

HIGH VISIBILITY DEVELOPMENT OPPORTUNITY

117 W VENTURA ST • FILLMORE, CA • 93015

FOR SALE

±19,166 SF Commercial Lot • Rapidly Growing Area

Rob Devericks

805.879.9641

rdevericks@radiusgroup.com

LIC. 01349816

Daniel Bagdazian

805.879.9632

dbagdazian@radiusgroup.com

LIC. 02132117



Development Opportunity | Gateway Location Between Santa Clarita & Santa Paula with Regional Access to the U.S. 126 Freeway.

Site Features

- Offered at \$1,500,000 | ±19,166 SF Commercial Lot | \$78/SF Land
- Excellent exposure & visibility from the 126 Fwy. with 26,515 ADT.
- Gateway location as traffic enters into Fillmore from the east.
- Located within the Heritage Valley with a population in excess of 50,000.
- Zoned Highway Commercial — gas station is restricted at this location.



1500 PALMA DR. SUITE 215

VENTURA CA 93030

805.654.9300

WWW.RADIUSGROUP.COM

Available Parcel

±19,166 SF Commercial Lot

© 7/8/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission.

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

HIGH VISIBILITY DEVELOPMENT OPPORTUNITY

117 W VENTURA ST • FILLMORE, CA • 93015

FOR SALE

±19,166 SF Commercial Lot • Rapidly Growing Area

Rob Devericks

805.879.9641

rdevericks@radiusgroup.com

LIC. 01349816

Daniel Bagdazian

805.879.9632

dbagdazian@radiusgroup.com

LIC. 02132117



Demographics

2026 Estimates	1 Mile	3 Miles	5 Miles
Average Household Income:	\$107,563	\$115,977	\$116,240
Population:	9,805	18,963	19,981
Daytime Population:	4,406	8,743	9,310

2026 Demographics from Sites USA

Traffic Counts

Hwy 126 (Ventura St):	26,516 ADT
Route 23 (A Street)	7,102 ADT

Traffic Counts from SitesUSA



1500 PALMA DR. SUITE 215

VENTURA CA 93030

805.654.9300

WWW.RADIUSGROUP.COM

© 7/8/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission.

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

HIGH VISIBILITY DEVELOPMENT OPPORTUNITY

117 W VENTURA ST • FILLMORE, CA • 93015

FOR SALE

±19,166 SF Commercial Lot • Rapidly Growing Area

Rob Devericks

805.879.9641

rdevericks@radiusgroup.com

LIC. 01349816

Daniel Bagdazian

805.879.9632

dbagdazian@radiusgroup.com

LIC. 02132117



1500 PALMA DR. SUITE 215

VENTURA CA 93030

805.654.9300

WWW.RADIUSGROUP.COM

© 7/8/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission.

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.