

**FOR SALE**



**203 W Central Ave**

Lompoc, CA 93436



Araceli Jugo

**562.964.1667**

[araceli.jugo@expcommercial.com](mailto:araceli.jugo@expcommercial.com)

[www.expcommercial.com](http://www.expcommercial.com)

# Table of Contents

FOR SALE

## TABLE OF CONTENTS

|                           |    |
|---------------------------|----|
| PROPERTY INFORMATION      | 3  |
| PROPERTY SUMMARY          | 4  |
| PROPERTY DESCRIPTION      | 5  |
| COMPLETE HIGHLIGHTS       | 6  |
| LOCATION INFORMATION      | 7  |
| REGIONAL MAP              | 8  |
| LOCATION MAP              | 9  |
| AERIAL MAP                | 10 |
| SITE PLANS                | 11 |
| DEMOGRAPHICS              | 12 |
| DEMOGRAPHICS MAP & REPORT | 13 |

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

Araceli Jugo

562.964.1667

araceli.jugo@expcommercial.com



Section 1

# Property Information



# Property Summary

FOR SALE



## VISUAL MEDIA

### PROPERTY DESCRIPTION

Unit 203 presents a rare opportunity to acquire a professionally improved office condominium within a stable and supply-constrained Central Coast office market. The property combines owner-user functionality with potential investment upside through a possible long-term tenancy by the current chiropractic operators. The upgraded condition, parking availability, and flexible ownership structure position the property favorably for both investors and professional owner-users seeking turnkey office space in Lompoc, California.

### PROPERTY HIGHLIGHTS

- ±4,000 SF Office Condominium Unit
- Located Within a ±16,000 SF Multi-Tenant Office Complex
- Beautifully Upgraded Chiropractic Office Buildout
- Modern Interior Improvements & Professional Finishes
- Potential Sale-Leaseback Opportunity

### OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,200,000 |
| Number of Units: | 1           |
| Building Size:   | ~4,000 SF   |
| NOI:             | \$61,000.00 |
| Cap Rate:        | 5.08%       |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 186        | 704       | 4,260    |
| Total Population  | 552        | 2,162     | 12,602   |
| Average HH Income | \$97,362   | \$100,900 | \$81,776 |

Araceli Jugo

562.964.1667

araceli.jugo@expcommercial.com



# Property Description

FOR SALE



## PROPERTY DESCRIPTION

Unit 203 presents a rare opportunity to acquire a professionally improved office condominium within a stable and supply-constrained Central Coast office market. The property combines owner-user functionality with potential investment upside through a possible long-term tenancy by the current chiropractic operators. The upgraded condition, parking availability, and flexible ownership structure position the property favorably for both investors and professional owner-users seeking turnkey office space in Lompoc, California.

## LOCATION DESCRIPTION

Unit 203 is strategically located at 203 W Central Avenue in Lompoc, California, within the commercial core of the city and just minutes from major employers, healthcare providers, government services, and retail amenities. Central Avenue serves as one of Lompoc's primary east-west thoroughfares, providing excellent visibility, convenient access, and connectivity throughout the city. Lompoc continues to benefit from the economic influence of Vandenberg Space Force Base, a major regional employment driver supporting aerospace, defense, engineering, healthcare, and professional service sectors. The property's central location positions it to serve a broad range of businesses seeking accessibility for both employees and clients. The surrounding area is characterized by a mix of professional offices, medical users, service-oriented businesses, retail establishments, and civic facilities, creating a stable business environment with consistent daytime population and commercial activity. The property is located within a commercial zoning district that permits a variety of professional, administrative, medical, and business office uses, subject to city regulations and applicable condominium association restrictions. Prospective purchasers are encouraged to independently verify permitted uses with the City of Lompoc Planning Division.

