

108 -124

E. OCEAN AVENUE
LOMPOC, CA

FOR LEASE



STEVE LEIDER
sleider@lee-associates.com
D 805.729.3634
CalDRE: #0967865

AUSTIN JACKSON
ajackson@lee-associates.com
D 805.698.7135
CalDRE: #02252146

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

A PREMIER COMMERCIAL RETAIL DESTINATION IN LOMPOC, CA

Position your business on one of Lompoc's most-traveled corners. This 1,900 SF retail suite anchors a multi-tenant building at the signalized intersection of East Ocean Avenue (Highway 246) and South G Street – the commercial spine that carries the bulk of Lompoc's daily traffic and connects the city to Highway 1 and Vandenberg Space Force Base. With dual street frontage, building and monument signage, and 37 surface parking spaces, the space offers the kind of exposure and accessibility that's increasingly hard to find in Old Town.

PROPERTY HIGHLIGHTS

- AVAILABLE SF: $\pm 1,900$ SF
- BUILDING SF: $\pm 6,081$ SF
- LOT SIZE: ± 0.64 AC
- LEASE RATE PER SF: \$1.35
- LEASE TYPE: NN (\$0.35)
- LEASE TERM: 1, 3, 5



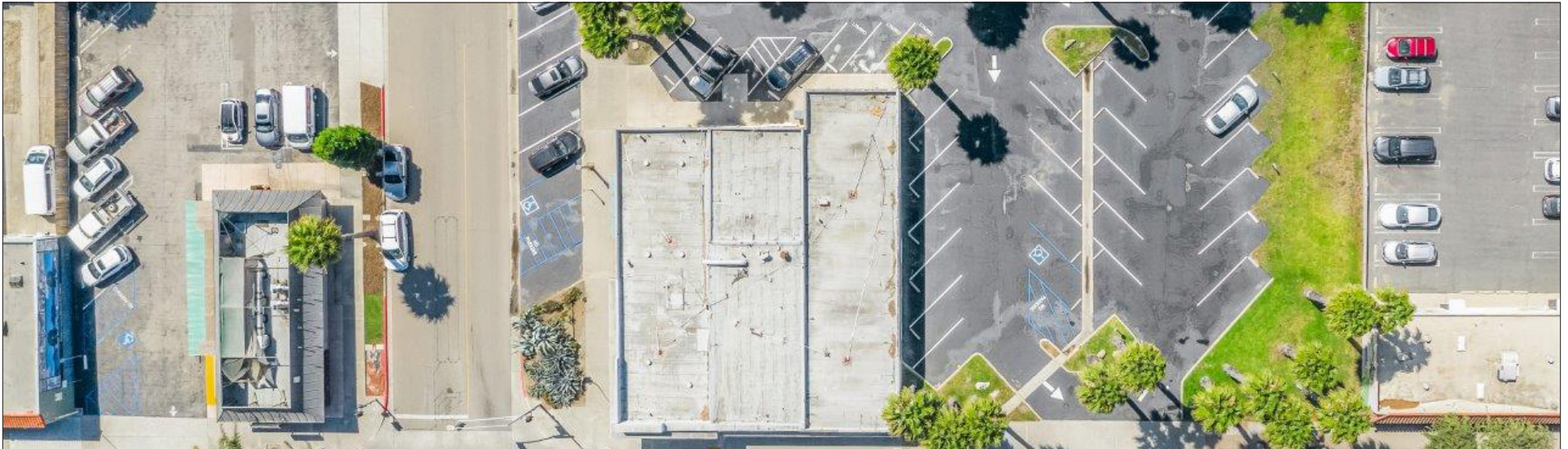
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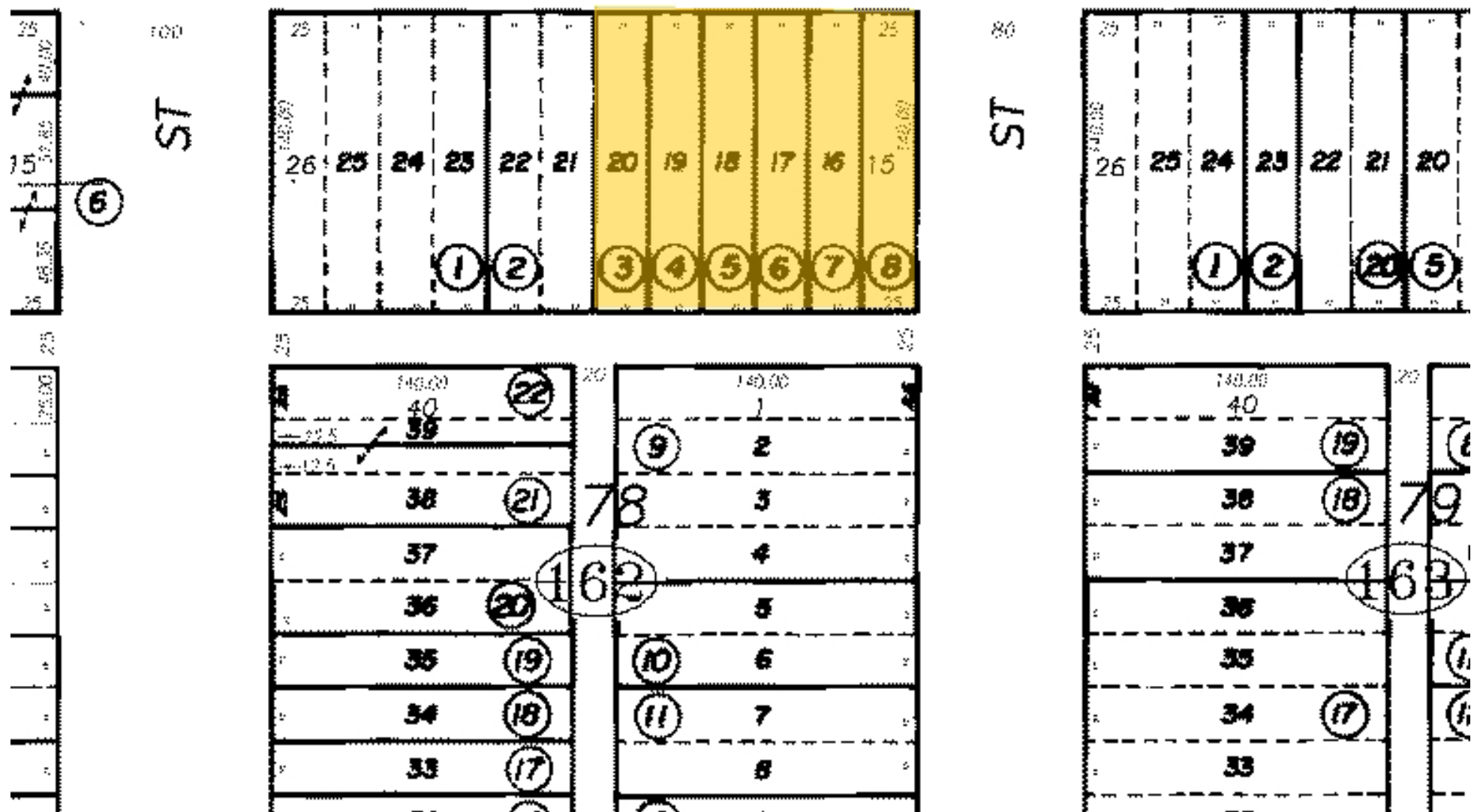
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AERIALS



