

MAIN & MAIN MIXED-USE INVESTMENT OPPORTUNITY

Highly visible mixed-use retail property
with adjoining vacant land offering future
development & expansion potential

PRICE REDUCTION \$650,000

2 UNITS + VACANT LAND • \$62/SF OF LAND • \$226/BLDG SF



113 & 117 SOUTH H STREET

OLD TOWN LOMPOC CALIFORNIA 93436

PRESENTED BY

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113 & 117 SOUTH H STREET

OLD TOWN LOMPOC
CALIFORNIA
93436



OLD TOWN LOMPOC

Positioned in the heart of Old Town Lompoc, 117 S. H St. presents a rare opportunity to acquire a highly visible mixed-use retail property with adjoining vacant land offering future development and expansion potential. The property consists of two $\pm 1,440$ SF retail suites totaling $\pm 2,880$ SF situated adjacent to multiple vacant lots, creating a unique owner-user, investment, or redevelopment opportunity in one of Lompoc's most recognizable downtown corridors.

The building is currently configured with two distinct retail spaces. One suite operates as a wine bar/lounge with inviting indoor seating and direct connectivity to the adjacent outdoor lot area, creating an ideal environment for live music, events, food service expansion, beer garden use, or outdoor entertainment. The second suite is improved as a salon space with upgraded flooring, wash stations, reception area, and open retail

layout suitable for salon, wellness, office, boutique retail, or service-oriented uses.

The attached vacant lots significantly enhance the long-term value and flexibility of the asset. The outdoor area offers immediate usability for events, outdoor seating, entertainment space, food truck activation, pop-up retail, or future ground-up development, subject to City approval. The site benefits from strong street frontage, pedestrian visibility, nearby public parking, and proximity to other downtown retailers, restaurants, tasting rooms, and civic uses. The property also benefits from a private rear parking lot, a valuable amenity in the downtown corridor that provides convenient off-street parking for tenants, customers, employees, or future expanded uses.

Surrounded by colorful murals, local businesses, and ongoing downtown revitalization efforts, the property

captures the character and walkability that continue to drive interest in Old Town Lompoc. Nearby national and regional tenants include Walmart Neighborhood Market, Dollar Tree, Taco Bell, and numerous commercial and industrial employers supporting the local economy.

Zoned for retail and positioned within one of Lompoc's primary commercial corridors, 117 S. H St. offers investors, owner-users, and developers the opportunity to control a highly flexible downtown asset with both existing income potential and future upside through activation of the adjoining land parcels.

Properties with existing improvements combined with excess land in downtown Lompoc rarely come available, particularly with the visibility, character, and flexibility offered by this location.

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SOUTH H STREET
OLD TOWN LOMPOC
CALIFORNIA
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PRICE REDUCTION

\$650,000

UNITS

2

TOTAL BLDG SIZE

±2,880 SF
(\$226/SF)

TOTAL LAND SIZE

±10,452 SF
(\$62/SF of Land)

UNIT MIX

Wine Bar; Hair Salon; 2 Vacant Lots

Property & Pricing Summary

PARKING

Private in rear (4 spots)

APN

085-161-009; -008

POWER

120amp

FLOORS

1

CEILING HEIGHT

11' 5"

RESTROOMS

2

ZONING

Retail (personal services, photography, travel)

