

RETAIL/OFFICE BUILDING FOR SALE

135 & 137 SOUTH H ST
LOMPOC, CA

MAJOR PRICE REDUCTION!

BRING YOUR BUSINESS VENTURE!

EXCLUSIVELY LISTED BY

No warranty or representation as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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COMMERCIAL REAL ESTATE SERVICES

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LISTING SUMMARY

PROPERTY OVERVIEW

This prime commercial building, strategically positioned on a prime corner across two lots, boasts an advantageous location in the heart of the Old Town Commercial district. With 22 off-street parking spaces, accessibility is guaranteed for both customers and employees.

The property's zoning as OTC (Old Town Commercial) coupled with its inclusion in a redevelopment overlay area presents an exciting opportunity for various ventures. Whether you envision a trendy cafe, a boutique retail outlet, a professional office space, or a mixed-use development, the open space is primed for transformation.

MAJOR PRICE REDUCTION!

PRICE \$750,000

BUILDING SIZE: 5,000 SF

LOT SIZE: 0.32 AC/13,938 SF

PARKING: 22

HVAC: No

CEILING HEIGHT: 10 ft.

RESTROOM: Yes

ZONING: OTC (Old Town Commercial)

APNs: 085-161-017 & 085-161-024

AVAILABLE: Now

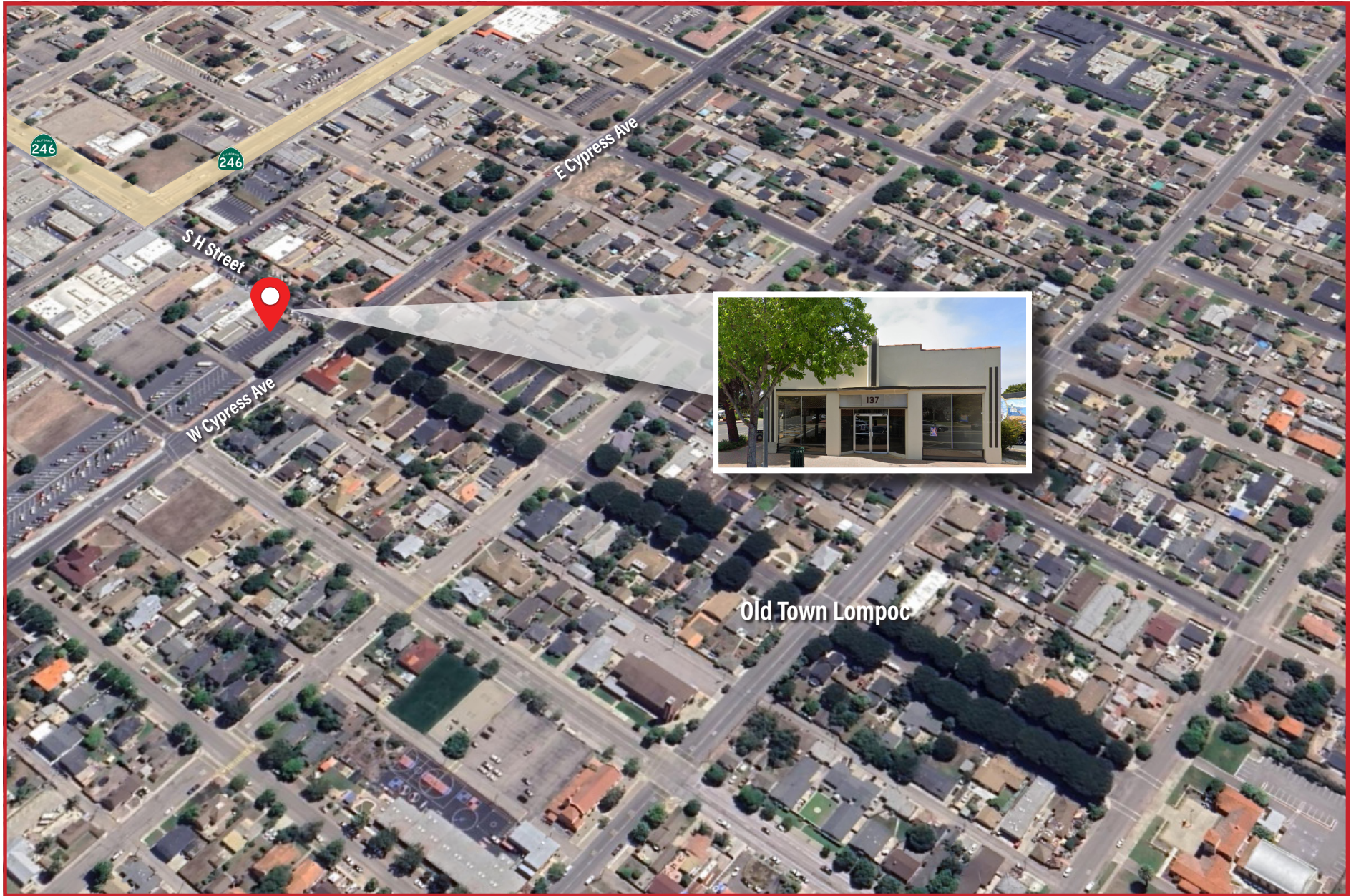


135-137 S. H STREET, LOMPOC, CA

PROPERTY PHOTOS



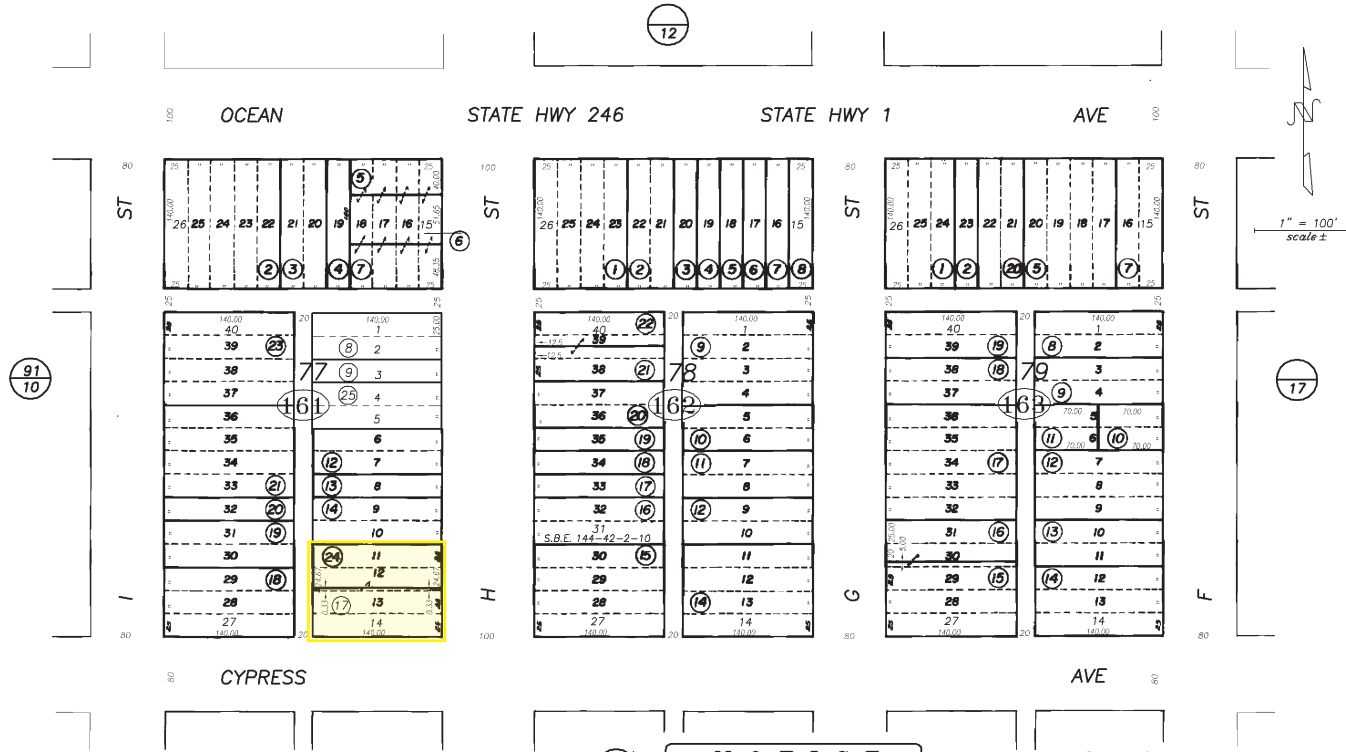
LOCATION CITY OF LOMPOC



PLAT MAP

POR. RANCHO LOMPOC

085-16



NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Lompoc
Assessor's Map Bk, 085-Pg, 16
County of Santa Barbara, Calif.

09/15/1949 R.M. Bk. 15 , Pg. 284 , Tract "City of Lompoc"
10/27/1877 R.M. Bk. 01 , Pg. 45 , Tract "City of Lompoc & Mission Vieja"

12/09 161-10 & 11 into 25

KEY FACTS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	41,501	52,011	58,846
Average Age	33.9	35.1	35.0
HOUSEHOLDS & INCOME			
Total Households	13,993	16,993	19,257
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$72,735	\$78,239	\$80,074
Median Housing Value	\$289,028	\$311,656	\$329,455

** Demographic data derived from 2020 ACS - US Census*

