

1000 W OCEAN AVENUE

LOMPOC CA
93436

**FIRST TIME ON THE MARKET
IN 57 YEARS**

Current Use: 460 Religious Facility
Zoned R2 — Medium Density Residential

OFFERED AT \$1,200,000

**±2.65 ACRES
FOR SALE**

**RYON
MEMORIAL
PARK**

±1.36 ACRES
*(Amenable dialogue with
Owner regarding possible
assemblage).*

SOUTH R STREET

PRESENTED BY

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OFFERED AT \$1,200,000

(APN 091-110-059 • ±2.65 AC)

The adjacent ±1.36-acre parcel could be made available separately.

Contact Listing Agents for details.

Nestled on ±2.65 acres along W. Ocean Ave., the ±5,711 SF Peace Lutheran Church campus offers a rare combination of established community presence, generous land, and genuine flexibility for its next owner ~ an opportunity that has not come to market in more than nearly six decades.

The property is adjacent to Ryon Memorial Park ~ a ±22.5-acre city park with expansive lawns, mature shade trees, a walking trail and playgrounds, and the longtime home of the Lompoc Valley Flower Festival. Few properties anywhere in the Valley enjoy this kind of permanent open-space setting on multiple sides. Directly across Ocean Ave. is the United Boys & Girls Club of Santa Barbara. With well-established single-family neighborhoods just beyond and downtown Lompoc, schools and services minutes away, this is one of the most family-oriented and pedestrian-friendly corridors in the Lompoc Valley ~ an ideal setting for a congregation, a school, or a new residential development.

ASSEMBLAGE & REDEVELOPMENT UPSIDE

An adjacent ±1.36-acre vacant parcel (APN 091-110-047) could be made available separately for assemblage, creating a potential contiguous site of approximately four acres. Both parcels are zoned R-2, Medium Density Residential, under a Medium Density Residential General Plan designation, with a Planned Development (PD) Overlay on the adjacent parcel. R-2 allows duplex and multi-family development at 6.2 to 14.5 dwelling units per net acre, so the combined site presents a compelling redevelopment opportunity in a market where developable in-town land is increasingly scarce.

A PREFERENCE FOR CONTINUED MINISTRY

While the redevelopment potential is real, the Seller's stated preference is that the property continue to serve as a house of worship. Peace Lutheran would like to welcome another church congregation as the next steward of this campus.

IN-PLACE TENANCY

An established Montessori school currently occupies classroom space on the campus and would like to remain in place as a tenant — offering immediate income to a buyer. The school is prepared to be relocated if a buyer requires full occupancy.

PROPERTY NOTES

Originally constructed in the late 1960s, the ±5,711 square foot building offers sanctuary, 3 classrooms, vestibule, 2 dressing rooms, crying room, a private pastor's study room, administrative office and a large open fellowship space with a kitchen, with ample onsite parking. The property is offered strictly in "As-is, Where-is" condition, with buyer to satisfy itself as to condition, zoning, entitlements and development potential.