Araceli Jugo

562.964.1667

araceli.jugo@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Complete Highlights

FOR SALE



## PROPERTY HIGHLIGHTS

- Turnkey Professional Office Opportunity - Rare opportunity to acquire an approximately 4,000 SF office condominium unit within a fully occupied four-unit office complex in the Central Santa Barbara County submarket.
- Beautifully Renovated Chiropractic Office -The subject unit has been thoughtfully upgraded and modernized by the current ownership, who operate a successful chiropractic practice within the space. Improvements include contemporary finishes, updated interior design elements, and a professional layout designed to create a welcoming client experience while supporting efficient day-to-day operations.
- Potential Long-Term Tenant Opportunity - Current ownership may consider remaining in the property as long-term tenants, creating a potential sale-leaseback opportunity for investors seeking immediate occupancy stability and in-place income. Alternatively, the property may appeal to owner-users seeking a turnkey office environment with minimal upfront buildout needs.
- Attractive Owner-User or Investment - Profile Well-suited for medical, wellness, professional, or service-oriented users seeking long-term occupancy control, while also appealing to investors seeking stable office product in a supply-constrained market.
- Strong Parking Ratio - Property benefits from approximately 4.5 parking spaces per 1,000 SF, exceeding many comparable office assets in the market and supporting a broad range of professional uses.
- Supply-Constrained Office Market - The Central Santa Barbara County office market continues to experience limited new office construction and relatively low vacancy, helping support long-term occupancy and value stability.

