

514-518 NORTH H STREET

LOMPOC, CA 93436



Colliers

OFFICE SPACE
AVAILABLE
MPDC
514-518-5148
Patty, 2 Bedrooms



Table of Contents

Investment Highlights **03**

Financial Analysis **06**

Nearby Amenities **08**

Market Overview **09**

Investment Highlights

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PRICE

\$1,450,000



PRICE PER SF

\$211



RENTABLE BUILDING AREA

±6,878 SF



APN

087-192-018



LOT SIZE

±17,424 SF (0.4 AC)



ZONING

CB - Central Business



HVAC

Yes



PARKING

±33 Spaces

514-418 North H Street offers investors the opportunity to acquire a well-located, leased multi-tenant office building in the heart of Lompoc's primary commercial corridor. Positioned along a highly visible stretch of North H Street, the property benefits from steady traffic counts, convenient access, and strong tenant appeal.

The asset is situated in an ideal central location, surrounded by a broad mix of professional services, medical offices, municipal buildings, and retail amenities. This concentration of complementary uses creates a highly functional environment for tenants and customers alike, supporting ongoing leasing demand and long-term stability.

Configured with multiple suites and efficient floor plans, the property accommodates a range of office and service-oriented users. Ample surface parking and straightforward ingress/egress enhance daily convenience for tenants and visitors.

With solid in-place income and a strategic setting within Lompoc's established commercial core, 514-418 North H Street represents a compelling opportunity for investors seeking a dependable, well-positioned office asset with remaining upside through lease-up of the vacant space.



Property Photos

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The Location

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Financial Analysis

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SUMMARY		
LIST PRICE	\$1,450,000	
COST PSF	\$211	
RBA	±6,878 SF	
LOT SF	±17,424 SF	
NOI CAP RATE		
	CURRENT	PROFORMA
NOI	\$58,336	\$102,100
CAP RATE	4.02%	6.41%
RESERVED FOR RE-LEASING	\$143,577	Included in Cap Rate



Current Income

Tenant	SF	Rent PSF	Monthly Rent	Yearly
514 North H Street #A (VACANT)	478	-	-	-
514 North H Street #B	1,300	\$1.48	\$1,925	\$23,100
516 North H Street #B (VACANT)	1,060	-	-	-
516 North H Street #B	1,140	\$1.75	\$2,000	\$24,000
516 North H Street #A2	1,500	\$1.30	\$1,950	\$23,400
518 North H Street #A	700	\$2.23	\$1,560	\$18,720
518 North H Street #B	700	\$2.14	\$1,500	\$18,000
SUBTOTAL	6,878		\$8,935	\$107,220
ANNUAL GROSS INCOME				\$107,220
Less Estimated Expenses				
New Taxes (1.14%)			\$1,450,000	\$16,523
Insurance			est.	\$8,500
Utilities (water, trash, gas)			est.	\$7,000
Landscaping			est.	\$1,500
Repairs & Maintenance			est.	\$10,000
Management (5%)				\$5,361
ANNUAL EXPENSES (\$/SQ.FT.)			(\$0.59)	\$(48,884)
NET OPERATING INCOME (NOI)				\$58,336

Proforma Income

Tenant	SF	Rent PSF	Monthly Rent	Yearly
514 North H Street #A (VACANT)	478	\$2.25	\$1,076	\$12,906
514 North H Street #B	1,300	\$1.75	\$2,275	\$27,300
516 North H Street #B (VACANT)	1,060	\$2.00	\$1,800	\$21,600
516 North H Street #B	1,140	\$1.75	\$1,995	\$23,940
516 North H Street #A2	1,500	\$1.75	\$2,625	\$31,500
518 North H Street #A	700	\$2.23	\$1,560	\$18,720
518 North H Street #B	700	\$2.25	\$1,575	\$18,900
SUBTOTAL	6,878		\$12,906	\$154,866
ANNUAL GROSS INCOME				\$154,866
Less Estimated Expenses				
New Taxes (1.14%)			\$1,450,000	\$16,523
Insurance			est.	\$8,500
Utilities (water, trash, electricity)			est.	\$7,000
Landscaping			est.	\$3,000
Repairs & Maintenance			est.	\$10,000
Management (5%)				\$7,743
ANNUAL EXPENSES (\$/SQ.FT.)			(\$0.64)	\$(52,766)
NET OPERATING INCOME (NOI)				\$102,100