PRESENTED BY

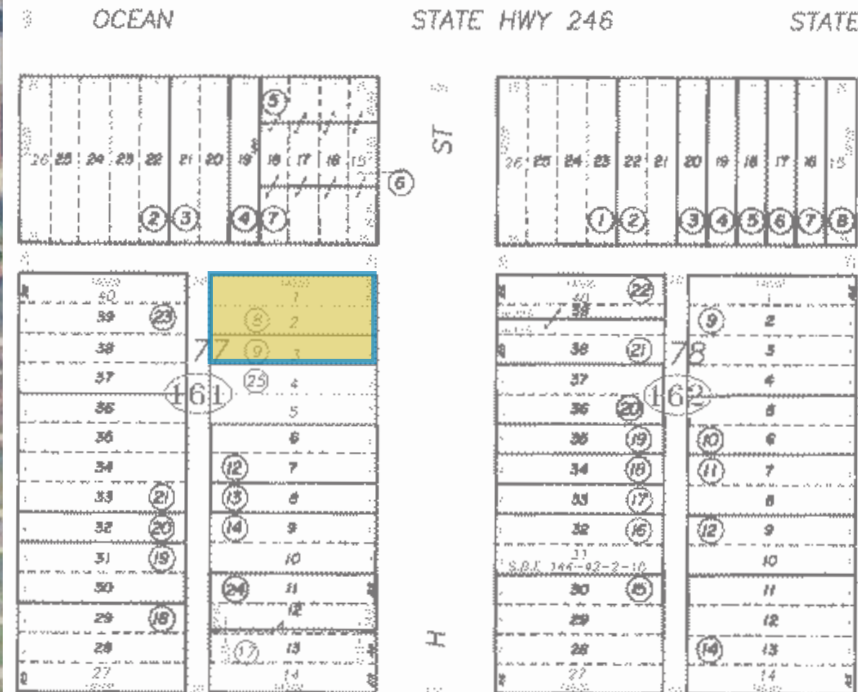
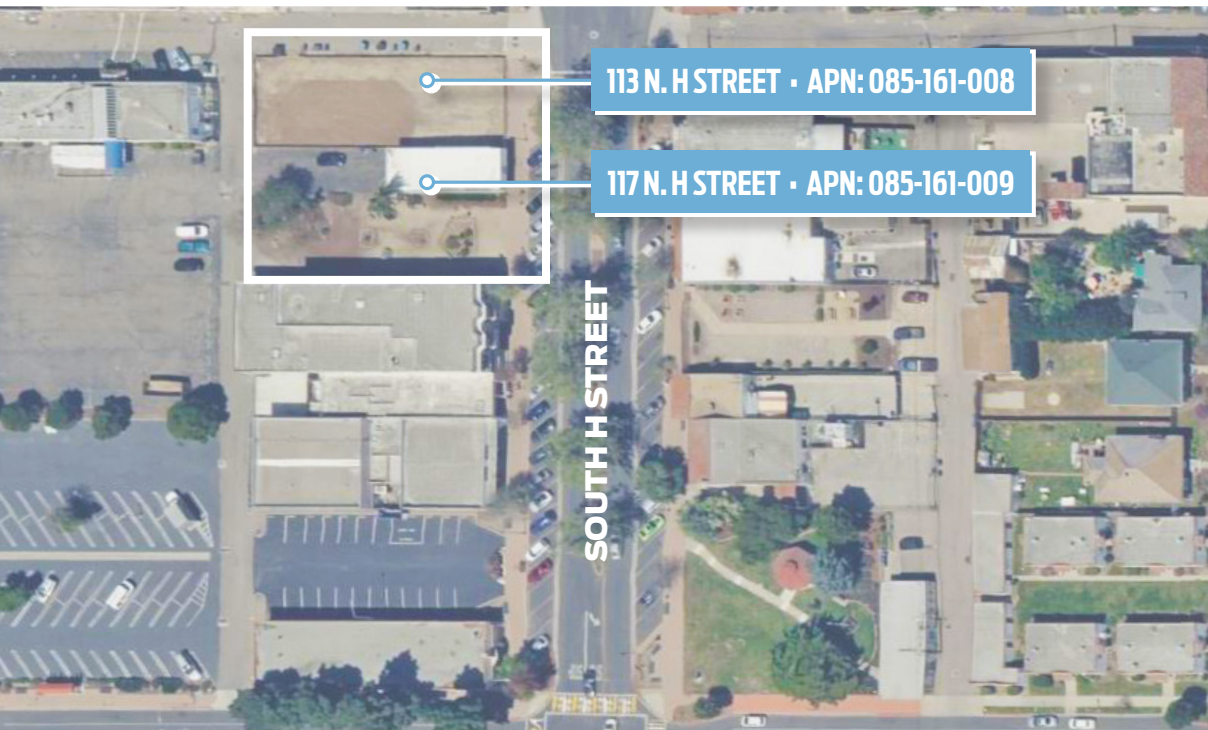
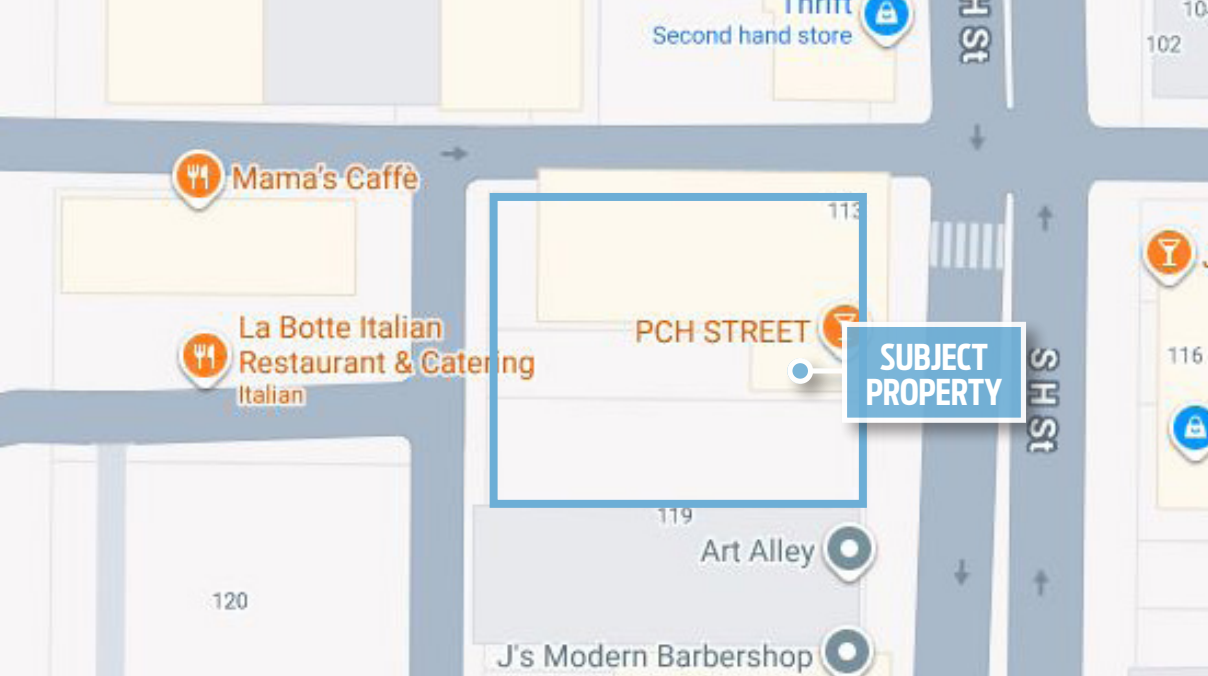
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