

# NEIGHBORHOOD



## Fillmore retains unique ambiance

By Maggie Hood

Located in what is known as “Heritage Valley,” Fillmore is a small town in northern Ventura County. Adjacent Santa Paula and Piru are the other two communities that comprise “Heritage Valley.” With an elevation of 467 feet, Fillmore is located about 35 miles from the Pacific Ocean. Easily reached via the 126 freeway, the beach is just a 45 minute drive away, which is a necessary summer respite from the heat of summer. Fillmore is bordered by the scenic Los Padres National Forest. San Cayetano Mountain peaks at an elevation of 4,267 feet and forms a lovely backdrop to the city, especially after a snowfall. The Santa Clara River, its tributary, Sespe Creek, and Pole Creek are all nearby, as is beautiful Lake Piru, 15 miles away.

Home of the historic Fillmore and Western railway, the downtown area has a classic “turn of the century” feel to it. A one-screen theater, an historic train depot, and the stunning Fillmore City Hall, built in 1997, are surrounded by many unique shops and businesses. The result is an ambience rarely found in California cities anymore. Due to its preserved downtown area, Fillmore has long been a popular filming location for television and movies.

The Southern Pacific Railroad was convinced

to build a station in Fillmore in 1988, which began Fillmore’s development. It is named after Jerome A. Fillmore, the railroad’s General Superintendent. In 1889, the first commercial orange grove was planted, and ten years later the town was classified as a “horticultural center for oranges, lemons and apricots. The “orange rush” in 1897 saw the development of the Fillmore Citrus Fruit Association, which eventually became Sunkist Growers. Fillmore’s first orange packing house was built at the corner of Sespe Avenue and A Street, on property purchased for \$50, according to the Fillmore Chamber of Commerce and Heritage Valley Tourism Bureau. By 1900, Fillmore had a population of 150.

Fillmore’s economy is still largely driven by agriculture, most of it related to orange, lemon and avocado farming and packing. Other sources of jobs and income are row crop farming and nurseries which have more recently developed and taken up some of the acreage formerly used for orchards. The small farming community of Bardsdale, located about three miles from Fillmore across the Santa Clara River, is considered part of Fillmore. The Fillmore school district, the City of Fillmore and a number of banks also provide a large number of jobs to the residents.

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Heritage Valley Tourism Bureau. By 1900, Fillmore had a population of 150.

### REAL ESTATE SALES: FILLMORE

#### SINGLE-FAMILY HOMES:

**SOLD in 2008:**

**2008 High: \$**

**2009 High: \$**

**2008 Low: \$**

**2009 Low: \$**

**SOLD in 2009 (YTD):**

**2008 Median: \$**

**2009 Median: \$**

**2008 Average DOM:**

**2009 Average DOM:**

#### CONDOMINIUMS:

**SOLD in 2008:**

**2008 High: \$**

**2009 High: \$**

**2008 Low: \$**

**2009 Low: \$**

**SOLD in 2009 (YTD):**

**2008 Median: \$**

**2009 Median: \$**

**2008 Average DOM:**

**2009 Average DOM:**



### STATS

#### FILLMORE (from 2000 Census)

**Population:** 13,649

**Population distribution:**

**Under 18:** 32.3%

**18-24:** 10.7%

**25-44:** 29.0%

**45-64:** 17.5%

**65+:** 10.4%

**Median income:** \$45,510

