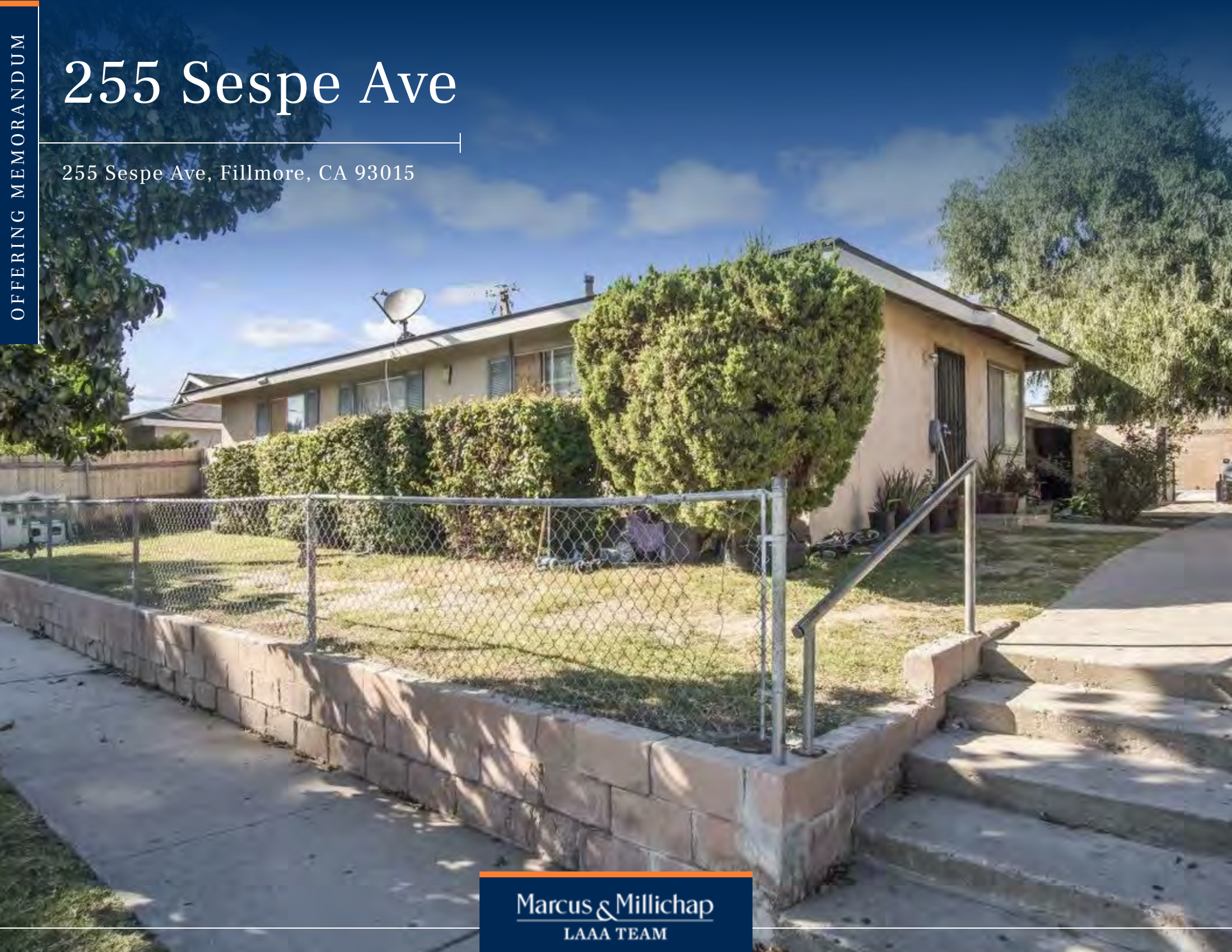


255 Sespe Ave

255 Sespe Ave, Fillmore, CA 93015



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Activity ID #ZAE0120750

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap
LAAA TEAM

OFFERING SUMMARY



Listing Price
\$850,000



Cap Rate
5.25%



of Units
3

FINANCIAL

Listing Price	\$850,000
NOI	\$44,637
Cap Rate	5.25%
Price/SF	\$314.81
Rent/SF	\$1.98
Price/Unit	\$283,333

OPERATIONAL

Gross SF	2,700 SF
# of Units	3
Lot Size	0.15 Acres (6,534 SF)
Year Built	1968



255 SESPE AVE

255 Sespe Ave, Fillmore, CA 93015

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is excited to present this investment opportunity to purchase a triplex in Fillmore, CA, located at 255 Sespe Ave. This triplex, being offered for sale for the first time in over 12 years, was built in 1968 and has been well maintained during the seller's ownership with many recent upgrades to the property and units.

The property offers three units, with a combined building size of 2,700 square feet, strategically situated on a 6,631 square foot lot (0.15 acres). The unit mix consists of two 2-bedroom, 1-bath units, each approximately 700 square feet, and one 3-bedroom, 1-bath unit, measuring around 900 square feet. The property also provides four dedicated parking spaces, accessible via the alley behind the building.

This property offers an estimated 14% upside potential over current rents. Furthermore, Fillmore doesn't have any local rent control laws, adhering only to California's AB 1482. This allows for rent increases of 5% to 10% based on the CPI annually, making it feasible to achieve that 14% rent upside faster than in stricter rent-controlled areas.

Fillmore is a flourishing city in Ventura County, characterized by its serene parks like the Veterans Memorial Park, convenient shopping centers, and diverse eateries. The city is in close proximity to major towns such as Oxnard, Simi Valley, Thousand Oaks, and Santa Paula. Especially relevant to potential investors is Fillmore's economic stability: the unemployment rate stands at 6.4%, with recent job growth indicating positive trends. The city has seen a 5.5% population growth since 2020 and boasts a housing market currently on the rise, evidenced by a 4.2% appreciation in home values over the last year.

With its strategic location, potential for increased rental income, and the growth trajectory of Fillmore, this property represents a solid addition to any investor's portfolio.