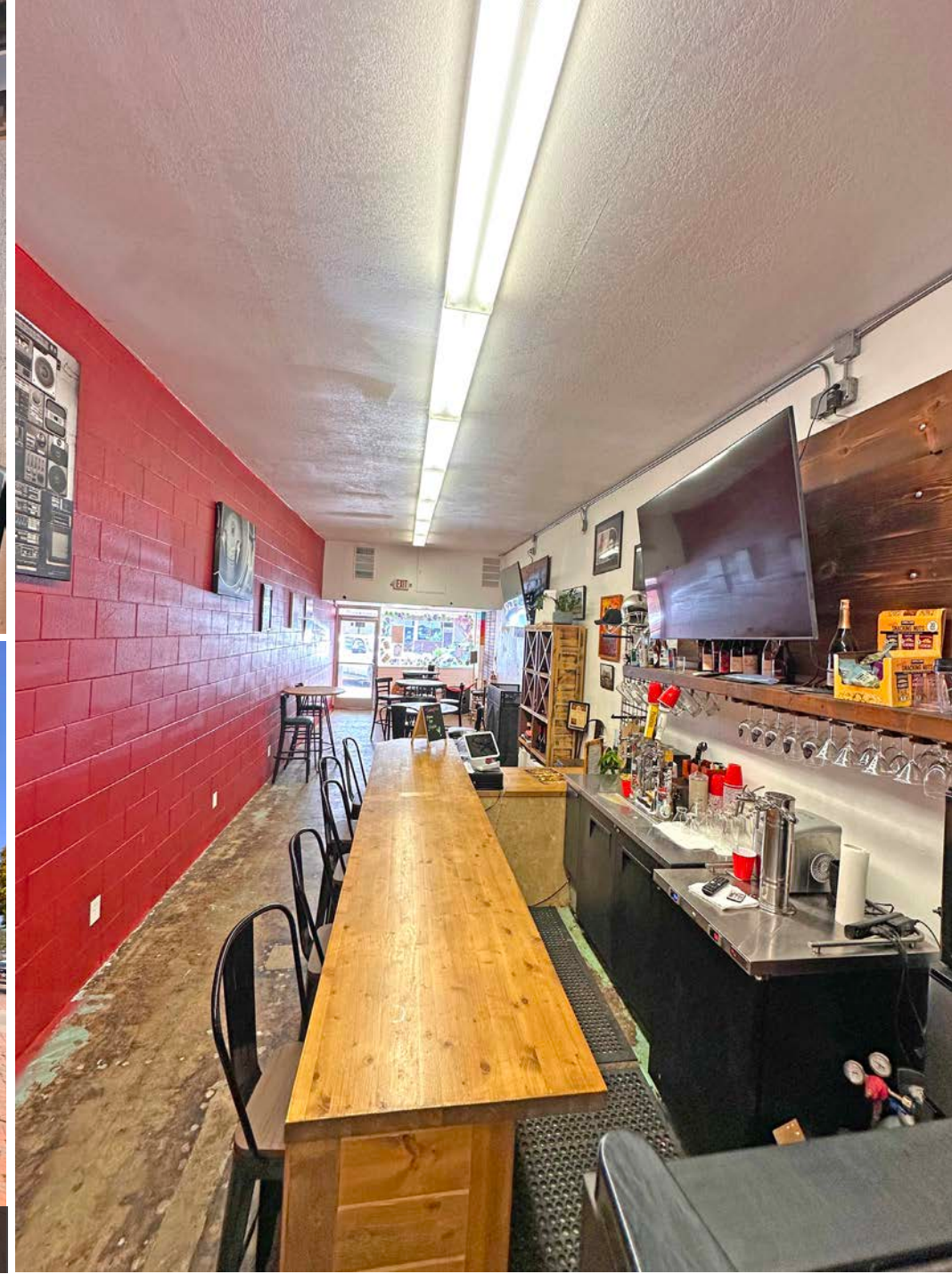
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117 S. H ST. | OPEN LOTS TO THE SOUTH & NORTH