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1000 W. OCEAN AVENUE

LOMPOC
CA 93436



INVESTMENT HIGHLIGHTS

Offered at

\$1,200,000

Building Size

Sanctuary: ±5,711 SF;
Storage ±722 SF

Total Building SF: ±6,433

Land Size

±2.65 Acres • ±115,641 SF

Price/Bldg SF

\$210/SF

Price/SF Land

\$10/SF

APN

091-110-059

Zoning

Current Use 460 Religious Facility
Zoned: R2 — Medium Density Residential

Parking

57

Year Built

1969

HVAC

Heating Only

Restrooms

4

Sprinklers

Fire Sprinkler System Installed 2023

Other

±75,021 SF Undeveloped Area

CSO

3%

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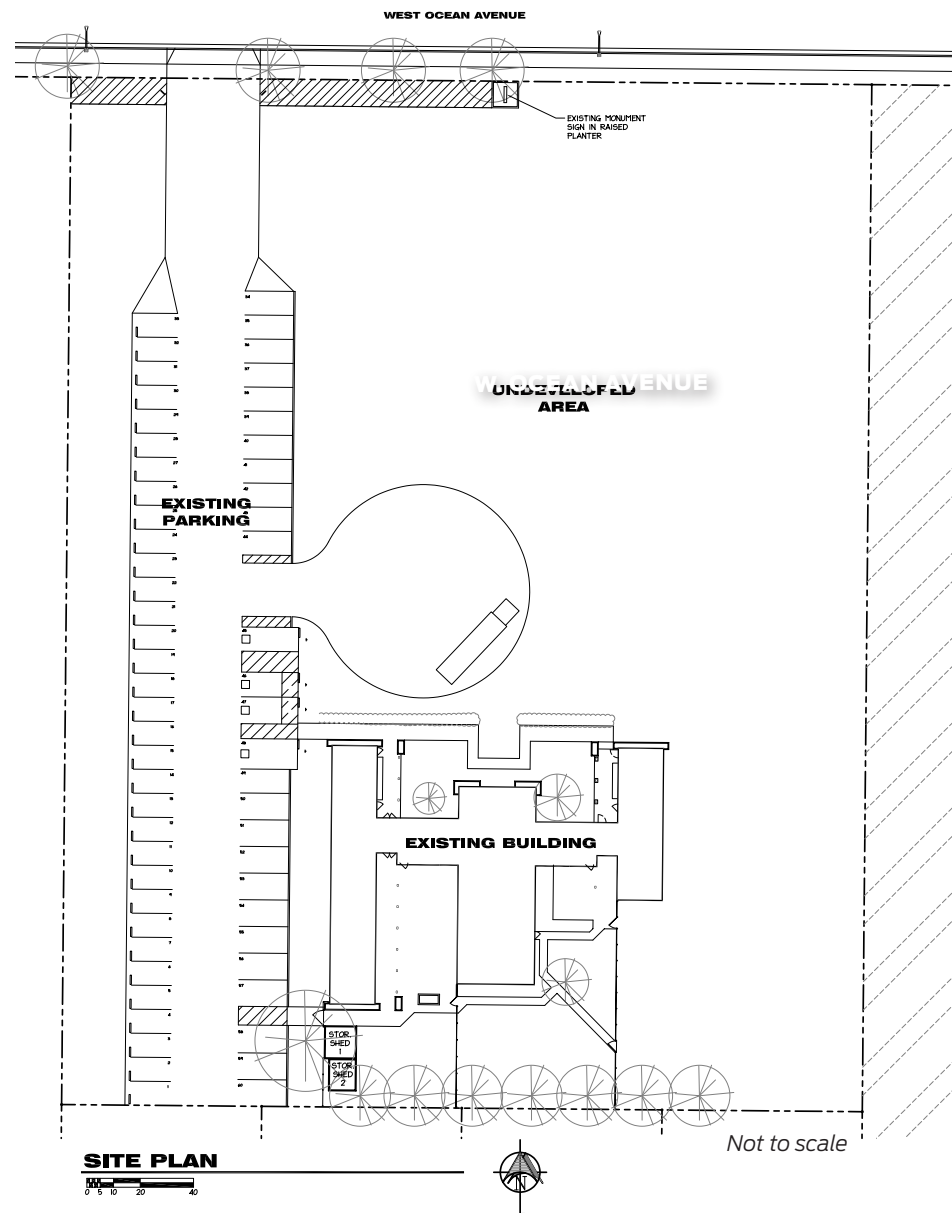