INVESTMENT HIGHLIGHTS

Built in 1968 | Recent Upgrades

No Local Rent Control Laws | Only Subject to California's AB-1482

Approximately 14% Upside in Rents

Good Unit Mix of 2 and 3 Bed Units

Residential Financing Available

Strong Ventura County Location | First Time on the Market in Over 12 Years

SECTION 2

Property Information

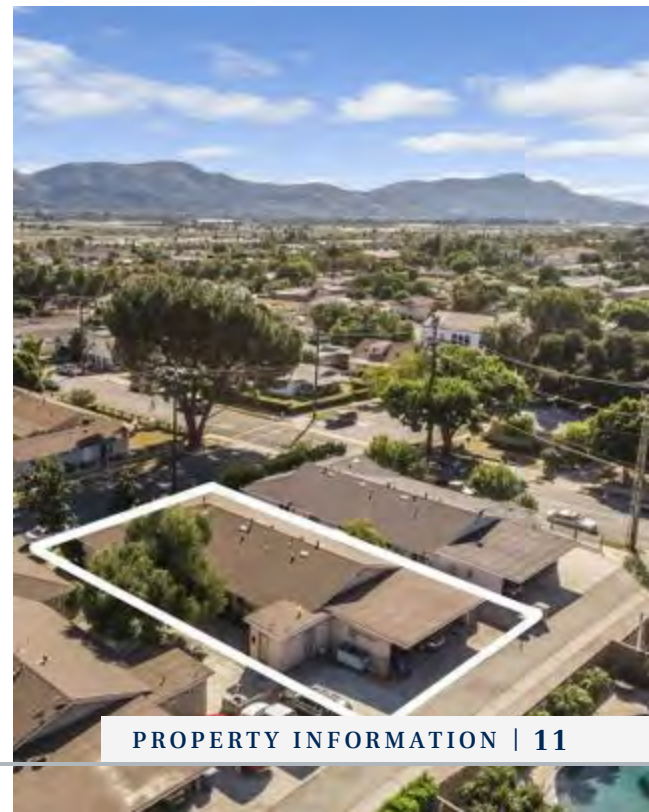
REGIONAL MAP

LOCAL MAP

AERIAL MAP

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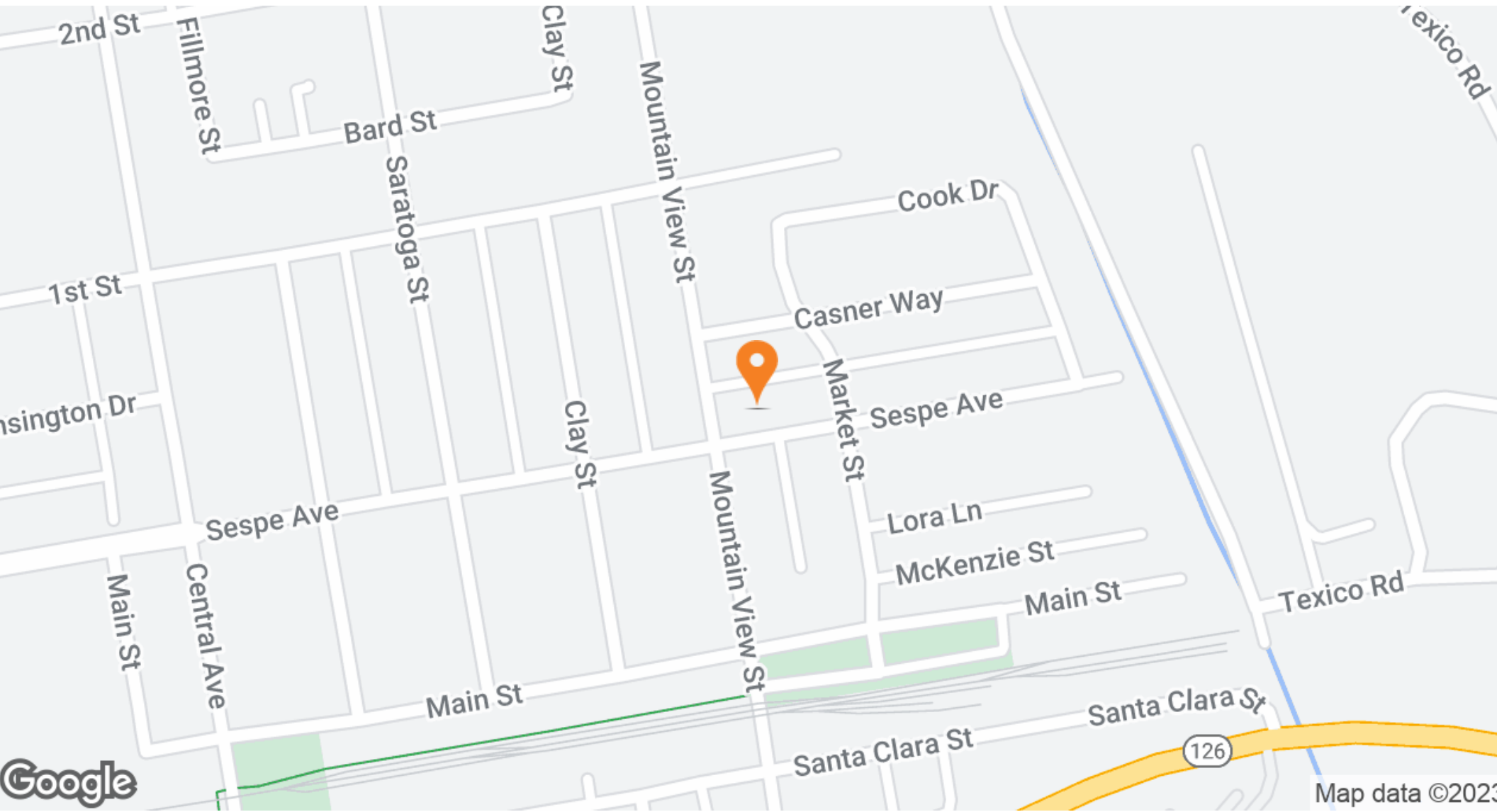




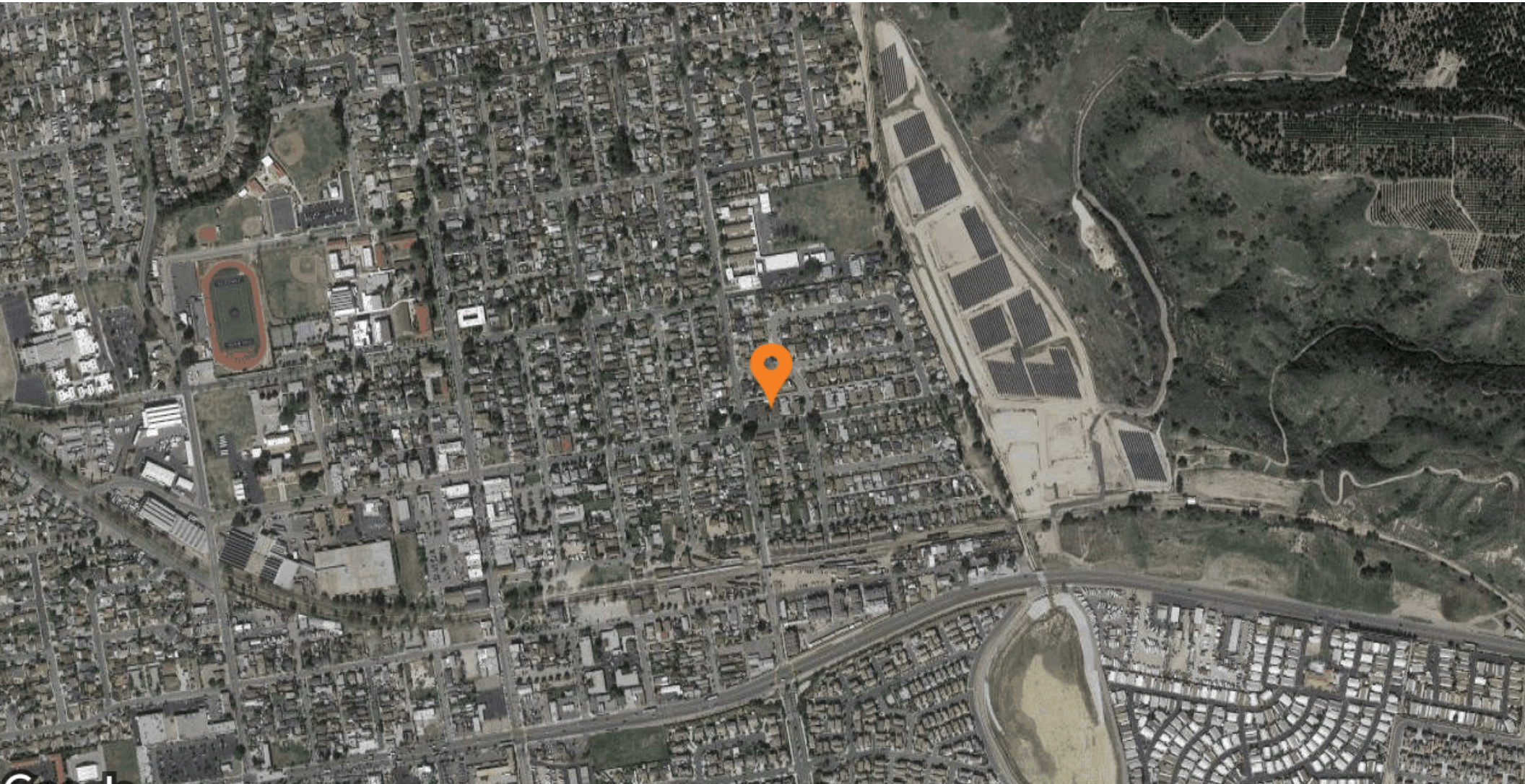




LOCAL MAP // 255 Sespe Ave



255 Sespe Ave // AERIAL MAP



Google

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SECTION 3

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap
LAAA TEAM

255 Sespe Ave // FINANCIAL DETAILS

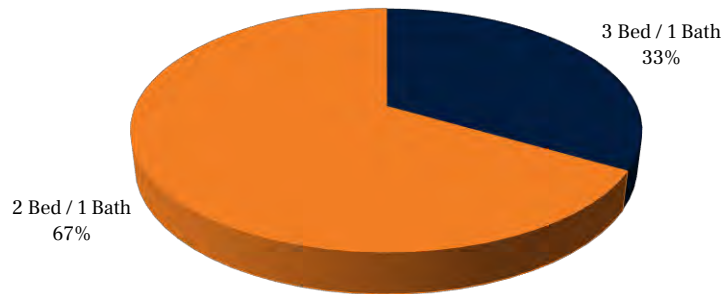
As of October,2023

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
255	3 Bed / 1 Bath	900	\$2,063	\$2.29	\$2,500	\$2.78
255A	2 Bed / 1 Bath	700	\$1,645	\$2.35	\$1,995	\$2.85
255B	2 Bed / 1 Bath	700	\$1,644	\$2.35	\$1,995	\$2.85
Total		Square Feet: 2,700	\$5,352	\$1.98	\$6,490	\$2.40

