



GALLELLI
REAL ESTATE

901 NORTH H STREET, NWC OAK AVENUE AND H STREET - LOMPOC, CA EXISTING DRIVE-THROUGH ENTITLEMENTS

±17,860 SF LAND AVAILABLE FOR SALE



Site Rendering for Visualization Purposes

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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

- Located at the center of the retail trade area with a regional retailer base to the north and south
- Lompoc drive-through locations continue to be among the highest volume performers along the central coast
- Existing drive through entitlements save time and money in entry to market



LOCATION:

901 North H Street, Lompoc, CA
NWC Oak & H Street



ZONING: C2

PERMITTED USES:



- Fully entitled for a $\pm 1,200$ SF QSR Pad Building with drive through.
- Available For Sale



LAND AREA:

$\pm 17,860$ SF • ± 0.41 Acres

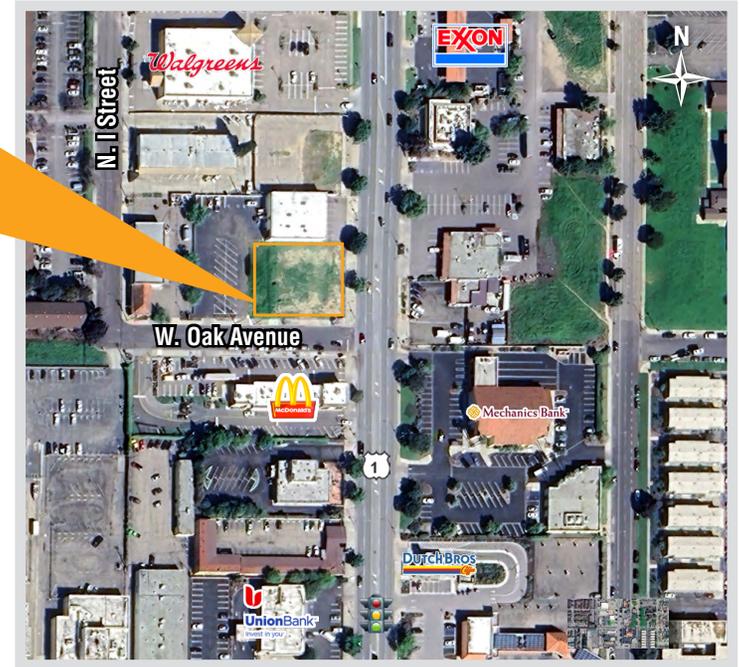
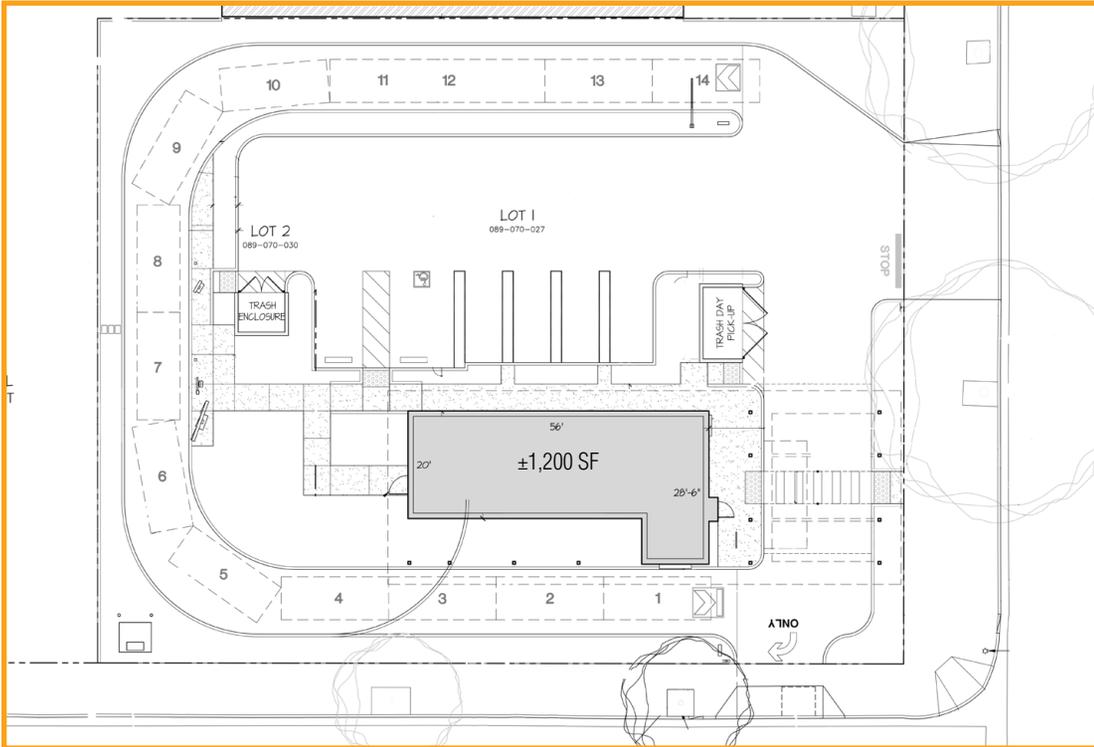
	1-MILE	3-MILE	5-MILE
2024 TOTAL POPULATION	26,560	46,081	54,553
2024 DAYTIME POPULATION	23,269	38,187	45,352
2024 TOTAL EMPLOYEES	6,992	11,181	12,647
2024 TOTAL HOUSEHOLDS	8,866	15,484	18,166
2024 AVERAGE HOUSEHOLD INCOME	\$85,587	\$101,028	\$106,731
TRAFFIC COUNTS	H Street W North Ave		$\pm 20,829$ $\pm 7,687$

