

# FOR LEASE

**±2,100 SF RETAIL SPACE AVAILABLE**  
Central Towne Square | 533 W. Central Avenue, Lompoc, CA 93436



## LOCKEHOUSE

616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



**Contact Us: (805) 684-7767**

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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.



## SUMMARY

### *Shopping Center Retail for Lease*

Address	533 W. Central Avenue, Lompoc, CA 93436
Cross Streets	N. O Street and N. L Street
Available	Suite 10: ±2,100 SF
Parking	Ample
Zoning	PCD (Planned Commercial Development)
Asking Rents	\$1.50 - \$2.25/SF NNN
NNN	Est. \$0.42/SF
Term	3-5 Years
Available	Now

## HIGHLIGHTS

- Captive Trade Area with over \$100 Million in Daily Needs Volume at the Center (Walmart & Foods Co.)
- Surrounded by Biggest Daytime Businesses in the Trade Area (Raytheon)
- Vandenberg Space Force Base (3,500 people) and Vandenberg Village (6,500 People) bring in Additional Traffic from the North

\*Demographic Source: [www.wikipedia.org](http://www.wikipedia.org) 5/11/22



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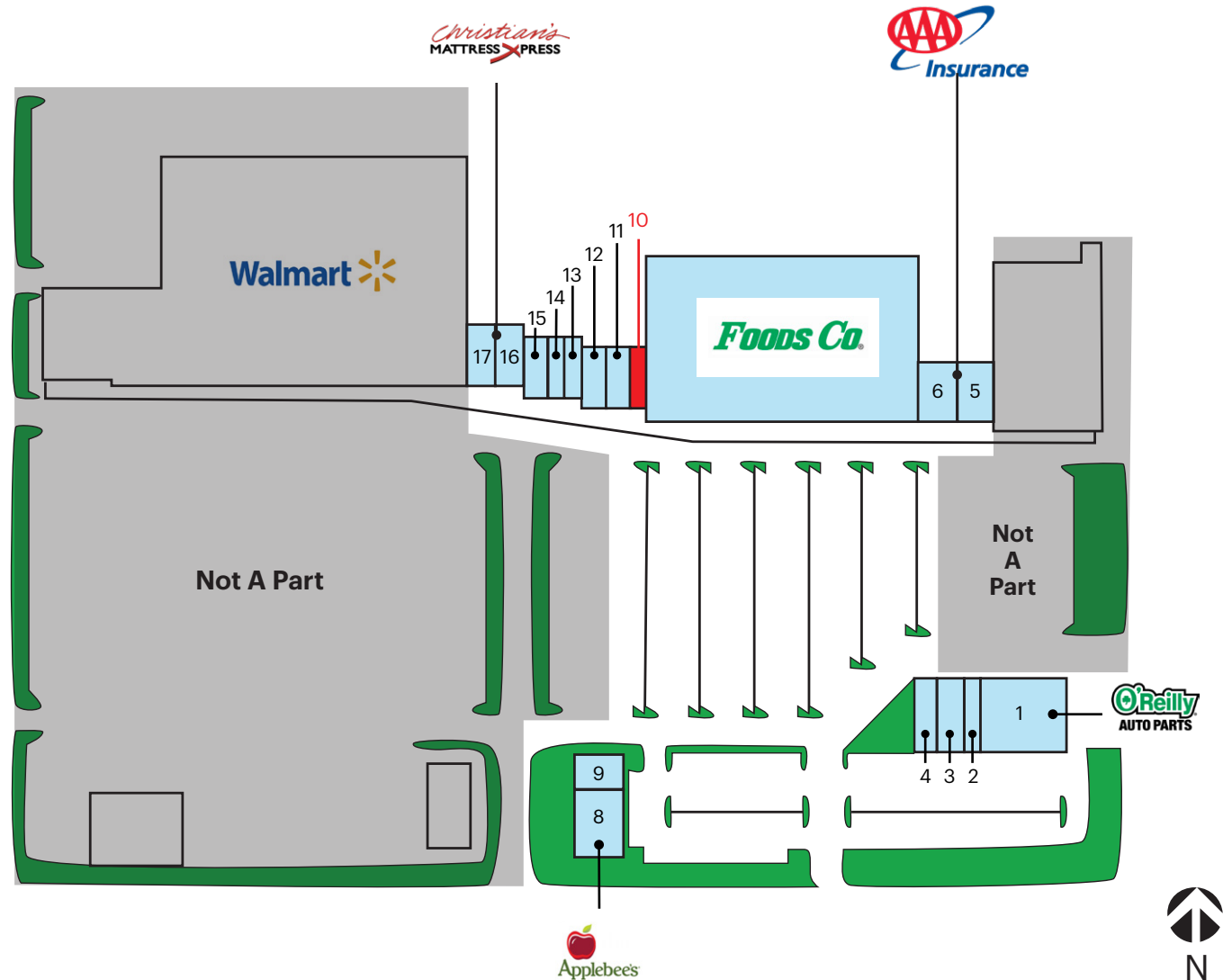
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SUITE	TENANT	SIZE
1	O'Reilly Auto Parts	7,000 SF
2	Aloha BBQ	1,400 SF
3	Teaklish	1,017 SF
4	Armed Forces	2,570 SF
5	AAA	4,224 SF
6	AAA	1,656 SF
7	Foods Co.	57,402 SF
8	Applebee's	5,065 SF
9	Allure Nail Salon	1,656 SF
10	Available	2,100 SF
11	GameStop	1,480 SF
12	Royal Smoke Shop	1,320 SF
13	New China Massage	1,376 SF
14	Wells Fargo	2,047 SF
15	Sally Beauty	1,500 SF
16	Christian's Mattress	2,140 SF
17	Christian's Mattress	2,760 SF