Financial Analysis

514-518 NORTH H STREET | LOMPOC, CA 93436

Rent Roll

Tenant	SF	Monthly Rent	Rent PSF	Annual Rent	Type	Start	End	Annual Adjustment	Options
514 North H Street #A Vacant	478	-	-	-	-	-	-	-	-
514 North H Street #B Jose Montes & Real Estate Associates	1,300	\$1,925	\$1.48	\$23,100	MG	4/1/2025	4/1/2027	3%	None
516 North H Street #B Vacant	1,060	-	-	-	-	-	-	-	-
516 North H Street #B Central Coast Alliance United for a Sustainable Economy	1,140	\$2,000	\$1.75	\$24,000	MG	5/1/2026	4/30/2028	5%	None
516 North H Street Clear Path Home Loans	1,500	\$1,950	\$1.30	\$23,400	MG	1/1/2026	12/31/2030	5%	None
518 North H Street #A The Devereux Foundation d/b/a Devereux Advanced Behavioral Health	700	\$1,560	\$2.23	\$18,720	MG	1/15/2024	1/14/2027	4%	Two (2) x Three (3) year 3% increase
518 North H Street #B Lompoc Kitchen and Bath Cabinets LLC	700	\$1,500	\$2.14	\$18,000	MG	MTM	MTM	-	None
	6,878	\$8,935	\$1.78	\$107,220					

Nearby Amenities

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Lompoc, CA

Market Overview

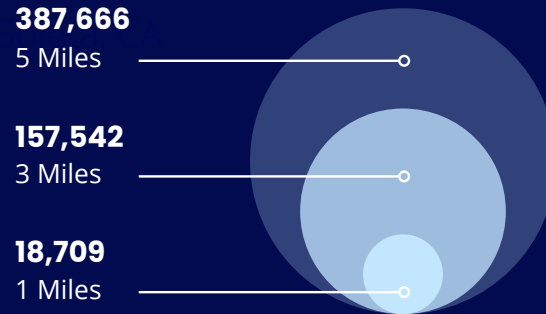
Lompoc is an increasingly strategic market on California's Central Coast, benefiting from its affordability, expanding commercial base, and proximity to major regional economic drivers such as Vandenberg Space Force Base and the broader Santa Barbara County corridor. Known for its scenic valley setting, mild climate, and strong sense of community, Lompoc continues to attract businesses, residents, and investors seeking value and stability in a supply-constrained coastal region.

The local economy is anchored by aerospace and defense, government services, agriculture, education, and a growing tourism sector. Vandenberg Space Force Base remains the region's dominant economic engine, supporting thousands of military and civilian jobs and fueling ongoing investment tied to the expanding commercial space industry. Additional major employers include the City of Lompoc, Lompoc Unified School District, Marian Regional Medical Center, and key agricultural and manufacturing operations throughout the valley.

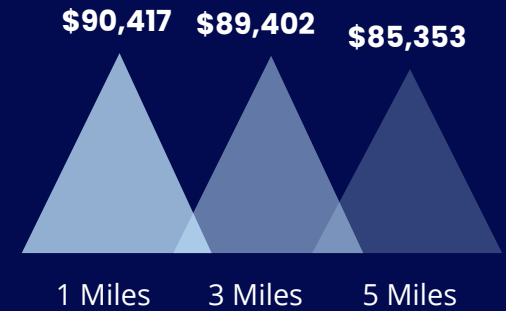
Tourism—supported by the Sta. Rita Hills American Viticultural Area, historic mission sites, outdoor recreation, and access to regional wine country—continues to strengthen year-round economic activity and visitor demand.

With relatively limited new commercial development, stable tenant demand, and pricing significantly more competitive than neighboring coastal markets, Lompoc offers compelling long-term value for investors. The city's affordability, growing employment base, and strategic location between Santa Barbara and Santa Maria position it as a practical, resilient, and increasingly attractive option for office and mixed-use investment.

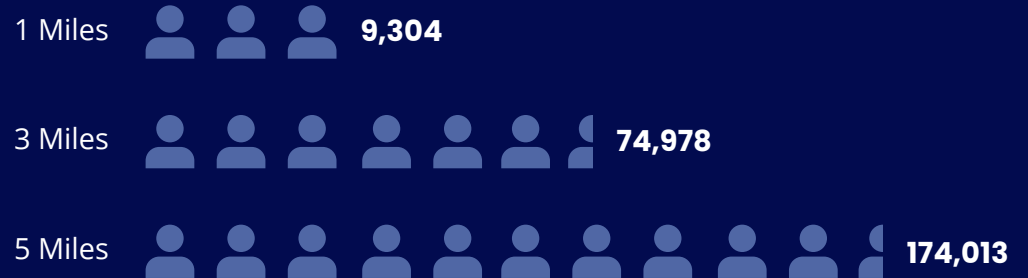
DAYTIME POPULATION 2025



AVERAGE HH INCOME 2025



ESTIMATED LABOR FORCE 2025



RENTER OCCUPIED HOUSING



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