



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

**±17,860 SF LAND AVAILABLE FOR BUILD TO SUIT, GROUND LEASE OR 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 Build to Suit, Ground Lease or Sale



## LAND AREA:

$\pm 17,860$  SF •  $\pm 0.41$  Acres

## BUILD TO SUIT

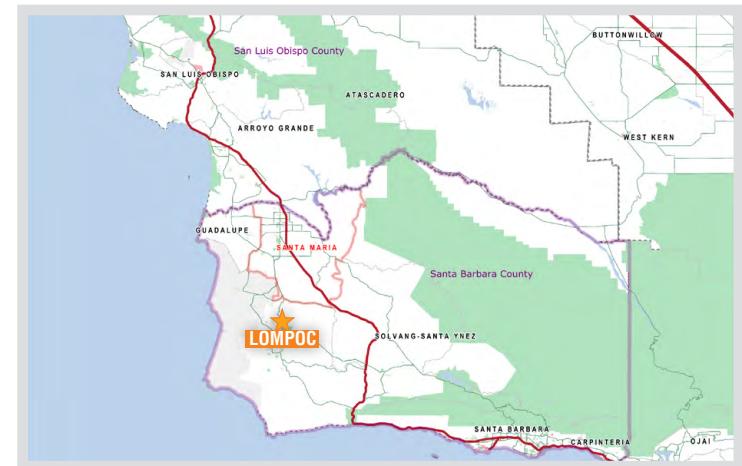
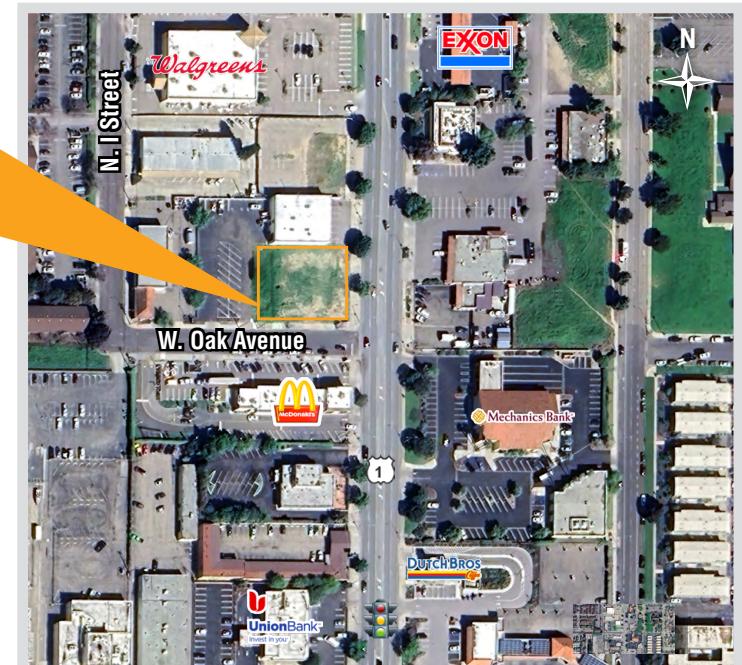
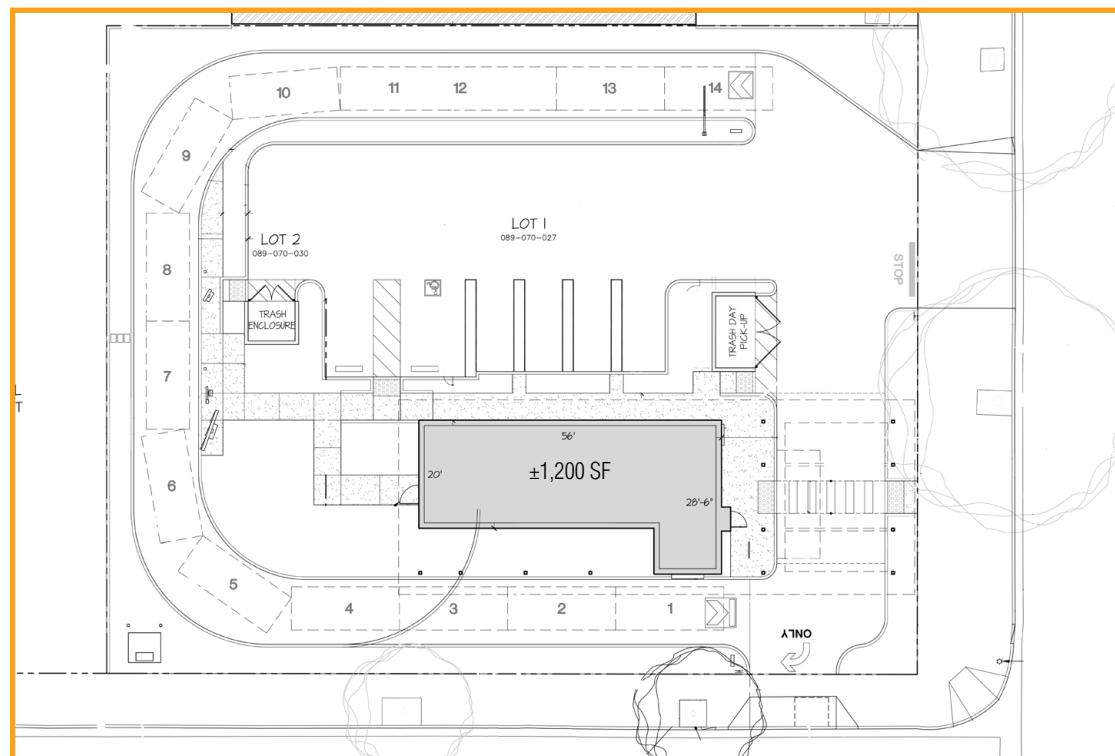
GROUND LEASE:  
**\$130,000 NNN PER YEAR**

