

1017 East Ocean Ave

Lompoc, CA



OCEAN AVE

DRE 01873088



Haik Bokhchalian

REALTOR® | DRE 01325511

818.400.1868



Syuzi Hakobyan

REALTOR® | DRE 02126702

818.640.0208



PROPERTY SUMMARY



1017 EAST OCEAN AVE



~4,000 SQFT RBA



15,681 SQFT LOT

PROPERTY OVERVIEW

1017 EAST OCEAN AVE

Welcome to 1017 E Ocean Ave in the picturesque city of Lompoc! This property presents an ideal investment opportunity. With 4,000 square feet of space, the building provides ample room to realize your visions. Inside, you'll find a bathroom, designated office area, and an expansive open floor plan, ready to accommodate your creative pursuits. Adjacent to the office space, there's additional room for storage, ensuring functionality. Covered parking for six vehicles is conveniently situated beneath the building. Positioned on Ocean Blvd, a bustling thoroughfare, this property enjoys high visibility, making it the perfect location to capitalize on your path to success!



VISIBILITY

High Traffic & Visibility
15K on Ocean Ave



AMENITIES

Surrounded by
Commercial Activity
and Local Attractions



ACCESSIBILITY

Prime Location on
Ocean Ave



OCEAN AVE

1017 EAST OCEAN AVE

Haik Bokhchalian | 818.400.1868
Syuzi Hakobyan | 818.640.0208



JOHN HART
COMMERCIAL RE

DRE 01873088
DRE 01325511
DRE 02126702



Haik Bokhchalian | 818.400.1868
Syuzi Hakobyan | 818.640.0208



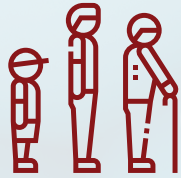
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COMMERCIAL

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DRE 02126702

DEMOGRAPHICS

OVERVIEW

The area around 1017 E Ocean Ave in Lompoc, CA, has a diverse demographic, with a significant proportion of residents of Mexican ancestry. The community is characterized by a mix of blue-collar workers, college students, and families, contributing to a vibrant and varied neighborhood atmosphere



34

MEDIAN AGE



~44k

POPULATION



73%

RATE OF HOMEOWNERSHIP



\$67k

AVERAGE HOUSEHOLD INCOME



2.57%

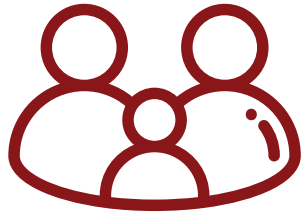
EMPLOYMENT YEAR-OVER-YEAR GROWTH



86%

U.S. CITIZENS

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED COLLEGE**

	5 MILE 2023 PER CAPITA	5 MILE 2023 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$611	\$1,903
HEALTH CARE	\$484	\$1,508
TRANSPORTATION & MAINTENANCE	\$2,843	\$8,857
HOUSEHOLD	\$447	\$1,393
FOOD & ALCOHOL	\$2,901	\$9,039
ENTERTAINMENT, HOBBIES & PETS	\$1,481	\$4,615
APPAREL	\$563	\$1,753

NEIGHBORHOOD OVERVIEW

Lompoc, CA is a diverse city with affordable housing and a mix of urban and suburban environments. Downtown Lompoc is densely urban with rental prices averaging \$2,284, appealing to college students due to its walkability and safety. Mission Hills in the south is more desirable with higher home values, while the northwest offers more affordable housing options. The median home price is \$373,723, and the city is known for its lower crime rates and family-friendly atmosphere



SHOPS	GROCERIES	BANKS
HOME DEPOT	GROCERY OUTLET	711
WHOLLY SMOKE SHOP	CAT'S MARKET & DELI	WELLS FARGO



RESTAURANTS	BARS	EVENT SPACE
CAFE SAN MARTIN	JASPER'S	EVENTS MISSION VALLEY
MARISCOS EL PALMER	JOHNNY'S BAR & GRILL	FLOWER CITY BALLROOM



PARKS	FITNESS	SPAS
BEATTIE PARK	PLANET FITNESS	MASSAGE YEE & SPA
PIONEER PARK	PIER FITNESS HEALTH CLUB	SHEAR SALON



AREA LAYOUT

1017 E Ocean Ave in Lompoc, CA, is a 4,000 sq ft commercial property with high visibility, featuring office space, storage, and covered parking, located in a bustling area ideal for businesses. Nearby attractions include the Cookies Lompoc dispensary and other local amenities like La Purisima Mission and the Lompoc Wine Ghetto.



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
E OCEAN AVE	S 5TH ST E	15,193	0.12 mi
N A ST	E WALNUT AVE N	8,947	0.19 mi
S A ST	E CYPRESS AVE N	3,239	0.25 mi
A ST	N C ST S	9,099	0.34 mi
E OLIVE AVE	S HAWTHORNE ST W	1,618	0.36 mi
E OCEAN AVE	S 7TH ST SW	12,460	0.40 mi
1	S 7TH ST SW	9,850	0.40 mi
EAST OCEAN AVENUE	S 7TH ST SW	12,636	0.40 mi
7TH ST	E MAPLE AVE N	5,154	0.51 mi
E COLLEGE AVE	3RD ST W	3,235	0.54 mi

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FIDDLEHEAD
CELLARS



Haik Bokhchalian
& Associates



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