FINANCIAL DETAILS // 255 Sespe Ave

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
2 Bed / 1 Bath	2	700	\$1,644 - \$1,645	\$1,645	\$2.35	\$3,289	\$1,995	\$2.85	\$3,990
3 Bed / 1 Bath	1	900	\$2,063 - \$2,063	\$2,063	\$2.29	\$2,063	\$2,500	\$2.78	\$2,500
TOTALS/WEIGHTED AVERAGES	3	900		\$1,784	\$1.98	\$5,352	\$2,163	\$2.40	\$6,490
GROSS ANNUALIZED RENTS				\$64,224			\$77,880		

Unit Distribution



255 Sespe Ave // FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	64,224		77,880		25,960	28.84
TOTAL VACANCY	\$0	0.0%	\$0	0.0%	\$0	\$0
Effective Rental Income	64,224		77,880		25,960	28.84
Other Income						
All Other Income	600		600	[1]	200	0.22
TOTAL OTHER INCOME	\$600		\$600		\$200	\$0.22
EFFECTIVE GROSS INCOME	\$64,824		\$78,480		\$26,160	\$29.07
EXPENSES						
Real Estate Taxes	8,925		8,925	[2]	2,975	3.31
Insurance	1,431		1,431	[3]	477	0.53
Utilities - Electric	100		100	[4]	33	0.04
Utilities - Water & Sewer	5,070		5,070	[5]	1,690	1.88
Utilities - Gas	705		705	[6]	235	0.26
Trash Removal	1,556		1,556	[7]	519	0.58
Repairs & Maintenance	1,800		1,800	[8]	600	0.67
Landscaping	600		600	[9]	200	0.22
TOTAL EXPENSES	\$20,187		\$20,187		\$6,729	\$7.48
EXPENSES AS % OF EGI	31.1%		25.7%			
NET OPERATING INCOME	\$44,637		\$58,293		\$19,431	\$21.59

Notes and assumptions to the above analysis are on the following page.

NOTES TO OPERATING STATEMENT

- [1] Estimated at \$50 per month
- [2] 1.05% of the purchase price
- [3] Seller provided profit & loss
- [4] Seller provided profit & loss
- [5] Seller provided profit & loss
- [6] Seller provided profit & loss
- [7] Seller provided profit & loss
- [8] Estimated at \$150 per month
- [9] Seller provided profit & loss

255 Sespe Ave // FINANCIAL DETAILS

SUMMARY		
Price	\$850,000	
Down Payment	\$850,000	100%
Number of Units	3	
Price Per Unit	\$283,333	
Price Per SqFt	\$314.81	
Gross SqFt	2,700	
Lot Size	0.15 Acres	
Approx. Year Built	1968	

RETURNS	Current	Pro Forma
CAP Rate	5.25%	6.86%
GRM	13.23	10.91
Cash-on-Cash	5.25%	6.86%
Debt Coverage Ratio	N/A	N/A

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	2 Bed / 1 Bath	700	\$1,645	\$1,995
1	3 Bed / 1 Bath	900	\$2,063	\$2,500

OPERATING DATA				
INCOME		Current	Pro Forma	
Gross Scheduled Rent		\$64,224		\$77,880
Less: Vacancy/Deductions	0.0%	\$0	0.0%	\$0
Total Effective Rental Income		\$64,224		\$77,880
Other Income		\$600		\$600
Effective Gross Income		\$64,824		\$78,480
Less: Expenses	31.1%	\$20,187	25.7%	\$20,187
Net Operating Income		\$44,637		\$58,293
Cash Flow		\$44,637		\$58,293
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	5.25%	\$44,637	6.86%	\$58,293
Principal Reduction		\$0		\$0
TOTAL RETURN	5.25%	\$44,637	6.86%	\$58,293

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$8,925	\$8,925
Insurance	\$1,431	\$1,431
Utilities - Electric	\$100	\$100
Utilities - Water & Sewer	\$5,070	\$5,070
Utilities - Gas	\$705	\$705
Trash Removal	\$1,556	\$1,556
Repairs & Maintenance	\$1,800	\$1,800
Landscaping	\$600	\$600
TOTAL EXPENSES	\$20,187	\$20,187
Expenses/Unit	\$6,729	\$6,729
Expenses/SF	\$7.48	\$7.48

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

PRICE PER SF CHART

PRICE PER UNIT CHART







SALE COMPS

SALE COMPS MAP

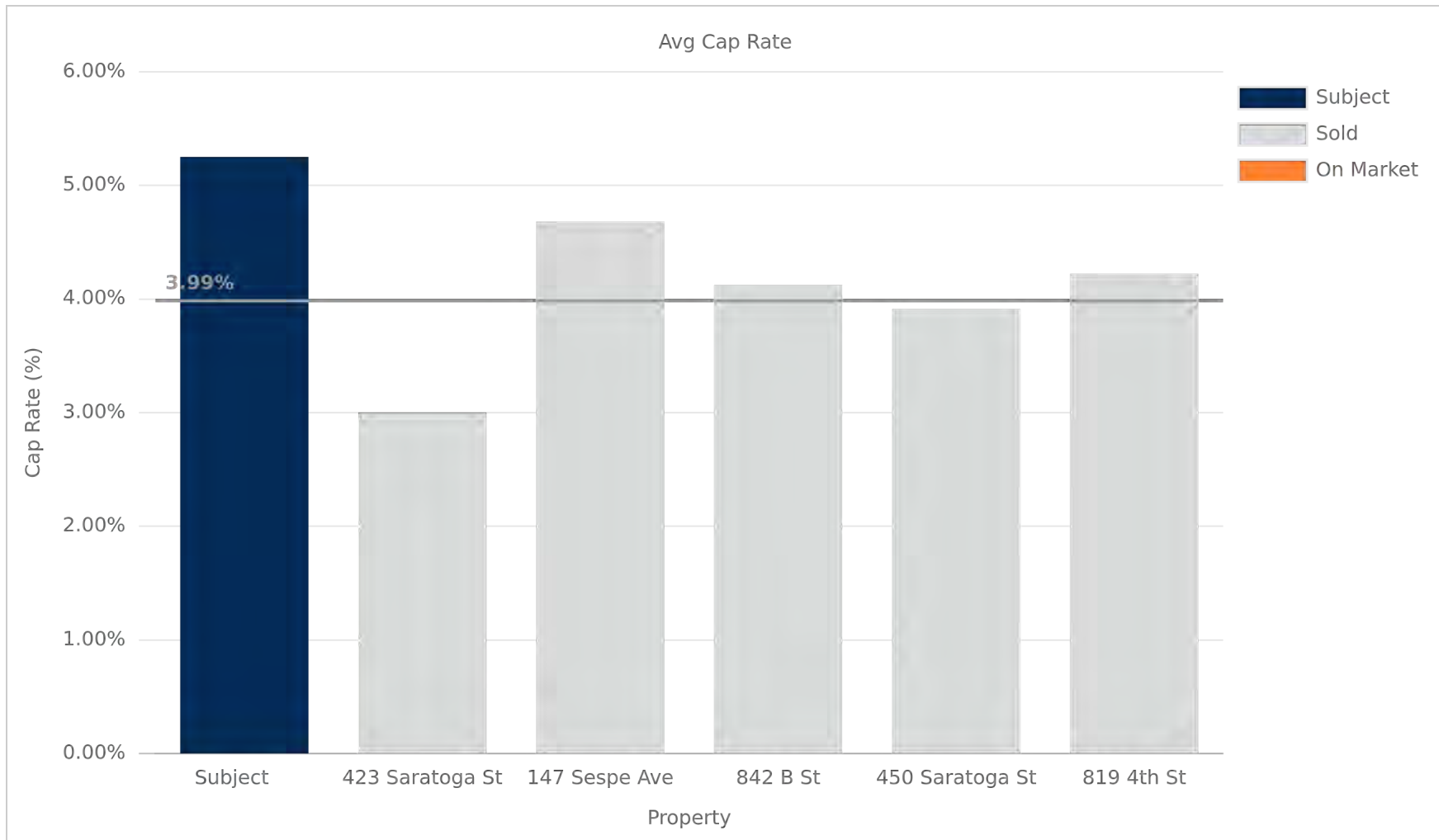
- ★ 255 Sespe Ave
- 1 819 4th St
- 2 450 Saratoga St
- 3 842 B St
- 4 147 Sespe Ave
- 5 423 Saratoga St



