



**Fast Food Pad
With Drive Thru
Now Available!**

For Lease

Balden Towne Plaza | Fillmore, CA

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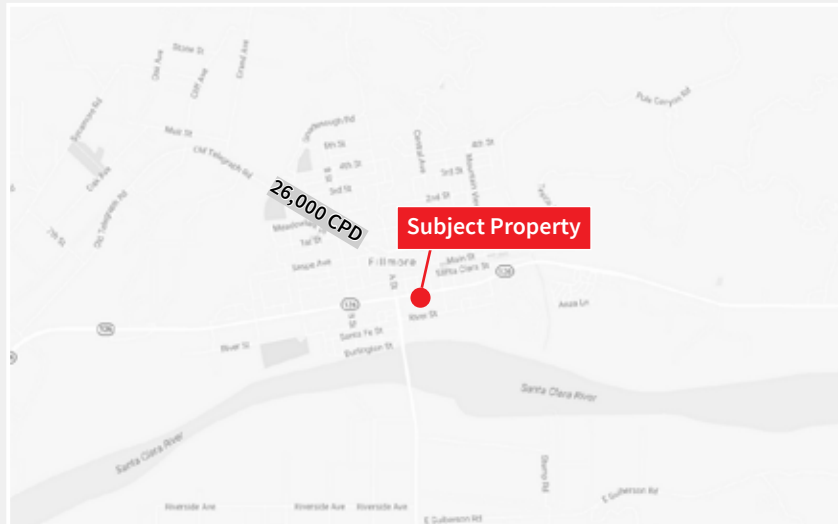
scott.burns@am.jll.com

jllretail.com

Property Highlights

Balden Towne Plaza | 572 Ventura Street

- 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



Fast Food Pad w/Drive Thru Now Available!

AREA RETAILERS



DEMOGRAPHICS

1 mile ▼

2 miles ▼

3 miles ▼



13,725
Total Population



3.57
Ave. Household Size



\$68,554
Ave. HH Income



\$332,230
Median Home Value



15,952
Total Population



3.54
Ave. Household Size



\$70,012
Ave. HH Income



\$338,056
Median Home Value



16,684
Total Population



3.51
Ave. Household Size



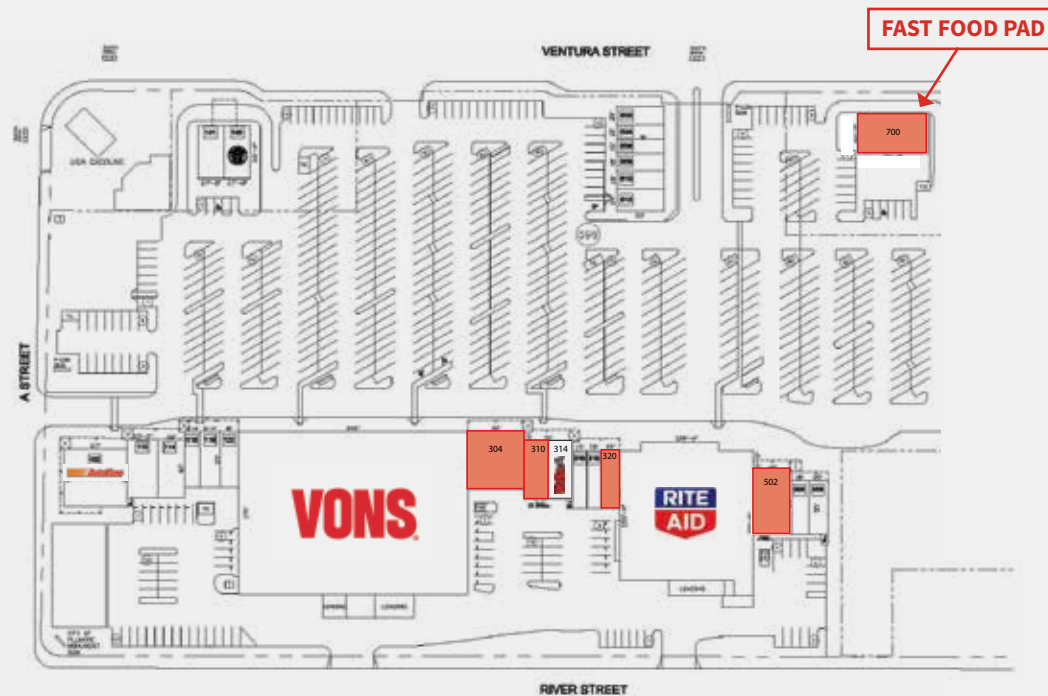
\$71,531
Ave. HH Income



\$343,043
Median Home Value

Site Plan

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List of Tenants

Suite #	Tenant	SF	Suite #	Tenant	SF
100	Starbucks	1,500	318	Cricket Wireless	900
101	Little Caesars	1,500	320	Available	1,200
102	AutoZone	4,020	400	Rite Aid	20,122
110	Coin Laundry	1,920	502	Available (Office Build-Out)	2,600
114	Smoke 4 Less	1,680	506	H&R Block	990
116	Nail Salon	900	508	Edward Jones	1,110
118	Layla Beauty	1,260	602	Moonlight Donuts	1,085
122	A-1 Discount	1,320	604	BBQ Place	900
200	Vons	41,425	606	Bank of America	900
304	Available (Divisible)	3,600	608	Water Store	900
310	Available	1,650	610	New China Wok	900
312	Waba Grill	1,300	612	Subway	1,200
316	Baskin Robbins	900	700	Available	2,800

TOTAL GLA: 98,582 SF



Aerial

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