FOR LEASE

±2,100 SF RETAIL SPACE AVAILABLE

Central Towne Square | 625A Central Avenue, Lompoc, CA 93436

LOCKEHOUSE

A MEMBER OF CHAINLINKS RETAIL ADVISORS

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SUMMARY

Shopping Center Retail for Lease

Address	625A W. Central Avenue, Lompoc, CA 93436
Cross Streets	N. O Street and N. L Street
Available	±2,100 SF
Parking	Ample
Zoning	PCD (Planned Commercial Development)
Asking Rents	$2.25/SF, NNN
NNN	Est. $0.65/SF
Term	5+ Years
Available	Now

HIGHLIGHTS

- Captive Trade Area with over $100 Million in Daily Needs Volume at the Center (Walmart & Foods Co.)
- Surrounded by Biggest Daytime Businesses in the Trade Area (Raytheon)
- Vandenberg Space Force Base (18,000 people) and Vandenberg Village (6,700 People) bring in Additional Traffic from the North

*Demographic Source: www.vandenberg.spaceforce.mil & www.datausa.io - 01/27/24

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PROPERTY PHOTOS

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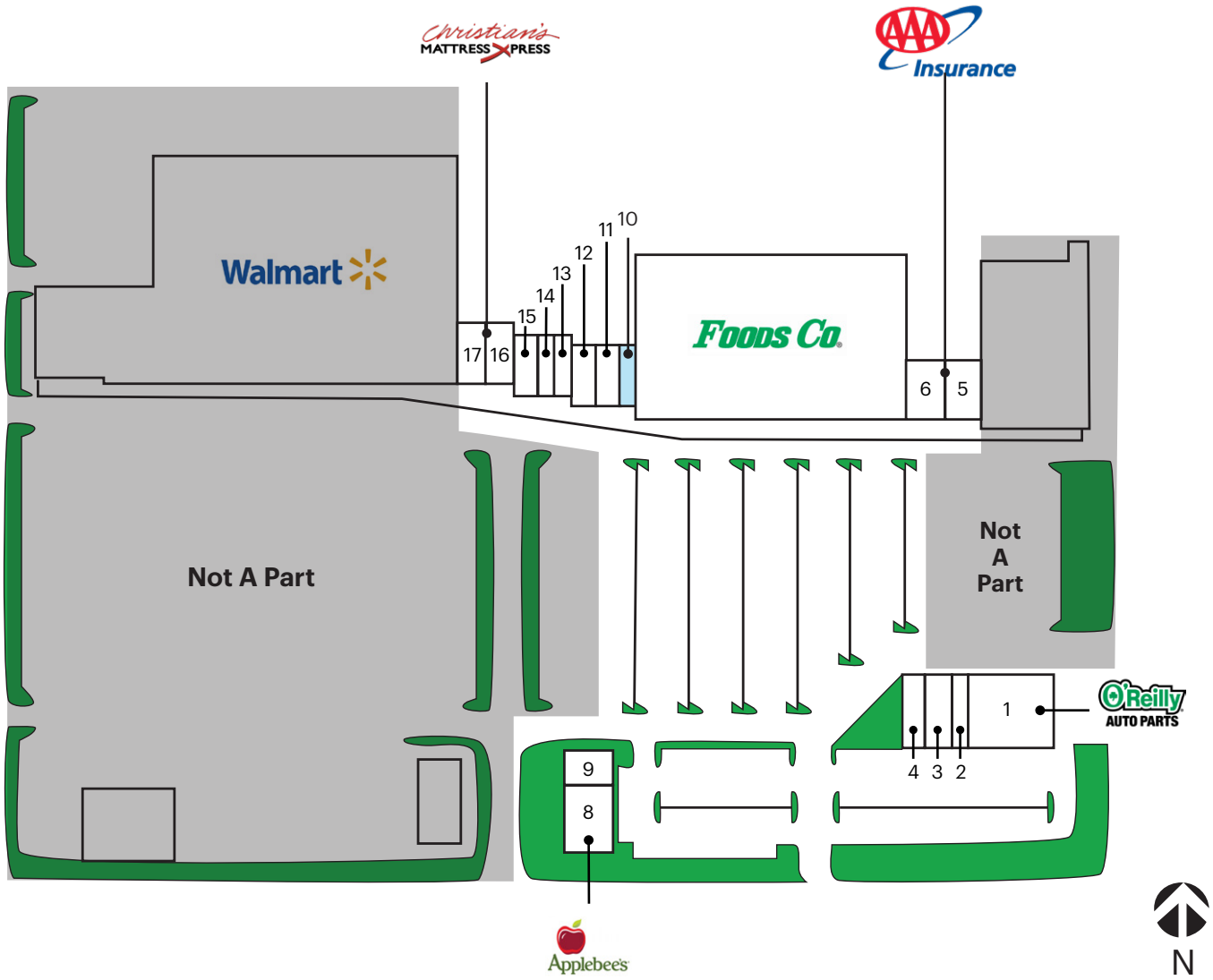
SITE PLAN

