



*Confidential*  
Offering  
Memorandum

113-119 North A Street Lompoc, CA 93436

*Colliers Retail Services - Greater Los Angeles | Colliers Retail Services Group - San Francisco*

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Accelerating success.

The logo for 'One Plant' is displayed on a light blue wall. The word 'One' is positioned above 'Plant', both in a bold, sans-serif font. The logo is enclosed in a thin black rectangular border. A small, dark, vintage-style lamp fixture is mounted on the wall above the top-left corner of the logo's border. The background of the entire page is a photograph of a light blue building with a similar 'One Plant' logo, with a blue gradient overlay. In the foreground, the tops of several white cars are visible, suggesting a parking lot or dealership setting. The sky is a clear, bright blue.

# Confidentiality Agreement

Colliers International Greater Los Angeles, Inc., a Delaware Corporation, (COLLIERS) has been retained by 4Bros Lompoc LP on an exclusive basis to act as agent with respect to the potential sale of approximately 13,939 square feet of land plus the improvements totaling approximately 6,000 SF of residential and commercial storefront, located in the County of Santa Barbara, California at 113-119 North A Street in the city of Lompoc, CA 93436 and as described herein with all improvements now or hereafter made on or to the real property (collectively, the "Property"). Owner has directed that all inquiries and communication with respect to the contemplated sale of the Property be directed to COLLIERS.

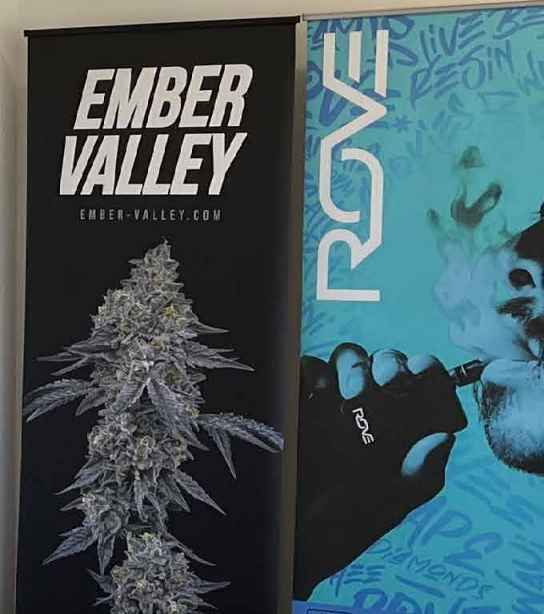
COLLIERS has available for review certain information concerning the Property which may include brochures, operating statements, financial information and other materials (collectively, Informational Materials). COLLIERS will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. COLLIERS is prepared to provide the Informational Material for the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or COLLIERS shall continue to be the property of the Owner and COLLIERS. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without COLLIERS' and Owner's written consent and must be returned to COLLIERS or Owner immediately upon COLLIERS' request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Material may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser.

The Registered Potential Purchaser hereby indemnifies and saves harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered potential Purchaser. Registered Potential Purchaser will be responsible for any and all commissions, fees and other compensation to be paid to the Registered Potential Purchaser's Broker.



# Executive Overview



## Executive Summary

Colliers, as exclusive advisor to the Seller, is pleased to present the opportunity to acquire the fee-simple interest in the Property known as 113-119 North A Street, in the city of Lompoc, California. The Property is well located on 0.32 acres, with an abundance of parking and excellent exposure near the corner of North A Street and the Cabrillo Highway, a major thoroughfare. This is a rare investment opportunity with a secured, single tenant leased asset with a history of strong sales performance. The Property is part of a 5 Property Portfolio and can be acquired separately or as part of the Portfolio.

The 6,048 SF Property resides on along N. A Street, one block from the Cabrillo Highway / California State Route 246, a busy thoroughfare in the City of Lompoc. The Property is a well maintained, single story commercial building in good condition. The Property is located in downtown Lompoc, surrounding commercial tenancies include a mix of retailers from Starbucks, Grocery Outlet, The Home Depot and various local wineries & tasting rooms.