Araceli Jugo

562.964.1667

araceli.jugo@expcommercial.com



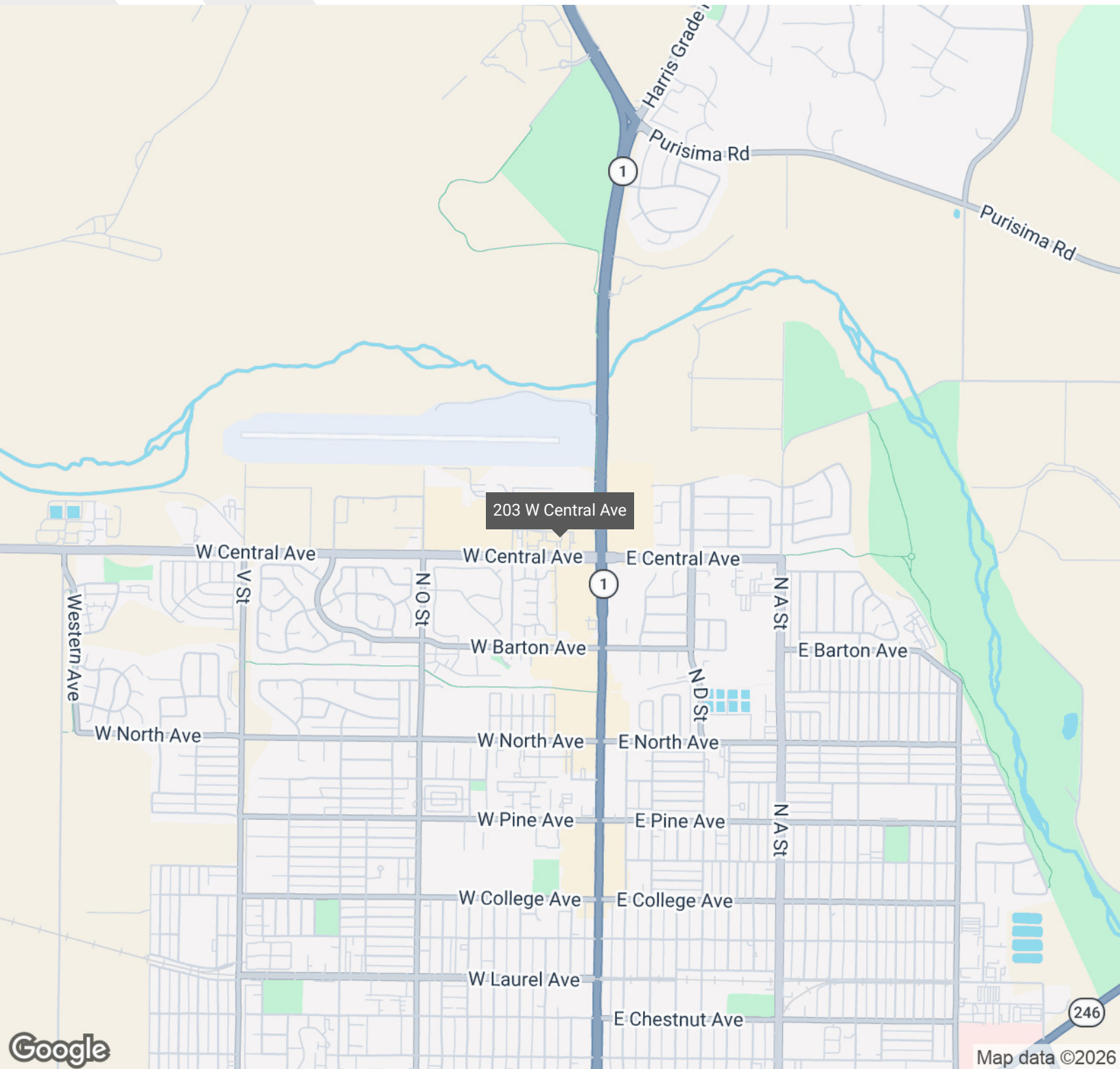


Section 2

# Location Information

# Regional Map

FOR SALE



Araceli Jugo

562.964.1667

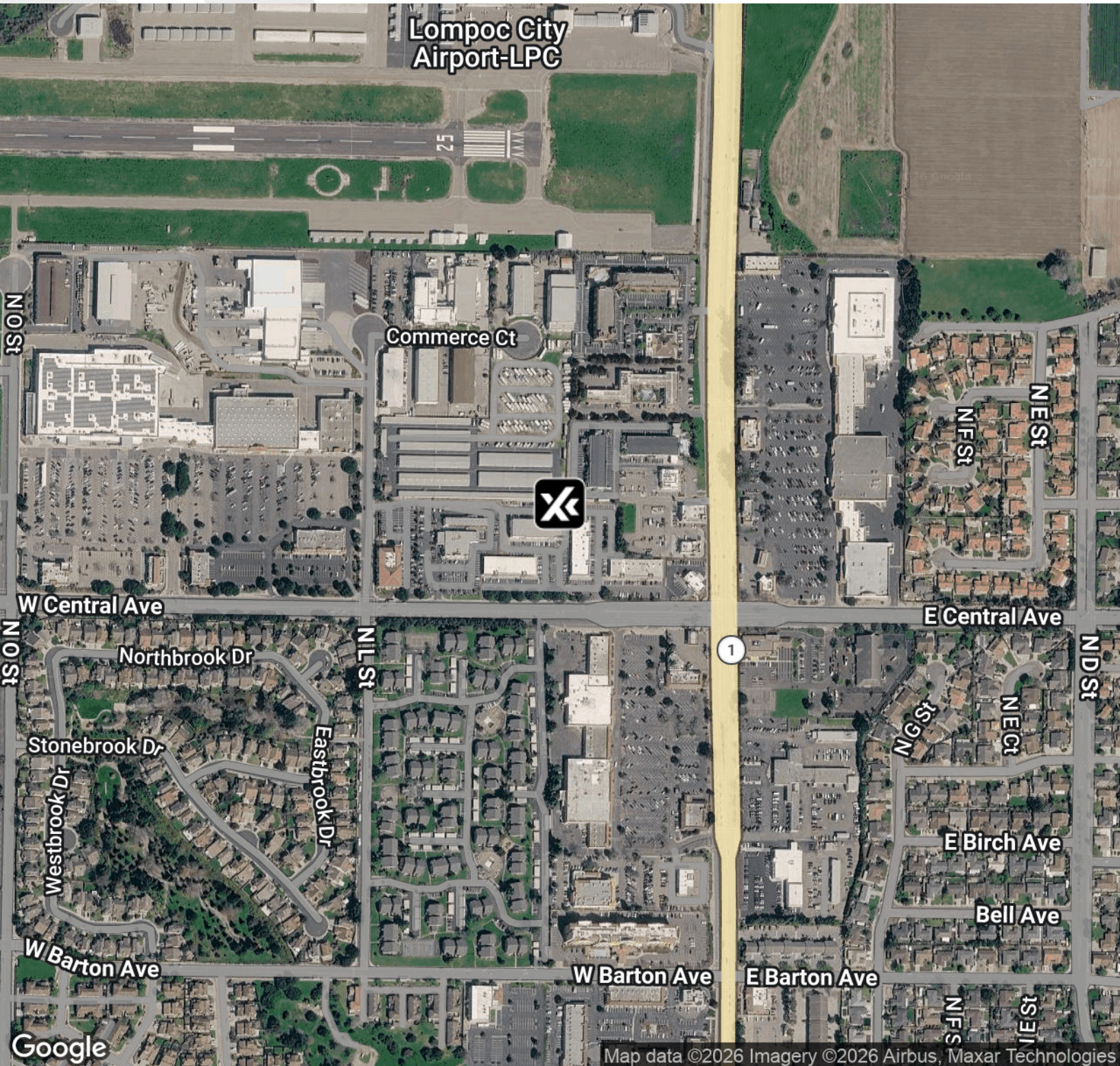
araceli.jugo@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Location Map