SUITE	TENANT	SIZE
1	O'Reilly Auto Parts	7,000 SF
2	Aloha BBQ	1,400 SF
3	Teaklish	1,017 SF
4	Armed Forces	2,570 SF
5-6	AAA	5,880 SF
7	Foods Co.	57,402 SF
8	Applebee's	5,065 SF
9	Allure Nail Salon	1,656 SF
10	**Available**	**2,100 SF**
11	GameStop	1,480 SF
12	Royal Smoke Shop	1,320 SF
13	New China Massage	1,376 SF
14	Wells Fargo	2,047 SF
15	Sally Beauty	1,500 SF
16-17	Christian's Mattress	4,900 SF



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CLOSE-UP AERIAL

*Traffic Counts Source: Sites USA REGIS Online 01/27/25

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MARKET AERIAL

*Traffic Counts Source: Sites USA REGIS Online 01/27/25

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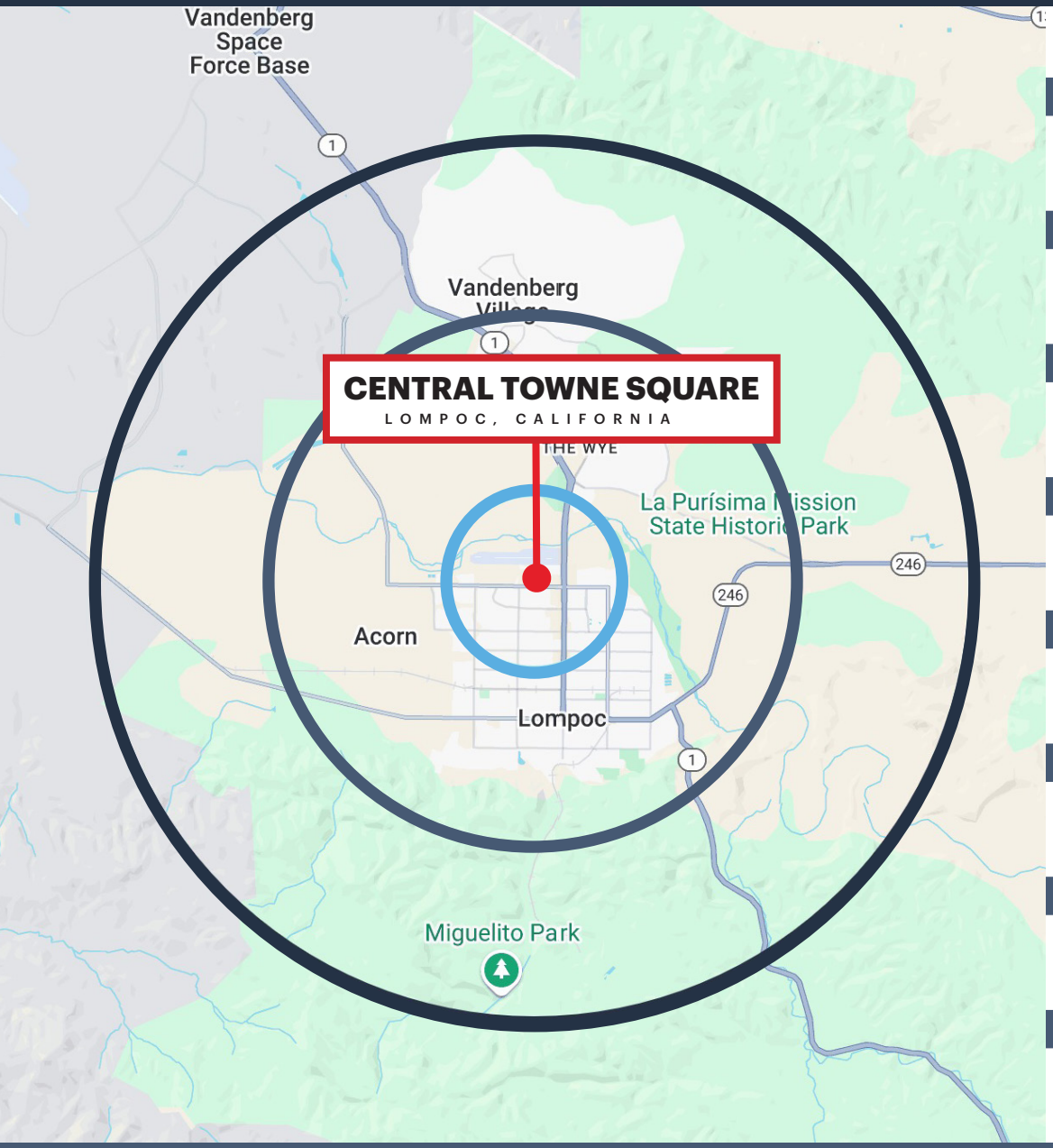
DEMOGRAPHICS



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
12,262	449,512	54,577

DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
8,254	29,163	35,060

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
$96,922	$101,943	$106,594

BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
18.0%	21.1%	23.0%

HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
$127.11 M	$471.53 M	$549.2 M

HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
3,905	1,752	695

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
34.0%	33.8%	32.4%

HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
244	890	1,129

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