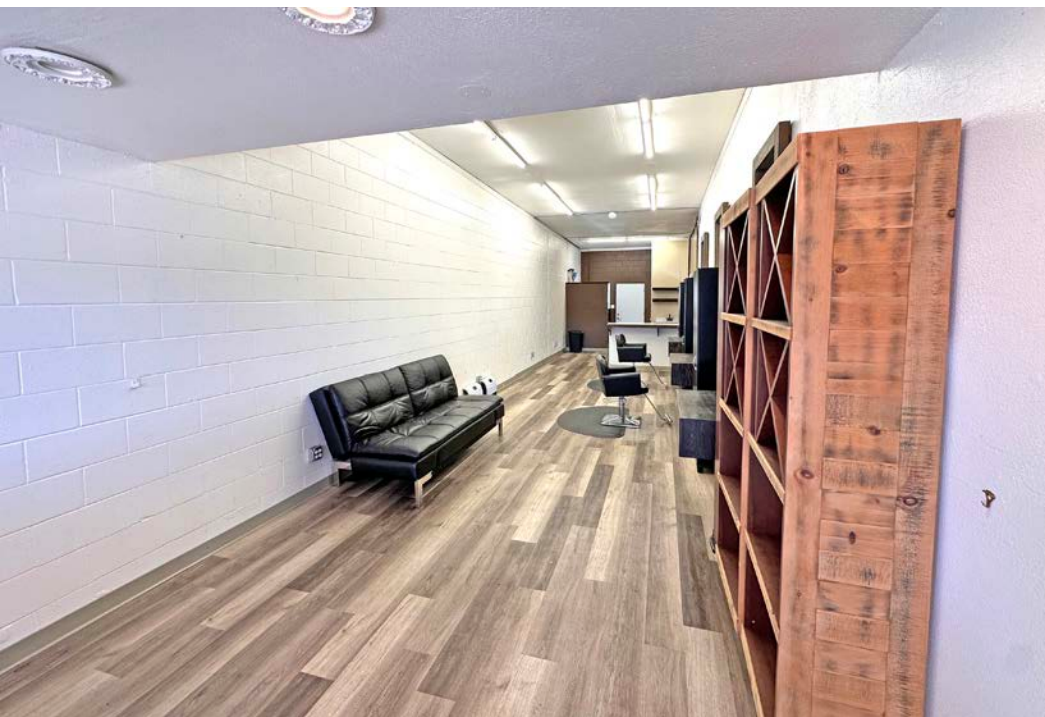
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RADIUS[®]
 Commercial Real Estate