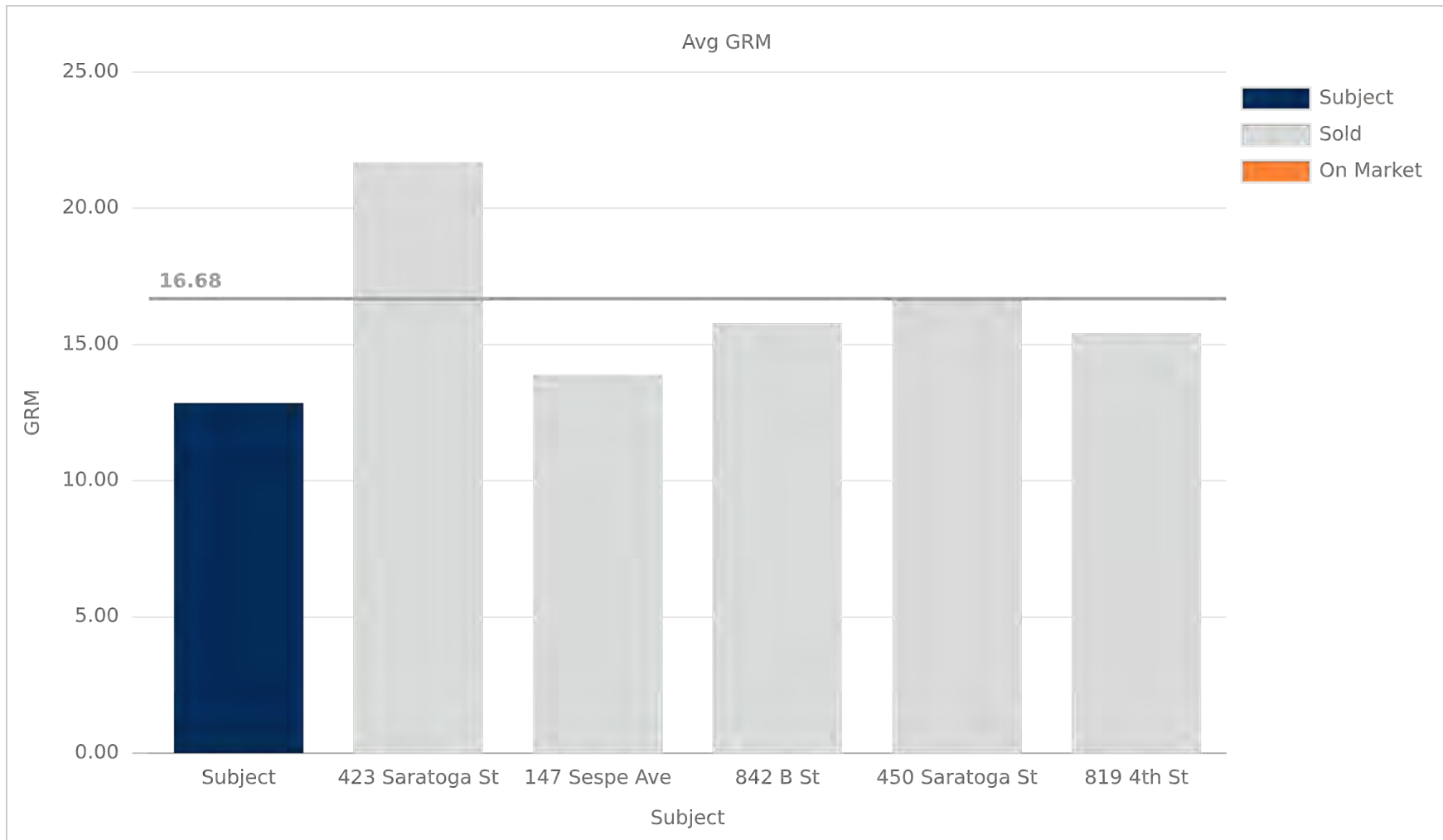
SALE COMPS SUMMARY // 255 Sespe Ave

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	255 Sespe Ave 255 Sespe Ave Fillmore, CA 93015	\$850,000	2,700 SF	\$314.81	0.15 AC	\$283,333	5.25%	3	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	819 4th St 819 4th St Fillmore, CA 93015	\$621,000	1,820 SF	\$341.21	0.17 AC	\$310,500	4.22%	2	06/20/2023
	450 Saratoga St 450 Saratoga St Fillmore, CA 93015	\$599,000	1,060 SF	\$565.09	0.16 AC	\$299,500	3.91%	2	03/02/2023
	842 B St 842 B St Fillmore, CA 93015	\$600,000	2,432 SF	\$246.71	0.17 AC	\$300,000	4.12%	2	08/02/2022
	147 Sespe Ave 147 Sespe Ave Fillmore, CA 93015	\$1,050,000	3,840 SF	\$273.44	0.16 AC	\$262,500	4.68%	4	08/01/2022
	423 Saratoga St 423 Saratoga St Fillmore, CA 93015	\$637,500	2,295 SF	\$277.78	0.16 AC	\$212,500	3.00%	3	11/19/2020
	AVERAGES	\$701,500	2,289 SF	\$340.85	0.16 AC	\$277,000	3.99%	3	-

