



124-126 NORTH I  
STREET  
LOMPOC, CA 93436



## Property Information

For Sale or For Lease | \$1,782,000 | \$1.10/sq. ft. + NNN

Lot Size: 24,393 sq. ft. | Available Rent Space: Suite A - Approx. 3,000 sq. ft.

(Buyer/lessee and buyer's/lessee's agent is advised to independently verify the accuracy of all information through personal inspections and with the appropriate professionals.)

Team Puhek | 124 North I Street

Building comes with ample street parking in the Old Town Commercial District





Here is a unique opportunity to purchase and lease units in this building with ample street parking in the Old Town Commercial District. Property has a brand new roof. Approximately half the building is occupied by Gymnastics North, a successful children's gymnastics gym. The other half is VTC Enterprises Adult Day. VTC Enterprises is willing to relocate making their space available for an owner user. Building for sale is approximately 12,000 sq. ft. and the space for lease is approximately 3,500 sq. ft.

(Buyer/lessee and buyer's/lessee's agent is advised to independently verify the accuracy of all information through personal inspections and with the appropriate professionals.)



Team Puhek | 124 North I Street



# **Confidentiality** *Agreement*

**The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Del Oro / Team Puhek and should not be made available to any other person or entity without the consent of RE/MAX Del Oro / Team Puhek. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.**

**As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. RE/MAX Del Oro / Team Puhek expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.**

**Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.**

**By accepting this Marketing Brochure you agree to release RE/MAX Del Oro / Team Puhek and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this net leased property.**

# About Lompoc, CA

Lompoc commonly known as the City of Arts and Flowers is located in the Valley of the Central Coast of California. The famous Highway 1 runs through H Street. The traffic count is over 17,000 cars per day!

One of its main tourist draws is La Purisma Mission, first habited by the Chumash Indians in the late 1700's. Wine tasting has become popular in the "Wine Ghetto," and the Santa Rita Hills has become internationally known for its Pinot Noir and Chardonnay. Lompoc has the perfect climate for grape growing, touring, and living!

The following are a few significant economic factors for Lompoc; tourism, wine production, seed flowers, vegetables, the Federal Correctional Institute, and the Vandenberg Air Force Base, which is the largest employer in Lompoc.

A large number of people visit and tour Lompoc during the summer time when the flower fields are blooming and during the yearly Flower Festival. Not to mention, with the Pacific Ocean just minutes away, who wouldn't want to visit Lompoc!





**Michael G. Puhek**

Real Estate Agent

**Team Puhek | Re/Max Success**

**DRE 01441759**

**805.459.1627**

**teampuhek@gmail.com**

