



VONS

638

# For Lease

Balden Towne Plaza | Fillmore, CA

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# For Lease

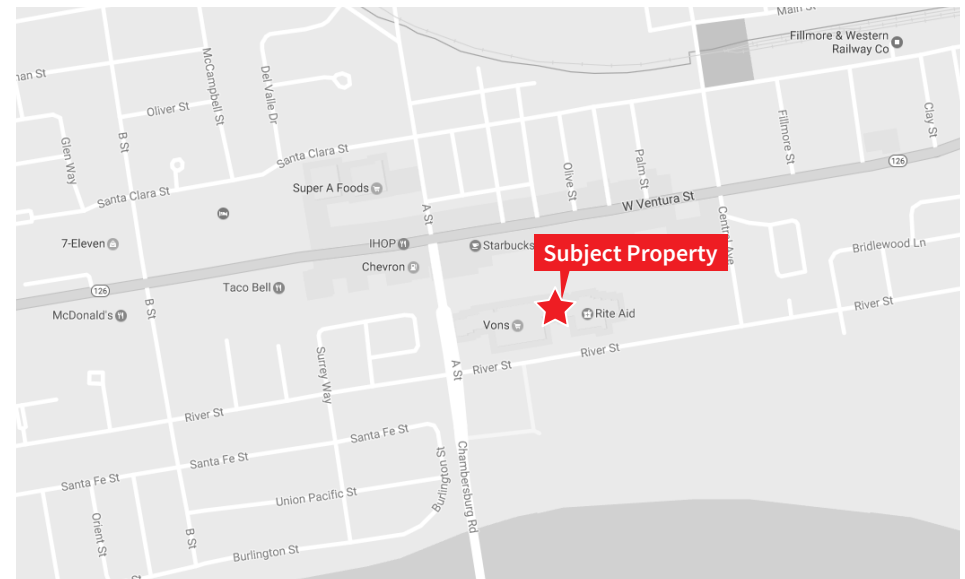
572 Ventura Street

## Property Highlights

- Fillmore's premiere and most prominent neighborhood shopping center anchored by Vons & Rite Aid
- Project offers prime visibility to Ventura Street and is located at a signalized intersection
- 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, H&R Block and many more
- Pylon signage availability

## Demographics

	1 Mile	3 Miles	5 Miles
 TOTAL POPULATION	13,725	15,952	16,684
 AVG. HOUSEHOLD SIZE	3.57	3.54	3.51
 AVERAGE HH INCOME	\$68,554	\$70,012	\$71,531
 MEDIAN HOME VALUE	\$332,230	\$338,056	\$343,043



## Area Retailers

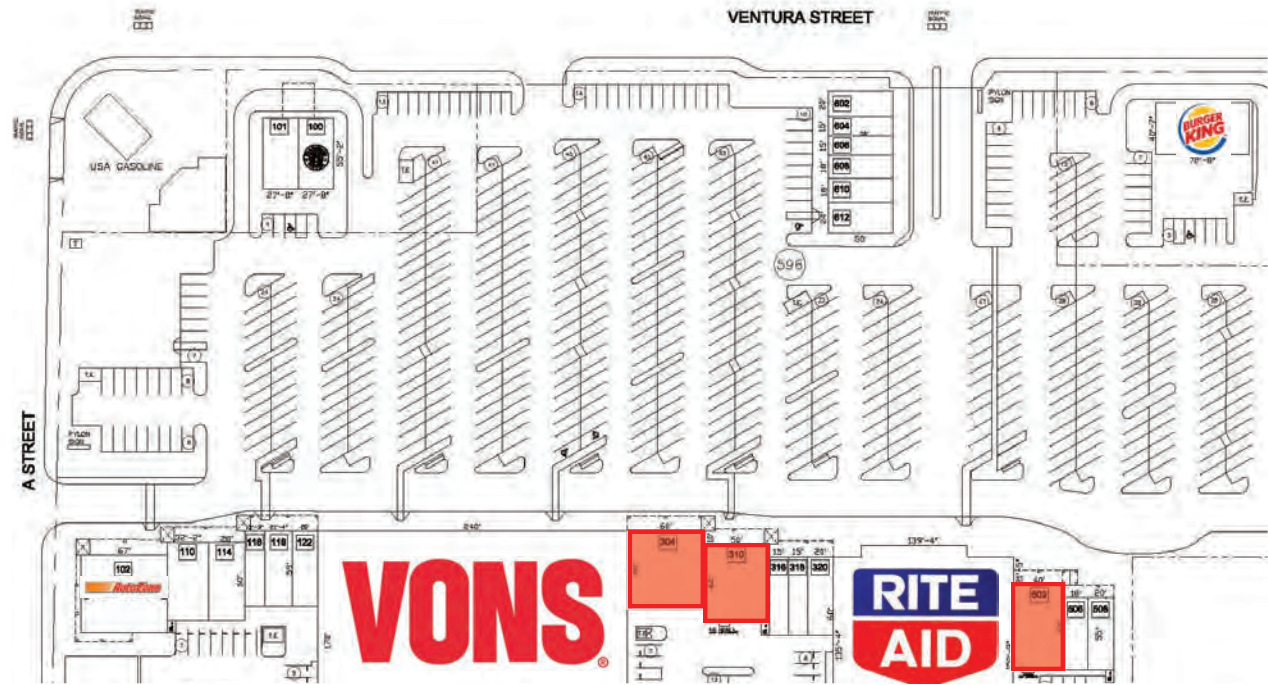
- Vons
- Subway
- Auto Zone
- Rite AID
- Starbucks
- Little Caesars

## Traffic Counts

- ±35,000 CPD ( California State Route 126 & A Street )

# Site Plan

Suite #	Tenant	SF
100	Starbucks	1,500
101	Little Caesars	1,500
102	AutoZone	4,020
110	Coin Laundry	1,920
114	Smoke 4 Less	1,680
118	Layla Beauty	1,260
122	A-1 Discount	1,320
200	Vons	41,425
304	Available	3,600
310	Available (Divisible)	3,000
316	Baskin Robbins	900
318	Cricket Wireless	900
320	Cleaners	1,200
400	Rite Aid	20,122
502	Available	2,600
506	H&R Block	990
508	Edward Jones	1,110
602	Moonlight Donuts	1,085
604	BBQ Place	900
606	Bank of America	90
608	Water Store	900
610	New China Wok	900
612	Subway	1,200
700	Burger King	3,110
<b>TOTAL GLA: 98,042 SF</b>		



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# Aerial



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*Achieve  
Ambitions*

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