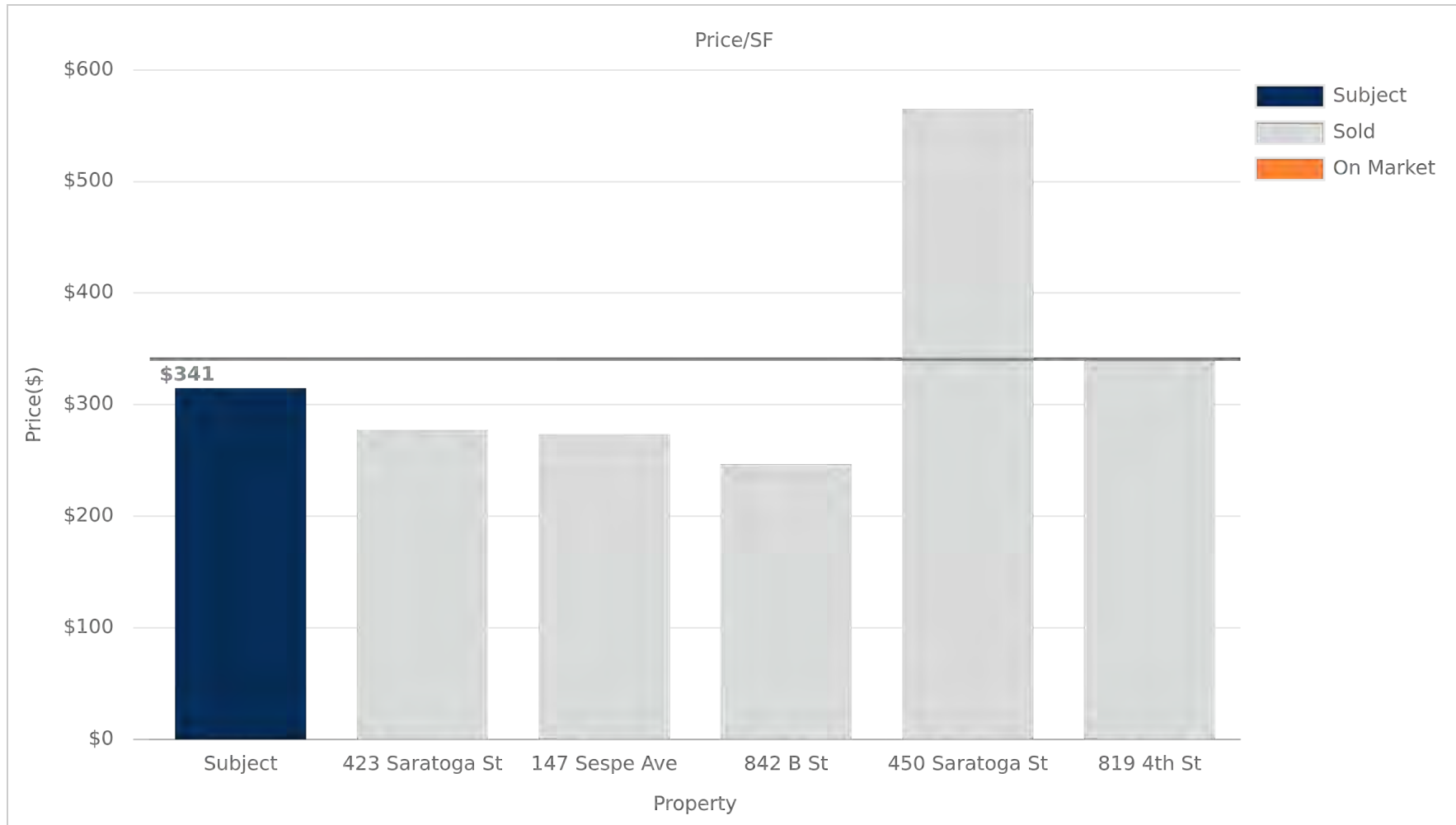
255 Sespe Ave // CAP RATE CHART



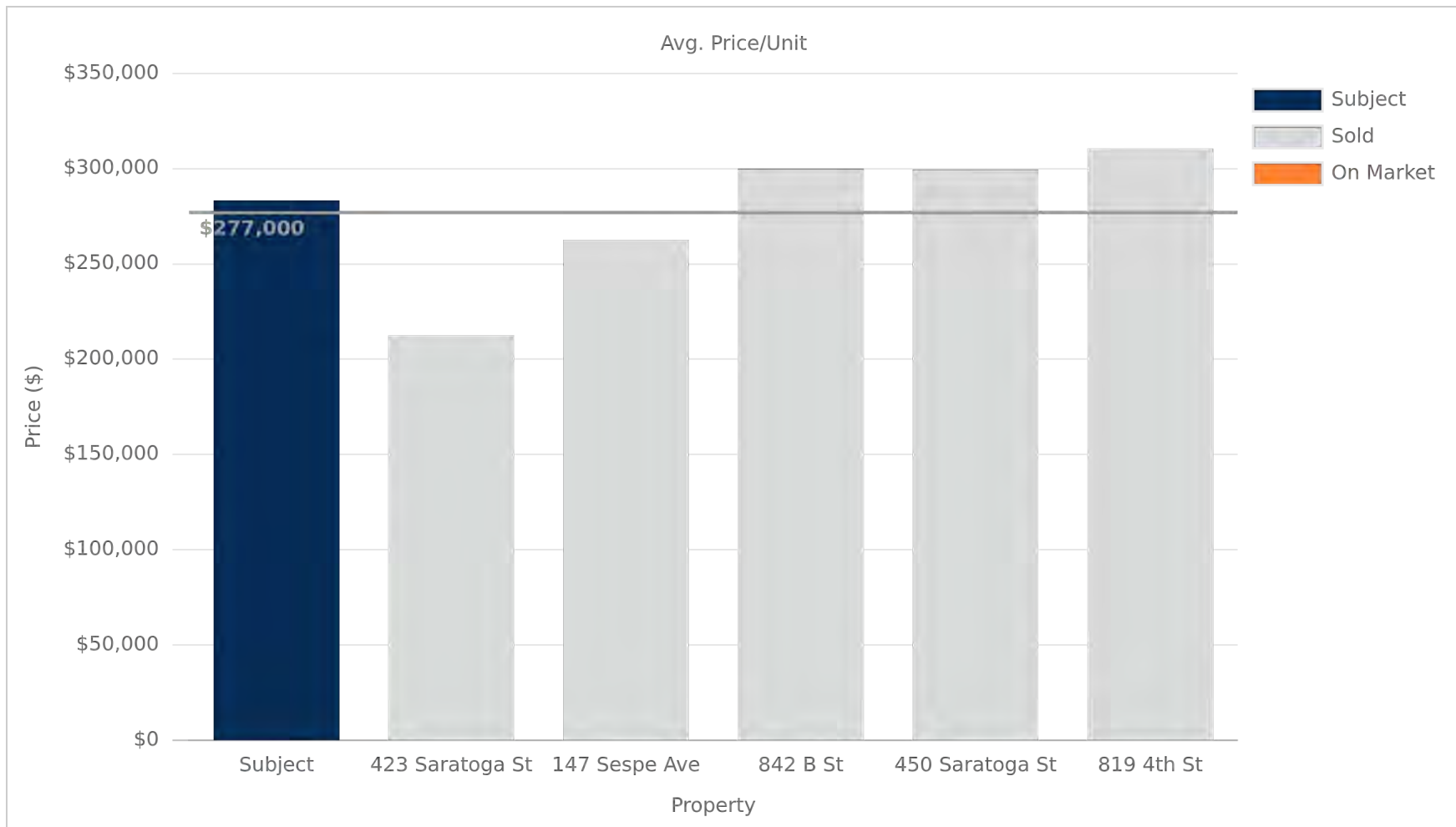
GRM CHART // 255 Sespe Ave



255 Sespe Ave // PRICE PER SF CHART



PRICE PER UNIT CHART // 255 Sespe Ave



255 Sespe Ave // SALE COMPS



★ 255 Sespe Ave
255 Sespe Ave, Fillmore, CA 93015

Listing Price:	\$850,000	Price/SF:	\$314.81
Property Type:	Multifamily	GRM:	-
NOI:	\$44,637	Cap Rate:	5.25%
Occupancy:	-	Year Built:	1968
COE:	On Market	Number Of Units:	3
Lot Size:	0.15 Acres	Price/Unit:	\$283,333
Total SF:	2,700 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	2	66.7	700	\$1,645	\$2.35
3 Bed / 1 Bath	1	33.3	900	\$2,063	\$2.29
TOTAL/AVG	3	100%	766	\$1,784	\$2.33



1 819 4th St
819 4th St Fillmore, CA 93015

Sale Price:	\$621,000	Price/SF:	\$341.21
Property Type:	Multifamily	GRM:	15.4
NOI:	\$26,208	Cap Rate:	4.22%
Occupancy:	-	Year Built:	1978
COE:	06/20/2023	Number Of Units:	2
Lot Size:	0.17 Acres	Price/Unit:	\$310,500
Total SF:	1,820 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	2	100			
TOTAL/AVG	2	100%	0	\$0	

SALE COMPS // 255 Sespe Ave



2 450 Saratoga St
450 Saratoga St Fillmore, CA 93015

Sale Price:	\$599,000	Price/SF:	\$565.09
Property Type:	Multifamily	GRM:	16.64
NOI:	\$23,400	Cap Rate:	3.91%
Occupancy:	-	Year Built:	1920
COE:	03/02/2023	Number Of Units:	2
Lot Size:	0.16 Acres	Price/Unit:	\$299,500
Total SF:	1,060 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	100			
TOTAL/AVG	2	100%	0	\$0	



3 842 B St
842 B St Fillmore, CA 93015

Sale Price:	\$600,000	Price/SF:	\$246.71
Property Type:	Multifamily	GRM:	15.77
NOI:	\$24,726	Cap Rate:	4.12%
Occupancy:	-	Year Built:	1976
COE:	08/02/2022	Number Of Units:	2
Lot Size:	0.17 Acres	Price/Unit:	\$300,000
Total SF:	2,432 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	50			
3 Bed / 2 Bath	1	50			
TOTAL/AVG	2	100%	0	\$0	

255 Sespe Ave // SALE COMPS



4 147 Sespe Ave
147 Sespe Ave Fillmore, CA 93015

Sale Price:	\$1,050,000	Price/SF:	\$273.44
Property Type:	Multifamily	GRM:	13.89
NOI:	\$49,140	Cap Rate:	4.68%
Occupancy:	-	Year Built:	1972
COE:	08/01/2022	Number Of Units:	4
Lot Size:	0.16 Acres	Price/Unit:	\$262,500
Total SF:	3,840 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	4	100			
TOTAL/AVG	4	100%	0	\$0	



5 423 Saratoga St
423 Saratoga St Fillmore, CA 93015

Sale Price:	\$637,500	Price/SF:	\$277.78
Property Type:	Multifamily	GRM:	21.68
NOI:	\$19,110	Cap Rate:	3.00%
Occupancy:	-	Year Built:	1929
COE:	11/19/2020	Number Of Units:	3
Lot Size:	0.16 Acres	Price/Unit:	\$212,500
Total SF:	2,295 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	33.3			
2 Bed / 1 Bath	1	33.3			
3 Bed / 1 Bath	1	33.3			
TOTAL/AVG	3	100%	0	\$0	

