



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

PHILLIP KYLE
Senior Vice President
CA DRE #01229165
pkyle@gallellire.com



GALLELLI REAL ESTATE
(805) 892-6237
www.GallellIRE.com

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 • ± 0.41 Acres

BUILD TO SUIT

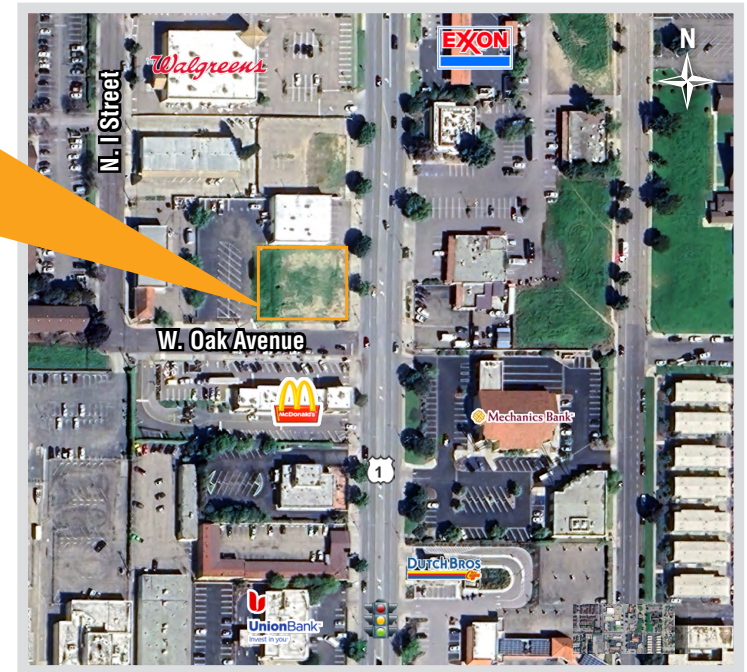
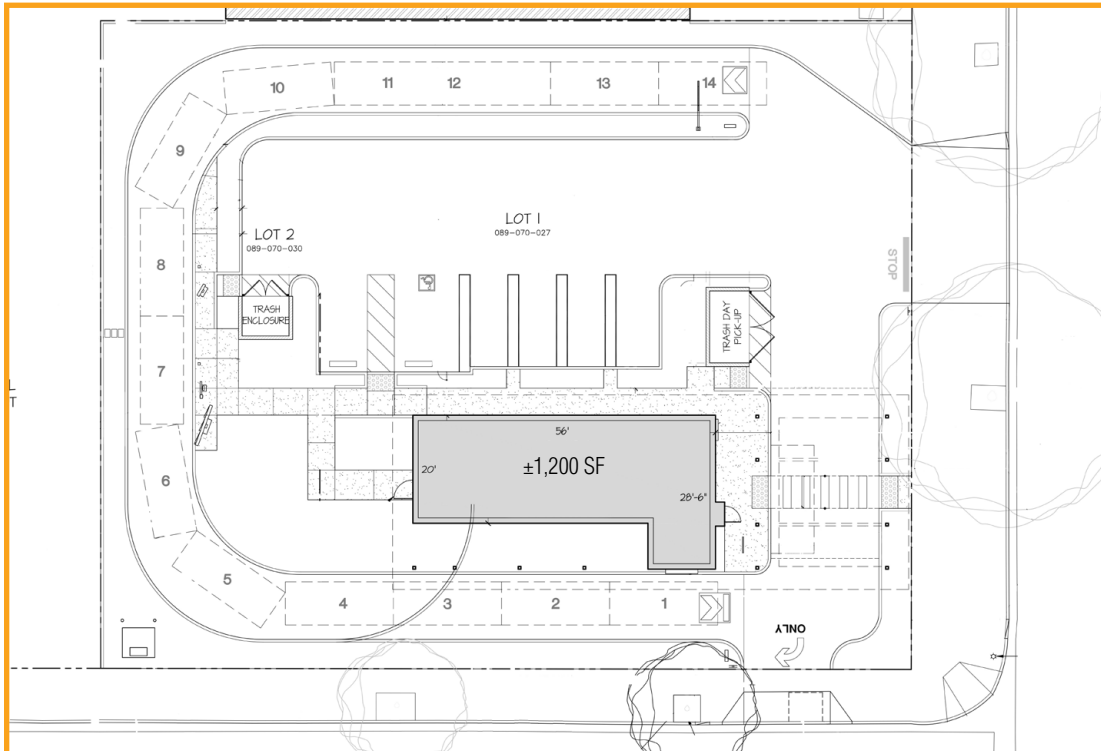
GROUND LEASE:
\$130,000 NNN PER YEAR