1000 W. OCEAN AVE LOMPOC CALIFORNIA 93436

PRIME INVESTMENT OPPORTUNITY

±5,711 SF Sanctuary on ±2.65 Acres

w/ ±4-Acre Assemblage Potential



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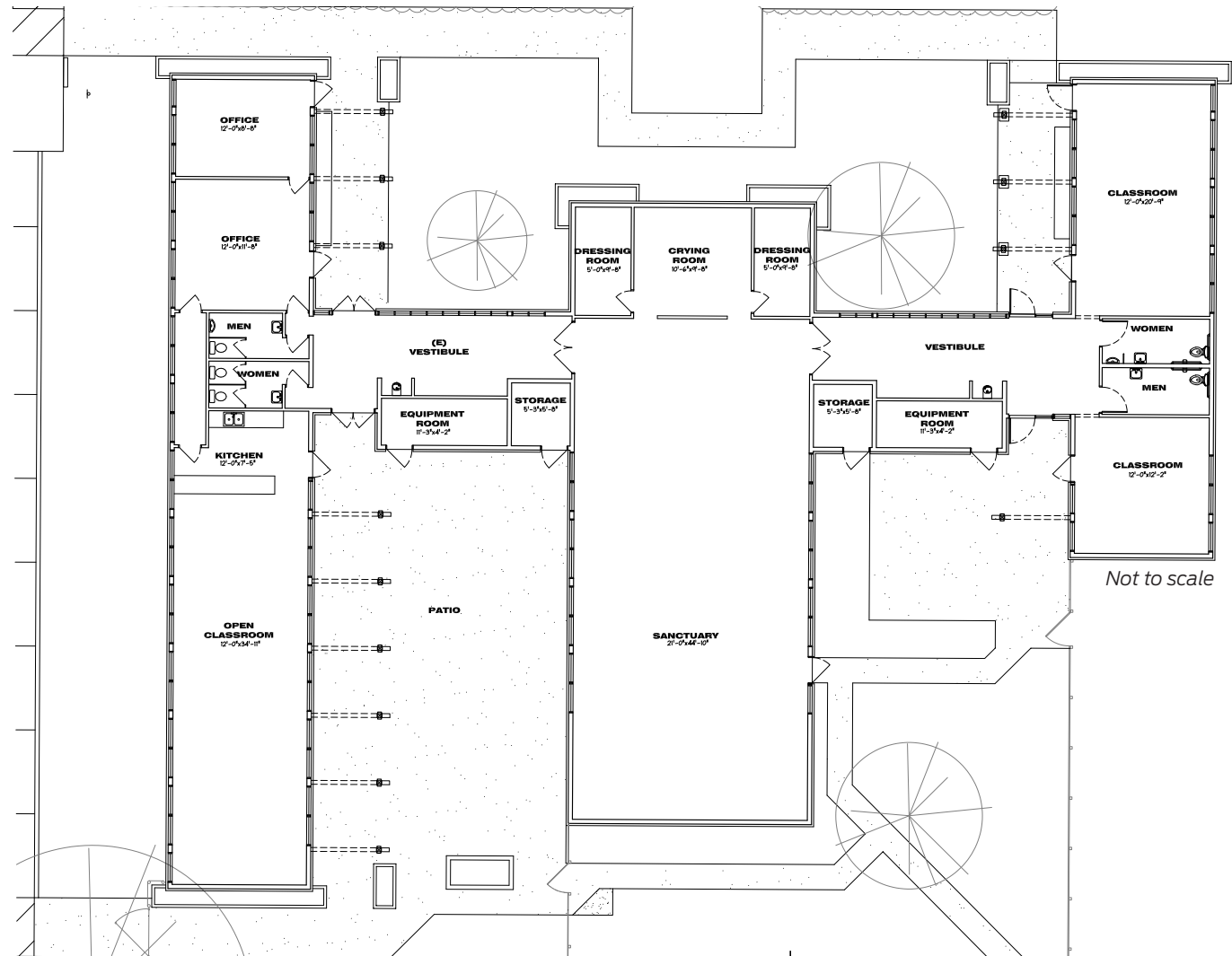


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LOMPOC CALIFORNIA 93436

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Floor Plan



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SELECT NEARBY AMENITIES & POINTS OF INTEREST

VANDENBERG
VILLAGE

LA PURISIMA GOLF
COURSE, BUELLTON
& SOLVANG

SUBJECT PROPERTY
1000 W. OCEAN AVENUE

SURF BEACH

W. OCEAN AVE.

OLD TOWN LOMPOC

- | | |
|------------------------------------|---------------------------------|
| 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 Memorial 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 |
| 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 Hangar7 Pizza Restaurant |
| 15 Grocery Outlet | 31 Eye on I (Industrial Eats) |
| 16 Pier Fitness Health Club | |

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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.