FOR SALE



Araceli Jugo

562.964.1667

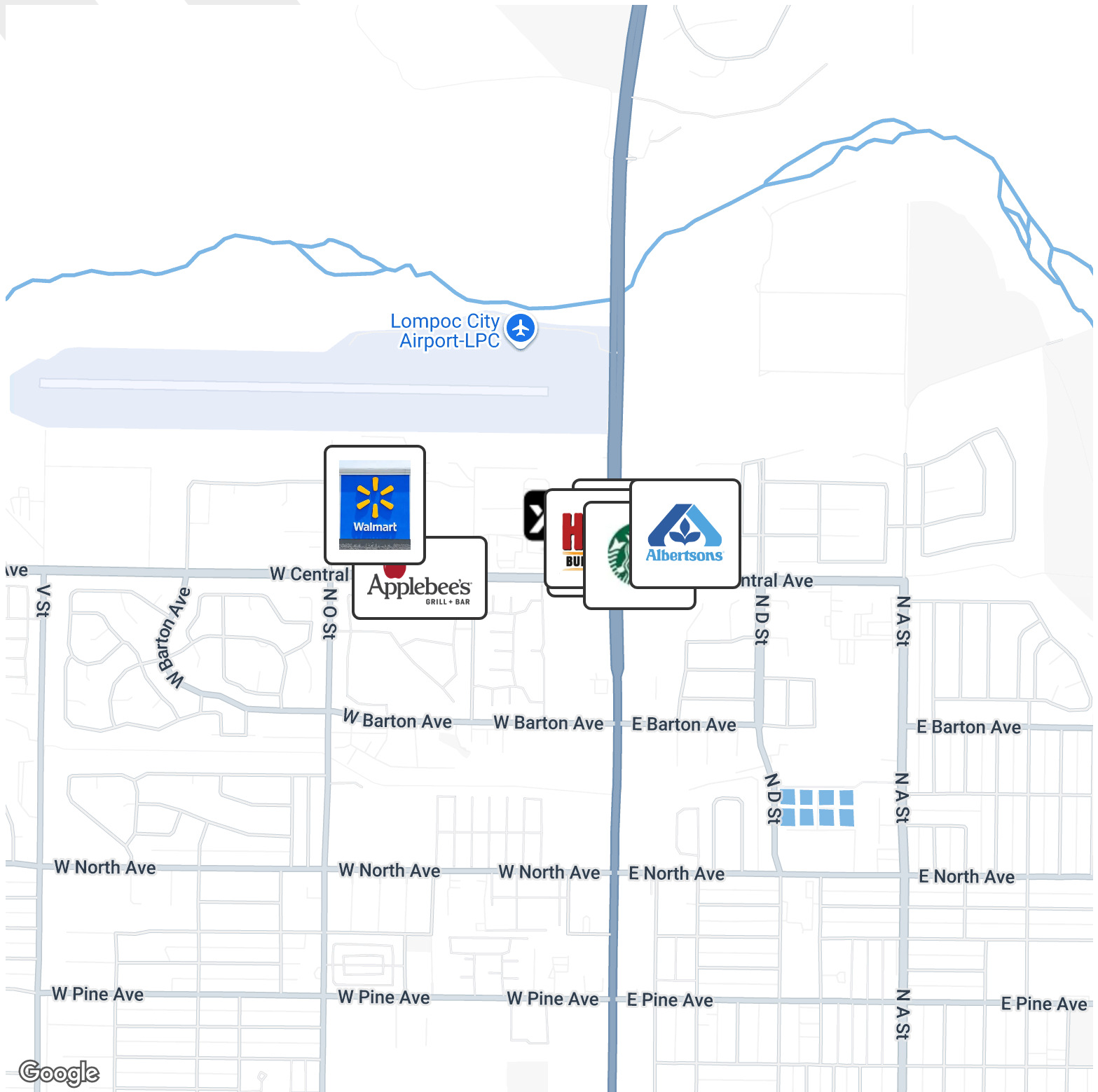
araceli.jugo@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Aerial Map