SECTION 5

Lease Comparables

RENT COMPS MAP

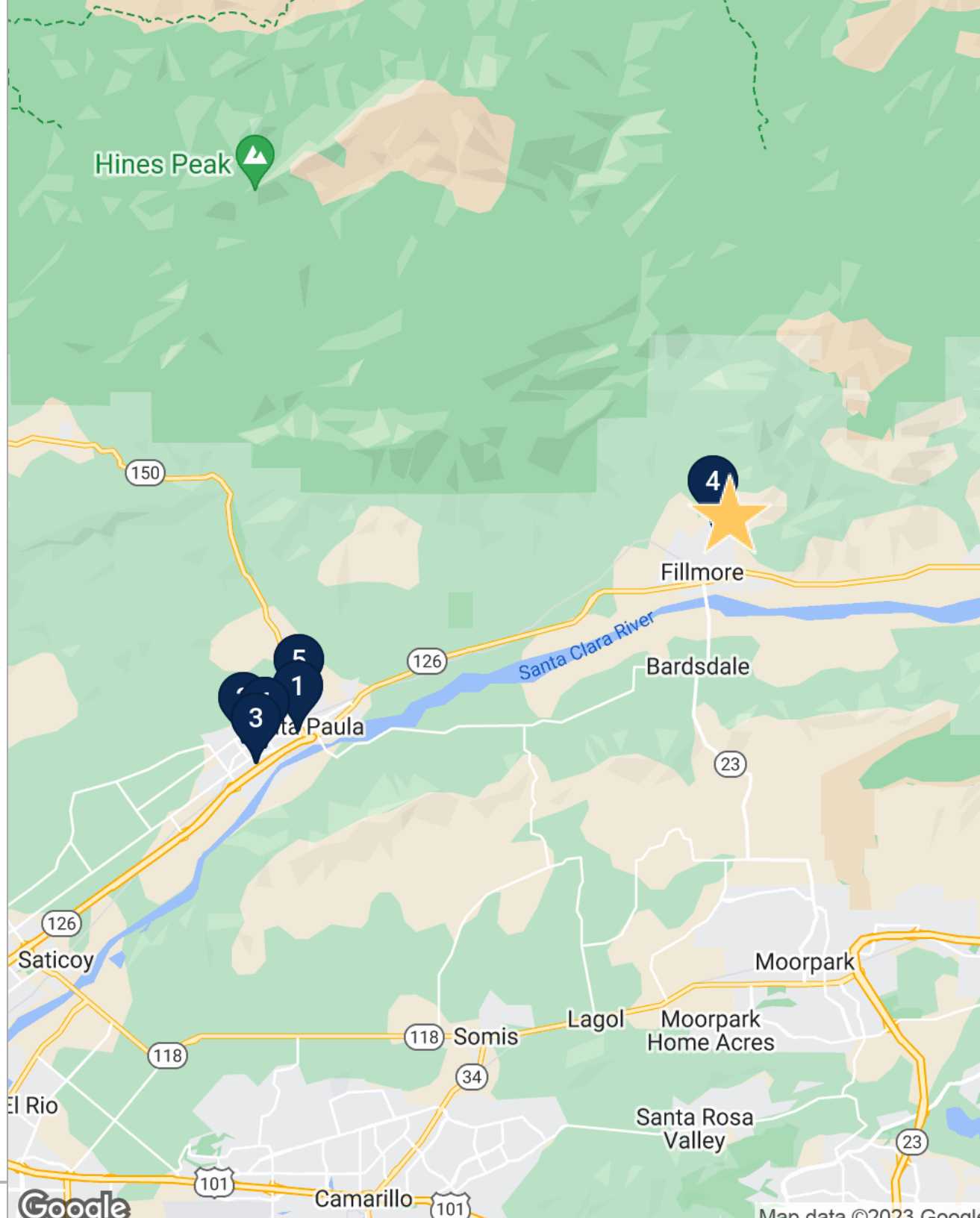
RENT COMPS SUMMARY

RENT BY BED CHART








RENT COMPS

RENT COMPS MAP

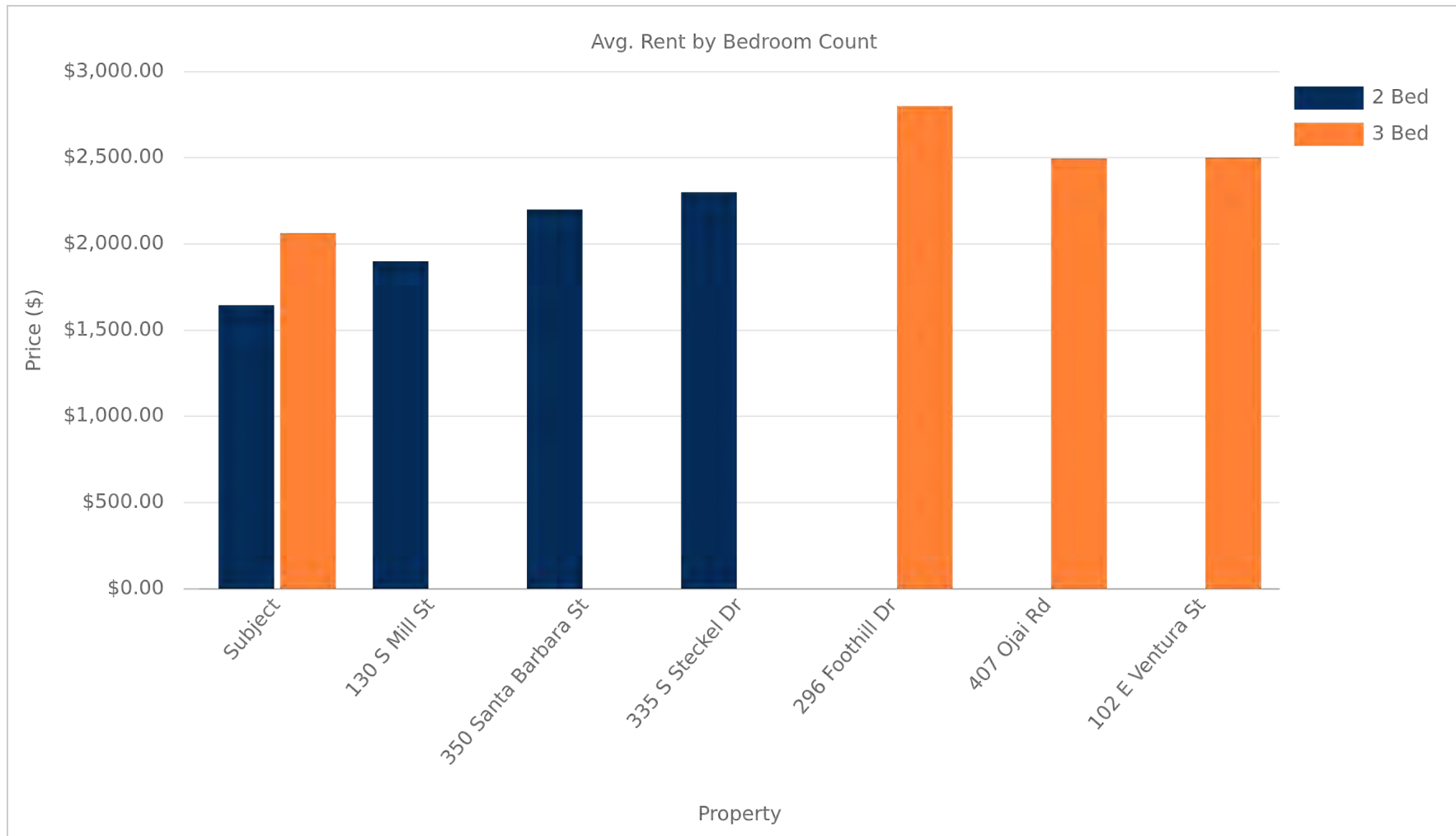
- ★ 255 Sespe Ave
- 1 130 S Mill St
- 2 350 Santa Barbara St
- 3 335 S Steckel Dr
- 4 296 Foothill Dr
- 5 407 Ojai Rd
- 6 102 E Ventura St



RENT COMPS SUMMARY // 255 Sespe Ave

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	255 Sespe Ave 255 Sespe Ave Fillmore, CA 93015	\$1.98	2,700 SF	0.15 AC	3
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	130 S Mill St 130 S Mill St Santa Paula, CA 93060	\$3.17	4,163 SF	0.35 AC	4
	350 Santa Barbara St 350 W Santa Barbara St Santa Paula, CA 93060	\$2.88	765 SF	0.01 AC	1
	335 S Steckel Dr 335 S Steckel Dr Santa Paula, CA 93060	\$2.15	4,386 SF	0.21 AC	4
	296 Foothill Dr 296 Foothill Dr Fillmore, CA 93015	\$2.80	1,672 SF	0.23 AC	1
	407 Ojai Rd 407 Ojai Rd Santa Paula, CA 93060	\$2.97	6,832 SF	0.4 AC	8
	102 E Ventura St 102 E Ventura St Santa Paula, CA 93060	\$1.60	1,563 SF	0.01 AC	1
	AVERAGES	\$2.60	3,230 SF	0.2 AC	3

255 Sespe Ave // RENT BY BED CHART



RENT COMPS // 255 Sespe Ave

★ **255 Sespe Ave**
255 Sespe Ave, Fillmore, CA 93015

🏠 3 Units | 🕒 Year Built 1968



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	2	66.7	700	\$1,645	\$2.35
3 Bed / 1 Bath	1	33.3	900	\$2,063	\$2.29
TOTAL/AVG	3	100%	766	\$1,784	\$2.33