	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		$\pm 20,829$ $\pm 7,687$

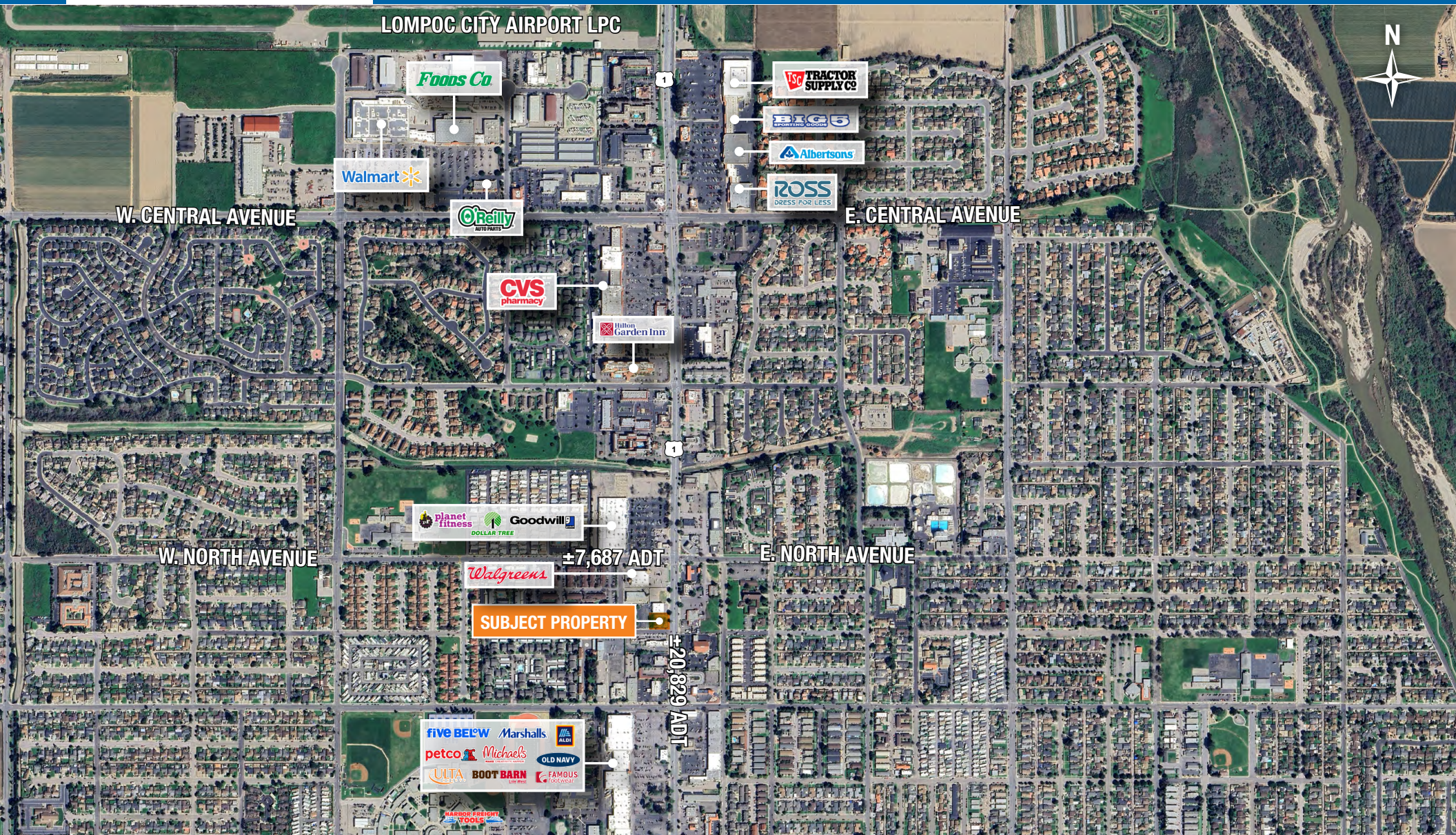
NEARBY TENANTS



SITE PLAN



LOMPOC, CA



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