FOR SALE



Araceli Jugo

562.964.1667

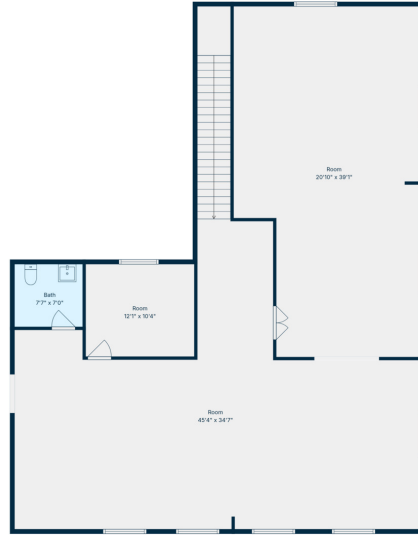
araceli.jugo@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Site Plans

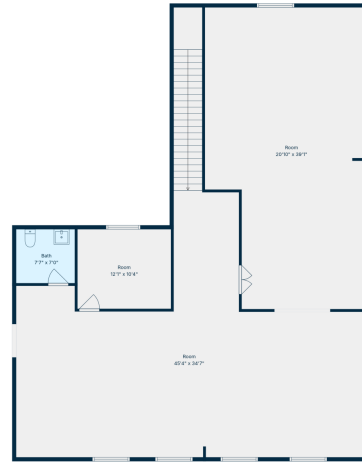
FOR SALE



**TOTAL: 4670 sq. ft**  
 1st floor: 2616 sq. ft, 2nd floor: 2054 sq. ft  
 EXCLUDED AREAS: WALLS: 232 sq. ft  
 Measurements Deemed Highly Reliable But Not Guaranteed.



**TOTAL: 4670 sq. ft**  
 1st floor: 2616 sq. ft, 2nd floor: 2054 sq. ft  
 EXCLUDED AREAS: WALLS: 232 sq. ft  
 Measurements Deemed Highly Reliable But Not Guaranteed.



**TOTAL: 4670 sq. ft**  
 1st floor: 2616 sq. ft, 2nd floor: 2054 sq. ft  
 EXCLUDED AREAS: WALLS: 232 sq. ft  
 Measurements Deemed Highly Reliable But Not Guaranteed.

Araceli Jugo  
 562.964.1667  
 araceli.jugo@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