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SELECT NEARBY AMENITIES & POINTS OF INTEREST

VANDENBERG VILLAGE

LA PURISIMA GOLF COURSE, BUELLTON & SOLVANG

- | | |
|------------------------------------|-----------------------------------|
| 1 Cypress Gallery | 17 Lompoc Valley Medical Center |
| 2 Lompoc Museum | 18 The Home Depot |
| 3 Lompoc Valley Middle School | 19 Montemar Wines |
| 4 Ryon Park | 20 Lompoc Aquatic Center |
| 5 Lompoc Valley Historical Society | 21 Lompoc High School |
| 6 Sushi Teri Lompoc | 22 ALDI |
| 7 Lompoc Civic Center | 23 Marshalls |
| 8 Starbucks | 24 Ulta Beauty |
| 9 Solvang Brewing Company | 25 La Botte Italian & Mamas Caffé |
| 10 Bread Board Deli | 26 Embassy Suites by Hilton |
| 11 Brewer Clifton Winery | 27 Albertsons |
| 12 Longoria Winery & Tasting room | 28 Lompoc City Airport |
| 13 Stolpman Winery | 29 Lompoc Theatre |
| 14 South Side Coffee Co. | 30 Valley Juice Shop |
| 15 Grocery Outlet | 31 Eye on I (Industrial Eats) |
| 16 Pier Fitness Health Club | |

SURF BEACH

W. OCEAN AVE.

SUBJECT PROPERTY

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CITY OF ARTS & FLOWERS

Old Town Lompoc

This charming and storied section of Lompoc showcases an array of boutiques and cafés, including the Lompoc Museum and the Cypress Gallery. With nearly 40 murals adorning street corners, alleyways, and the sides of prominent buildings, Old Town Lompoc has transformed into an open-air art gallery.

The Lompoc Murals stand out as one of the city's premier attractions, portraying vignettes of Lompoc's heritage, floral industry, historic landmarks, cultural diversity, scenic magnificence, and beyond. Adding to the ambiance, Lompoc's neon signs illuminate Old Town, evoking a nostalgic vintage ambiance.

Come Friday nights during the summer season, Old Town Market bustles with energy, offering live music, a farmers market, local artisans, and engaging events. Throughout the year, the Lompoc Farmers Market takes its place every Friday afternoon in Old Town, showcasing locally cultivated produce and flowers.

Located on scenic Pacific Coast Highway, Lompoc is approximately 55 miles northwest of Santa Barbara, 155 miles northwest of Los Angeles and 270 miles southeast of San Francisco. The Pacific Ocean is roughly nine miles from town. The Lompoc Valley is a key part of the Central California region with a population of approximately 44,398. Vandenberg Air Force Base — a major regional employer — is 10 miles northwest of the City and is among the nation's most important military and aerospace installations.

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