1 **130 S Mill St**
130 S Mill St, Santa Paula, CA 93060

🏠 4 Units | 🕒 Year Built 1911

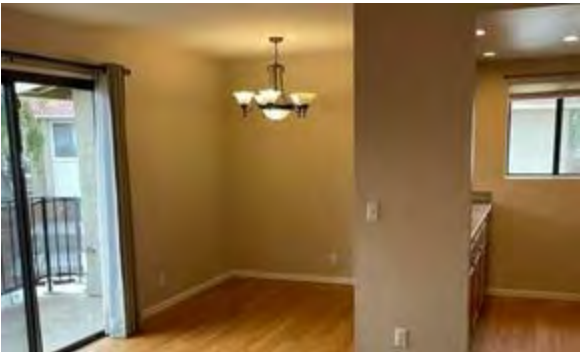


UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	600	\$1,900	\$3.17
TOTAL/AVG	1	100%	600	\$1,900	\$3.17

255 Sespe Ave // RENT COMPS

2 350 Santa Barbara St
350 W Santa Barbara St, Santa Paula, CA 93060

 1 Units |  Year Built 1981



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	765	\$2,200	\$2.88
TOTAL/AVG	1	100%	765	\$2,200	\$2.88

3 335 S Steckel Dr
335 S Steckel Dr, Santa Paula, CA 93060

 4 Units |  Year Built 1965



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,072	\$2,300	\$2.15
TOTAL/AVG	1	100%	1,072	\$2,300	\$2.15

RENT COMPS // 255 Sespe Ave

4 296 Foothill Dr
296 Foothill Dr, Fillmore, CA 93015

 1 Units |  Year Built 1986



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,000	\$2,800	\$2.80
TOTAL/AVG	1	100%	1,000	\$2,800	\$2.80

5 407 Ojai Rd
407 Ojai Rd, Santa Paula, CA 93060

 8 Units |  Year Built 1950



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 1 Bath	1	100	840	\$2,495	\$2.97
TOTAL/AVG	1	100%	840	\$2,495	\$2.97

255 Sespe Ave // RENT COMPS

6 **102 E Ventura St**
 102 E Ventura St, Santa Paula, CA 93060

 1 Units |  Year Built 1979



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,563	\$2,500	\$1.60
TOTAL/AVG	1	100%	1,563	\$2,500	\$1.60

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap
LAAA TEAM

VENTURA COUNTY

Ventura County is located along the coast of Southern California between Malibu and Santa Barbara, stretching across nearly 43 miles of coastline. Executive housing, excellent public schools, open space, and a wide range of recreational activities — including horseback riding, surfing, sailing, scuba and golf — contribute to its quality of life. An educated workforce, the 101 Tech Corridor, a deep-water port and Naval Base Ventura County (NBVC) draw businesses and residents to the market, while high barriers to entry continue to push valuations higher.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



SKILLED LABOR POOL

California State University Channel Islands, California Lutheran University and Ventura County Community College support a talented labor pool. Roughly 34 percent of people age 25 and older hold a bachelor's degree or higher.



101 TECH CORRIDOR

The 101 Corridor — stretching from Calabasas to Camarillo — is a center for high-tech companies, specifically biotechnology, health care, telecommunications and clean energy firms. Amgen's world headquarters is in Thousand Oaks.



NAVAL BASE VENTURA COUNTY

NBVC generates large revenues for the local economy, supporting jobs in the government sector, as well as at defense contractors serving the base. More than 19,000 people are housed at the base.

ECONOMY

- Ventura County's economy is supported by the agriculture, health services, biomedicine, tourism and financial services sectors.
- Due to Ventura County's proximity to Los Angeles, local businesses can capitalize on major air, ground, rail and port-served transportation networks, drawing businesses.
- NBVC, which is composed of Port Hueneme, Point Mugu and San Nicolas Island (60 miles offshore), is a major aviation shore command and naval construction force mobilization site. Port Hueneme has five berths and is the only deep-water port between Los Angeles and San Francisco, connecting Ventura County to markets around the world.

DEMOGRAPHICS



POPULATION
842K

Growth 2022-2027*
1.3%



HOUSEHOLDS
278K

Growth 2022-2027*
1.8%



MEDIAN AGE
39.0

U.S. Median
38.6



MEDIAN HOUSEHOLD INCOME
\$95,400

U.S. Median
\$66,400

DEMOGRAPHICS // 255 Sespe Ave

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	11,697	17,106	18,149
2022 Estimate			
Total Population	11,463	16,817	17,847
2010 Census			
Total Population	10,940	16,201	17,194
2000 Census			
Total Population	10,418	14,771	15,667
Daytime Population			
2022 Estimate	9,554	12,657	13,597
HOUSEHOLDS			
2027 Projection			
Total Households	3,365	4,854	5,121
2022 Estimate			
Total Households	3,284	4,756	5,020
Average (Mean) Household Size	3.4	3.5	3.4
2010 Census			
Total Households	3,101	4,538	4,793
2000 Census			
Total Households	2,940	4,122	4,344
Growth 2022-2027	2.5%	2.1%	2.0%
HOUSING UNITS			
Occupied Units			
2027 Projection	3,623	5,184	5,476
2022 Estimate	3,521	5,063	5,350
Owner Occupied	1,993	3,003	3,147
Renter Occupied	1,290	1,753	1,873
Vacant	238	306	329
Persons in Units			
2022 Estimate Total Occupied Units	3,284	4,756	5,020
1 Person Units	18.6%	17.1%	17.2%
2 Person Units	23.4%	23.1%	23.2%
3 Person Units	15.3%	15.3%	15.4%
4 Person Units	16.8%	17.9%	17.8%
5 Person Units	11.5%	11.7%	11.7%
6+ Person Units	14.3%	14.9%	14.8%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	3.8%	3.8%	3.9%
\$150,000-\$199,999	7.8%	8.4%	8.7%
\$100,000-\$149,999	19.6%	22.4%	22.3%
\$75,000-\$99,999	19.4%	19.1%	19.0%
\$50,000-\$74,999	13.8%	13.9%	14.0%
\$35,000-\$49,999	10.8%	10.8%	10.8%
\$25,000-\$34,999	8.0%	7.2%	7.1%
\$15,000-\$24,999	10.5%	8.8%	8.7%
Under \$15,000	6.4%	5.6%	5.6%
Average Household Income	\$86,556	\$89,955	\$90,576
Median Household Income	\$75,743	\$80,241	\$80,493
Per Capita Income	\$24,965	\$25,640	\$25,677
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	11,463	16,817	17,847
Under 20	28.8%	29.0%	29.0%
20 to 34 Years	20.4%	20.4%	20.4%
35 to 39 Years	6.7%	6.8%	6.8%
40 to 49 Years	12.0%	12.1%	12.1%
50 to 64 Years	16.1%	16.4%	16.4%
Age 65+	16.0%	15.3%	15.3%
Median Age	35.6	35.5	35.4
Population 25+ by Education Level			
2022 Estimate Population Age 25+	7,395	10,807	11,459
Elementary (0-8)	16.9%	17.0%	17.0%
Some High School (9-11)	11.7%	11.5%	11.6%
High School Graduate (12)	23.0%	22.6%	22.5%
Some College (13-15)	23.6%	23.4%	23.3%
Associate Degree Only	8.0%	8.3%	8.3%
Bachelor's Degree Only	9.5%	9.8%	9.9%
Graduate Degree	7.3%	7.3%	7.4%
Population by Gender			
2022 Estimate Total Population	11,463	16,817	17,847
Male Population	49.6%	49.6%	49.6%
Female Population	50.4%	50.4%	50.4%



POPULATION

In 2022, the population in your selected geography is 17,847. The population has changed by 13.9 percent since 2000. It is estimated that the population in your area will be 18,149 five years from now, which represents a change of 1.7 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 35.4, compared with the U.S. average, which is 38.6. The population density in your area is 227 people per square mile.



EMPLOYMENT

In 2022, 8,609 people in your selected area were employed. The 2000 Census revealed that 49.4 percent of employees are in white-collar occupations in this geography, and 50.6 percent are in blue-collar occupations. In 2022, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 31.1 minutes.



HOUSEHOLDS

There are currently 5,020 households in your selected geography. The number of households has changed by 15.6 percent since 2000. It is estimated that the number of households in your area will be 5,121 five years from now, which represents a change of 2.0 percent from the current year. The average household size in your area is 3.4 people.



HOUSING

The median housing value in your area was \$447,211 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 2,601 owner-occupied housing units and 1,743 renter-occupied housing units in your area. The median rent at the time was \$682.