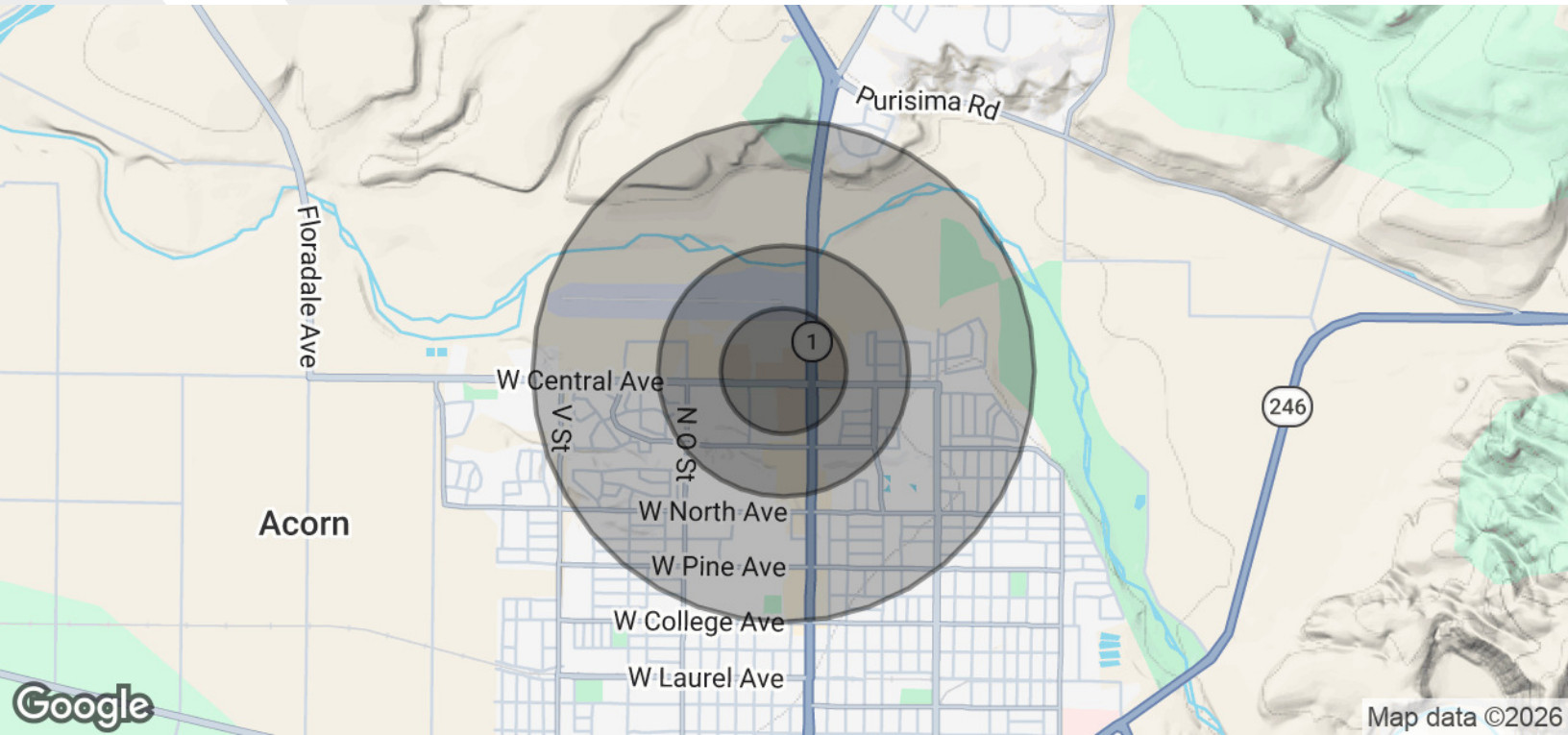
Section 3

# Demographics



# Demographics Map & Report

FOR SALE



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE    |
|----------------------|------------|-----------|-----------|
| Total Population     | 552        | 2,162     | 12,602    |
| Average Age          | 29.4       | 30.1      | 32.9      |
| Average Age (Male)   | 29.4       | 29.9      | 31.3      |
| Average Age (Female) | 26.2       | 28.2      | 34.2      |
| HOUSEHOLDS & INCOME  | 0.25 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 186        | 704       | 4,260     |
| # of Persons per HH  | 3.0        | 3.1       | 3.0       |
| Average HH Income    | \$97,362   | \$100,900 | \$81,776  |
| Average House Value  | \$191,199  | \$275,381 | \$407,291 |

2023 American Community Survey (ACS)

Araceli Jugo

562.964.1667

araceli.jugo@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Thank you!

Thank you for taking the time to review this unique opportunity to acquire a professionally improved office condominium in the heart of Lompoc's established business district. Whether you are an owner-user seeking long-term occupancy control or an investor pursuing stable income potential, this property offers flexibility, functionality, and a strategic location within a supply-constrained market. We welcome the opportunity to answer any questions, provide additional due diligence materials, or arrange a private tour of the property.



Araceli Jugo

**562.964.1667**

[araceli.jugo@expcommercial.com](mailto:araceli.jugo@expcommercial.com)  
[www.expcommercial.com](http://www.expcommercial.com)