.A.R. Initiative:

“Prevention of urban sprawl, protection of open space and agricultural resources from urban incursion, and the maximization of infrastructure, are significant concerns of the citizens of the County of Ventura. This initiative advances those objectives by requiring a vote of the citizens of the County for changing the Agriculture, Open Space or Rural designations currently in place in the county until the year 2050.”

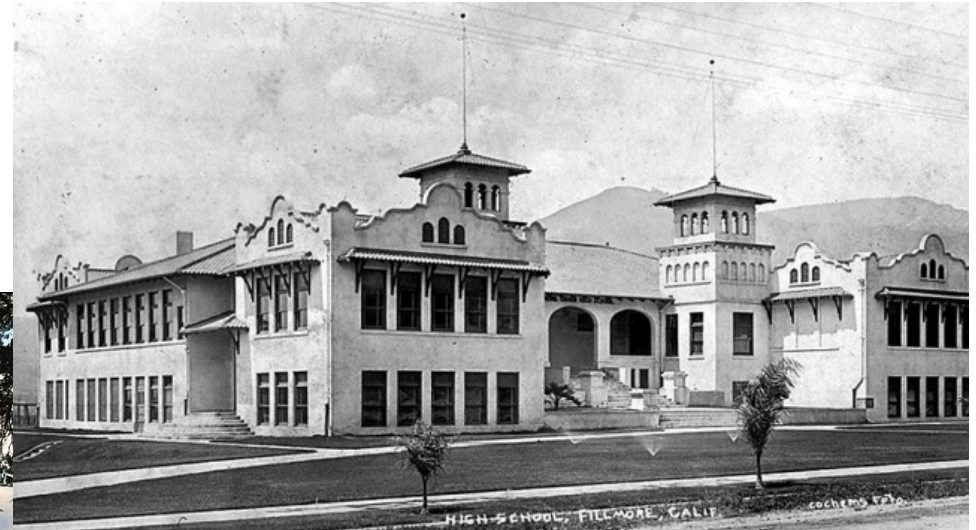


In this past election, the county of Ventura passed the initiative to extend S.O.A.R. (**Save Open-Space and Agricultural Resources**) until 2050, thus restricting the further development of agricultural lands.



ECONOMIC GROWTH

During the September 13, 2016 City Council meeting, the Council approved the plans for Rotocraft Support, Inc. to build within the Business Park. Two companies are proposed to locate at the site: Rotocraft and The Guardian. Rotocraft is a maintenance and repair helicopter business with 58 full time employees that will relocate from Van Nuys to Fillmore.



The Guardian is a fire helicopter company that is contracted to fight forest fires and has approximately 15 full time employees.

This influx of businesses, along with new housing developments to the area shows positive economic-growth, and proves Fillmore, CA to be a fast growing city well located between prominent cities in Ventura County.



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