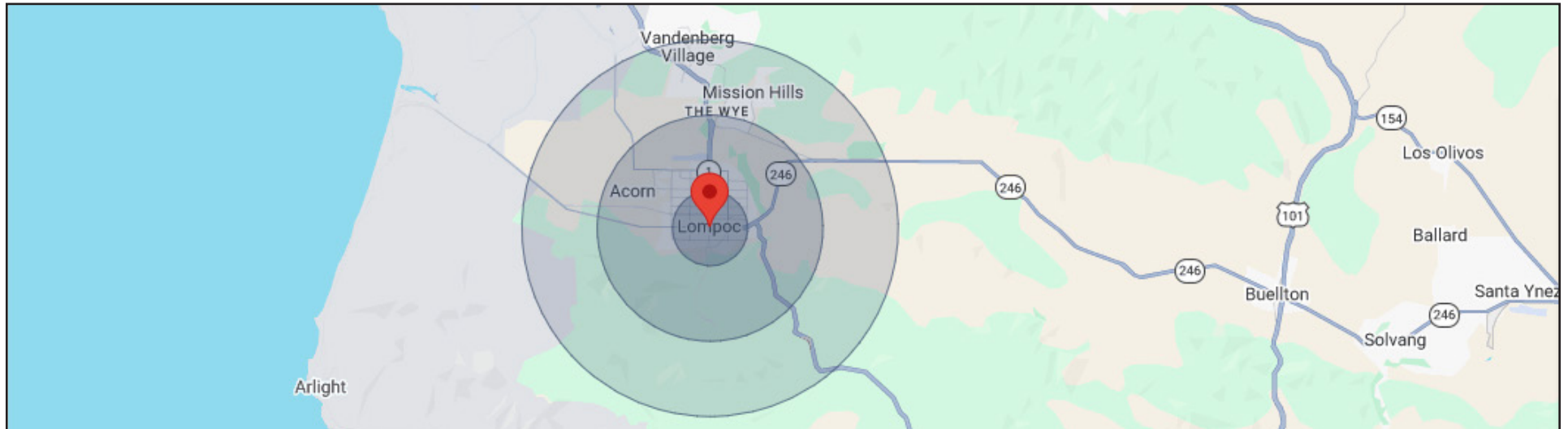
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APN MAP



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	22,408	42,665	51,474
Average Age	32.2	34.4	36.1
Average Age (Male)	32.2	33.5	35.4
Average Age (Female)	34.1	35.8	36.9
HOUSEHOLDS & INCOME			
Total Households	7,466	14,078	16,719
# of Persons per HH	3.0	3.0	3.1
Average HH Income	\$76,748	\$86,533	\$92,303
Average House Value	\$410,196	\$436,968	\$462,617

Demographics data derived from AlphaMap

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RETAIL OVERVIEW



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COMMERCIAL REAL ESTATE SERVICES

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Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

STEVE LEIDER

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Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 122 & 123
Bakersfield, CA 93309

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109 E Victoria St | Santa Barbara, CA 93101 | 805.962.6700 | lee-associates.com/centralca