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

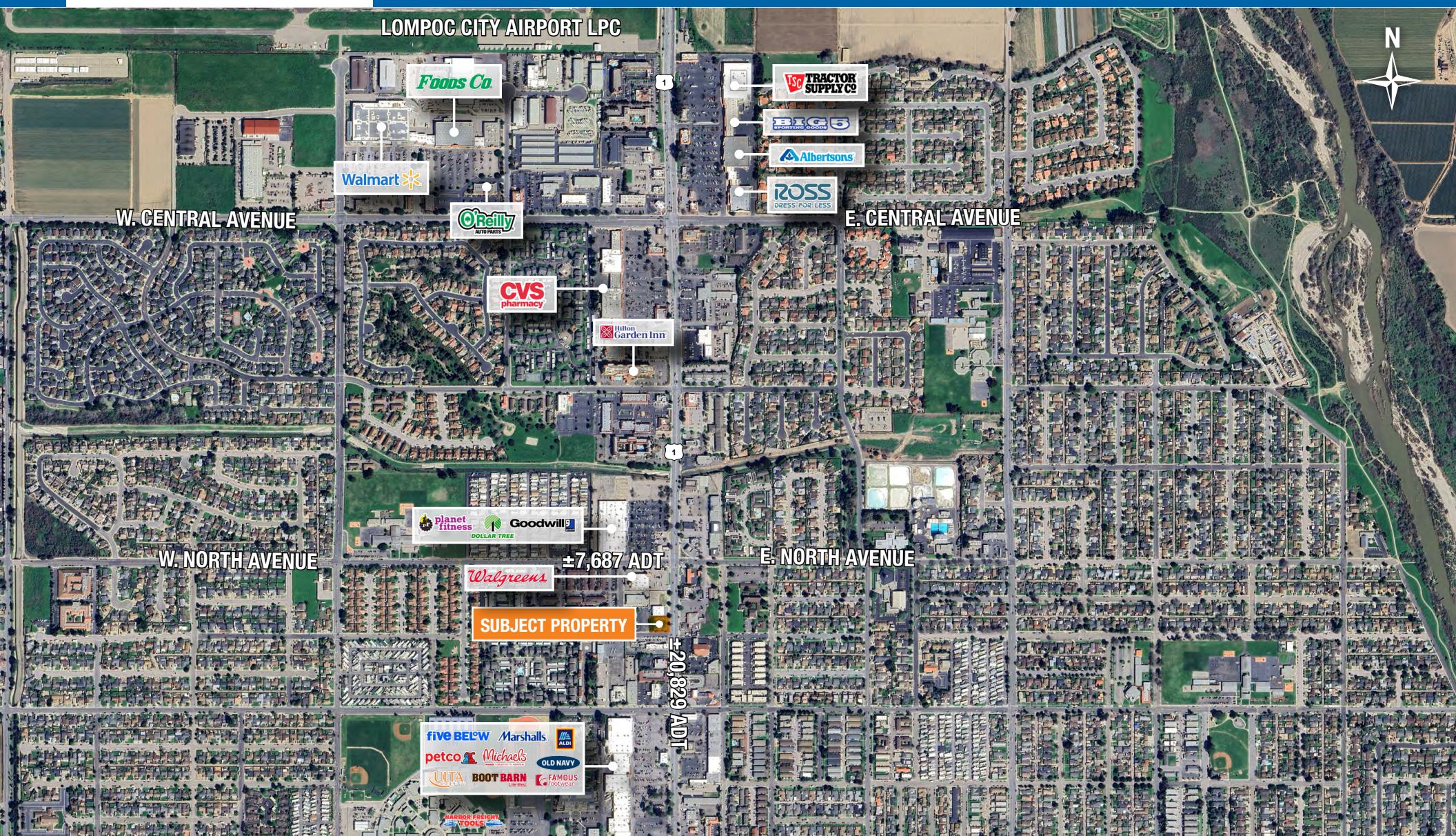
## NEARBY TENANTS



# SITE PLAN



# LOMPOC, CA



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