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\*Traffic Counts Source: Sites USA REGIS Online 10/29/24



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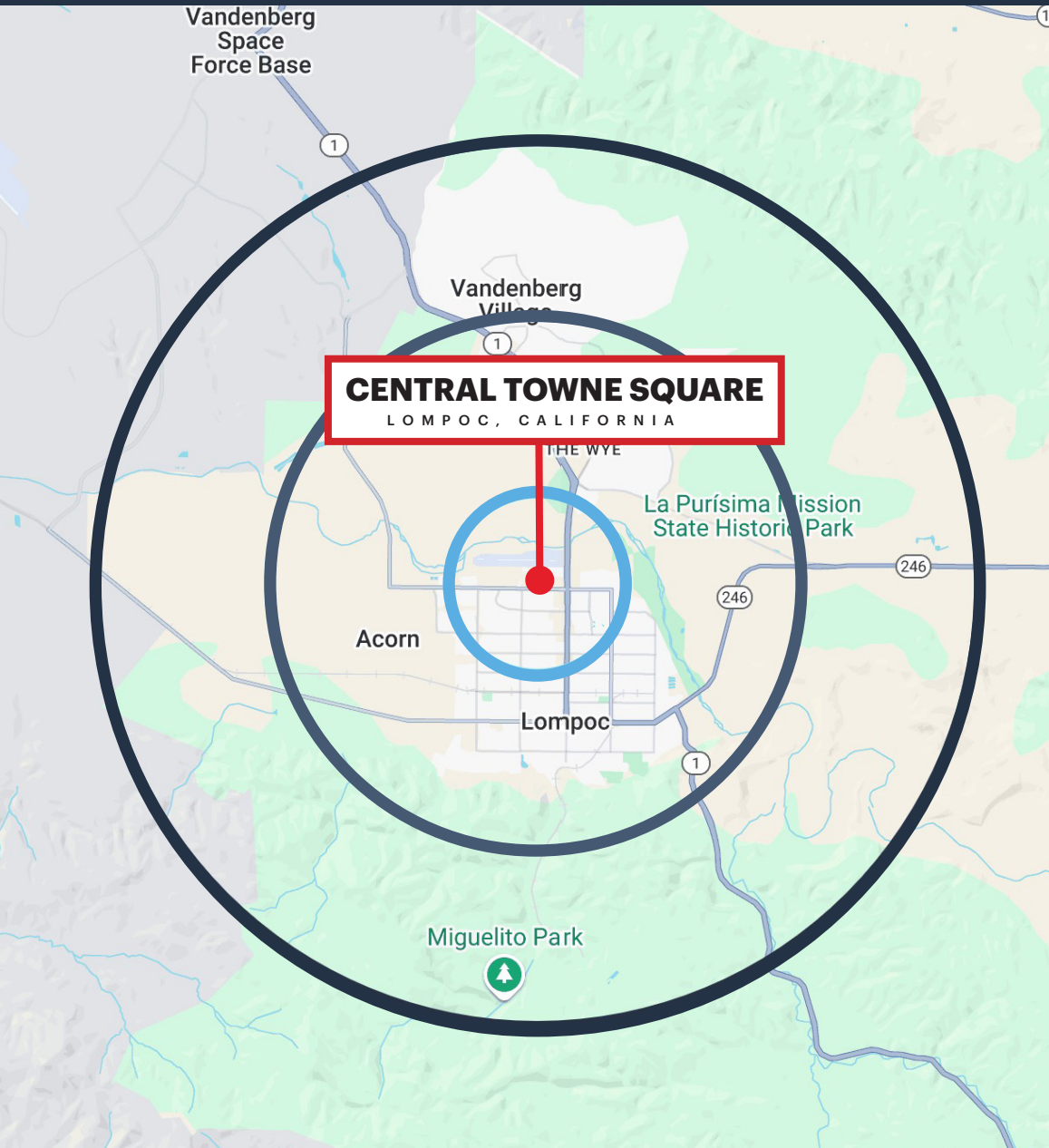
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**CENTRAL TOWNE SQUARE**  
LOMPOC, CALIFORNIA

ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
12,262	449,512	54,577



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
8,254	29,163	35,060



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$96,922	\$101,943	\$106,594



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
18.0%	21.1%	23.0%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$127.11 M	\$471.53 M	\$549.2 M



HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
3,905	1,752	695



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
34.0%	33.8%	32.4%



HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
244	890	1,129



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