**113-119 North A Street's strategic positioning offers the following advantages:**

- Lease term through 04/30/2029
- Single building identity
- Good operational tenant history
- Below market rent in-place
- Potential to expand Tenancy within building envelope.

# Property Overview

## Property Address:

113-119 North A Street Lompoc, CA 93436

## PROPERTY

### Asking Price:

\$1,719,000

### APN(s):

085-142-003

### Land Size:

± 13,939 SF (0.32 acres)

### Building Size (SF):

± 6,048

### Existing Tenant Use:

One Plant Dispensary Lompoc (rec+med)

### Cap Rate:

7.85%





# Market Overview

**Lompoc, often dubbed the “City of Arts and Flowers,” is situated on the central coast of California, approximately 54 miles west of Santa Barbara. Lompoc is recognized for its rich agricultural industry, particularly its expansive flower fields and burgeoning wine country. The city is home to the Lompoc Wine Ghetto, a unique collection of wineries and tasting rooms. Another standout attraction is La Purisima Mission State Historic Park, a meticulously restored mission that offers a glimpse into California’s early history.**

The city was originally established in 1874 as a temperance colony, an experiment to create an alcohol-free community. Its name comes from the Chumash word “Lum Poc,” meaning “stagnant waters” or “lagoon.” Over the years, Lompoc transformed into a diverse and vibrant community, with its growth spurred by the arrival of Camp Cooke (now Vandenberg Space Force Base) in the 1940s.

Lompoc’s promotional body, “The Lompoc Valley Chamber of Commerce and Visitor’s Bureau,” describes the city as “a gateway to the Central Coast’s world-class attractions,” signaling its geographic convenience and local offerings. Today, Lompoc serves as a harmonious blend of a quiet rural town with a dynamic arts scene and a burgeoning space industry. The combination of natural beauty, agricultural wealth, historical attractions, and its growing status as a wine and space tourism destination make Lompoc an enticing proposition for residents and visitors seeking a unique slice of California.



## Major Roads

SR 246 - 200 feet

SR 135 - 8.5 miles



## Airport

Santa Maria Public Airport District (SMX) - 18.0 miles

Santa Barbara Municipal Airport - 37.7 miles

# Tenant Overview



# Existing Tenant Summary



<https://www.oneplant.life>

One Plant Dispensary Lompoc is a leading medical grade supply dispensary, offering premium brands of top-shelf products and delectable refreshments. These premium commodities include all-natural medicinals, trending edible mints, gummies, and pods. There are nine (9) One Plant locations in total across eight (8) counties, consisting of sister retail locations in the cities of Antioch, Atwater, Castroville, El Sobrante, Goleta, Palm Springs, Salinas and Santa Cruz.

As leaders in California's dispensary delivery industry, One Plant is proud to serve a large selection of counties throughout California. Whether you're restocking your order, or are a first-time consumer, One Plant provides an efficient and reliable service with staff and delivery options that can be completed within an hour of purchase. One Plant is helping shape the community by ceating a welcoming atmosphere and top quality labels to suit a wide variety of local clientele needs. The company also offers an elevated in-store and online shopping experience with the exclusive membership program, where consumers can start earning points after each purchase.



A blue-tinted photograph of a storefront. A sign above the entrance reads "One Plant". The image is used as a background for a presentation slide.

# Financial Overview



# Investment Summary



One Plant Dispensary Lompoc (rec+med) 113-119 North A Street Lompoc, CA 93436	
Gross Income (based upon 6,000sf building):	\$150,860
Less Expenses (est.):	\$1,736
Less Property Tax (est.):	\$14,169
Net Operating Income (NOI):	\$134,955
Value @ 7.85% capitalization:	\$1,719,000
Price Per SF:	\$287

## Lease Summary

Tenant:	One Plant Dispensary
Website:	<a href="https://www.oneplant.life/">https://www.oneplant.life/</a>
Lease Type:	Modified Gross
Option Periods:	Two (2) Five (5) Year Options at Fair Market Value
Rent Increases:	3% Annual Increases
Maintenance Requirements:	Roof and Structure
Lease Commencement Date:	May 17, 2019
Expiration Date:	April 30, 2029



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