INCOME

In 2022, the median household income for your selected geography is \$80,493, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 72.6 percent since 2000. It is estimated that the median household income in your area will be \$90,980 five years from now, which represents a change of 13.0 percent from the current year.

The current year per capita income in your area is \$25,677, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$90,576, compared with the U.S. average, which is \$96,357.



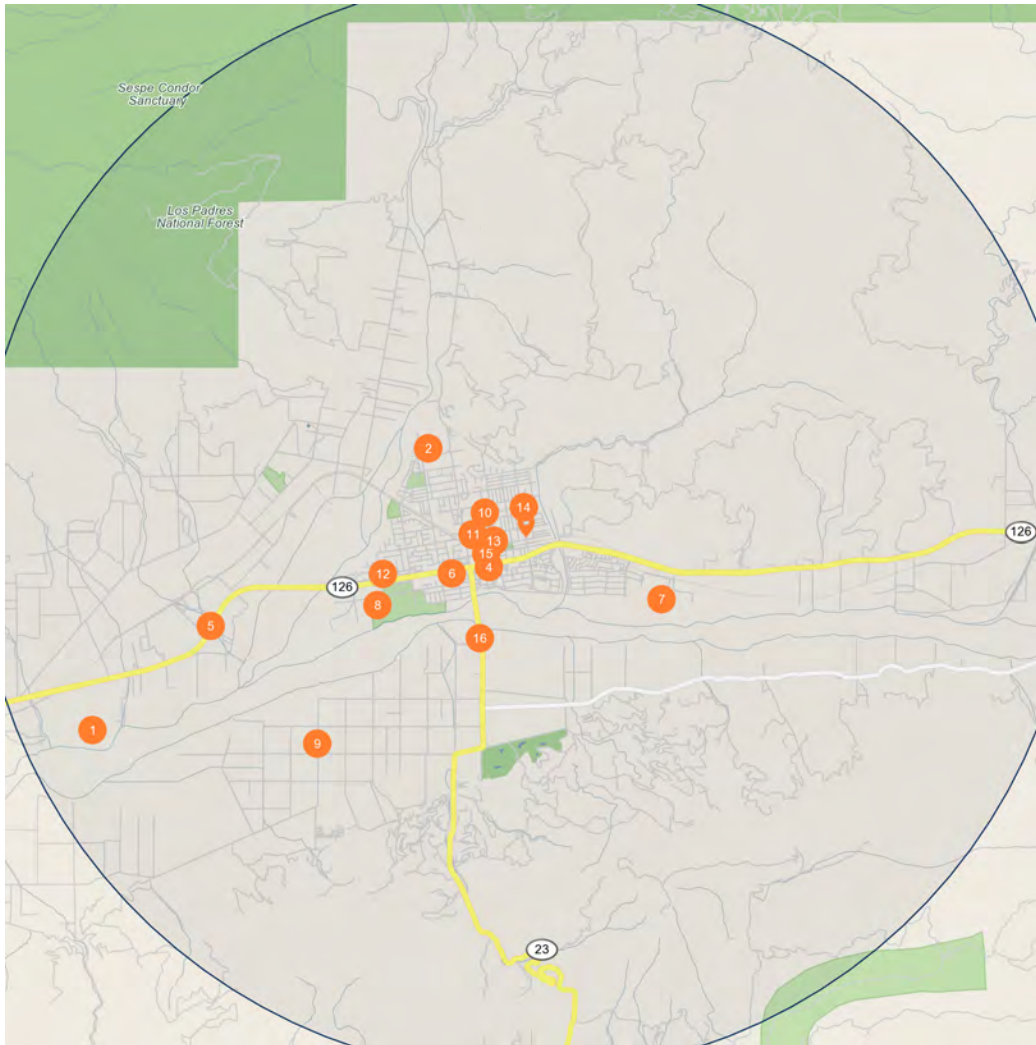
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 7.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 9.9 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 8.3 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 22.5 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.3 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // 255 Sespe Ave

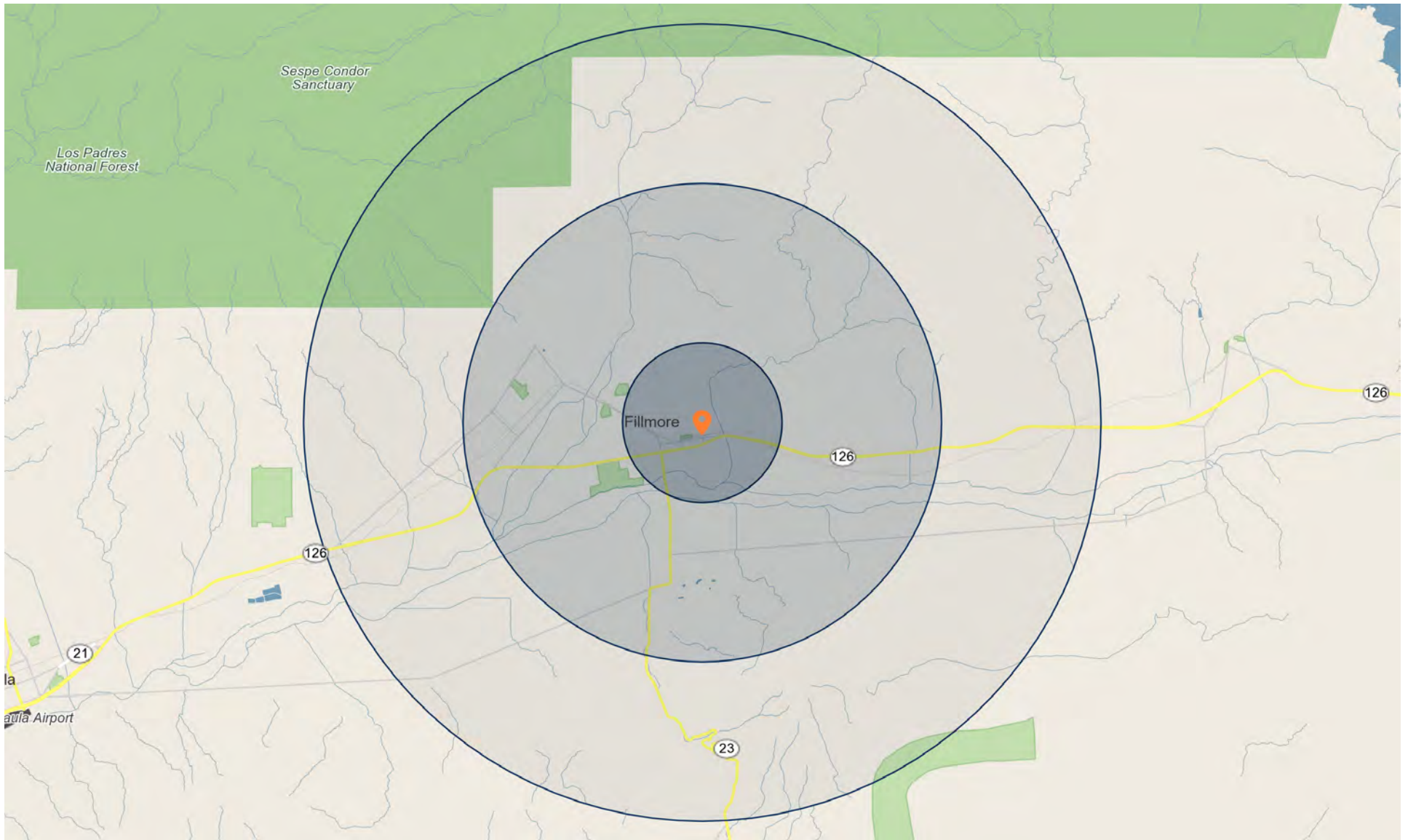


Major Employers

Employees

1	Brightview Tree Company-Environmental Industries	144
2	Ameron International Corp-Ameron Protective Coatings	115
3	Ameron International Corp-Ameron Pole Products & Systems	100
4	Crew Enterprises Inc-Burger King	97
5	Wonderful Citrus Packing LLC-Fillmore Farm Management	90
6	County of Ventura	74
7	California Watercess Inc	65
8	Rotorcraft Support Inc	63
9	Allied Avocados & Citrus Inc	60
10	Fillmore Unified School Dst-Fillmore Senior High School	58
11	Fillmore Unified School Dst	58
12	California Department Trnsp	57
13	JMJ Administrative Svcs LLC	57
14	Fillmore Unified School Dst-San Cayetano Elementary School	53
15	Fish & Wildlife Service US-Hopper Mtn Nat Wildlife Refuge	52
16	Fillmore Unified School Dst	51
17	Ventura Rgional Sanitation Dst	51

255 Sespe Ave // DEMOGRAPHICS



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