PURCHASE PRICE:
\$1,500,000

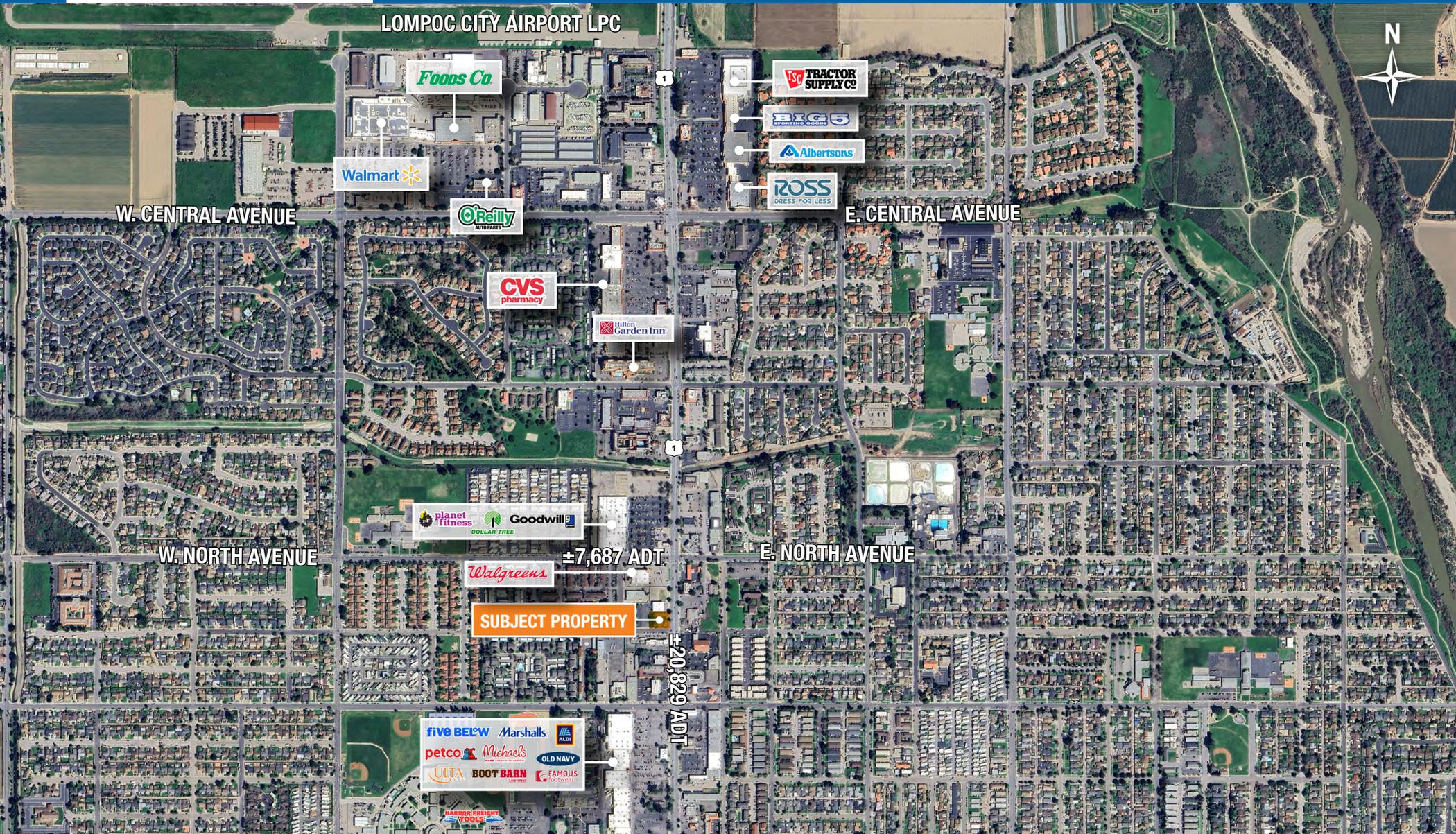
NEARBY TENANTS



SITE PLAN



LOMPOC, CA



LOMPOC CITY AIRPORT LPC

Foods Co

Walmart

O'Reilly

CVS pharmacy

Hilton Garden Inn

TRACTOR SUPPLY CO

BIG 5

Albertsons

ROSS

E. CENTRAL AVENUE

W. CENTRAL AVENUE

W. NORTH AVENUE

planet fitness

Goodwill

±7,687 ADT

E. NORTH AVENUE

Walgreens

SUBJECT PROPERTY

±20,829 ADT

five BELOW
petco
ULTA
Marshall's
Michael's
BOOT BARN
ALDI
OLD NAVY
FAMOUS

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