

112-116 N F St  
LOMPOC, CA



**For Sale or Lease** | Retail/Office Building with Redevelopment Potential | **6,699 SF**

*Experience. Integrity. Trust.*  
*Since 1993*

**Nolan Tooley**  
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lic. 02127359



# Property Details

## PROPERTY SUMMARY

This versatile 6,699 SF, 3-unit commercial building, built in 2006, sits on a 17,424 SF lot in the heart of Lompoc. Ideal for an owner-user in retail or office, it can also offer a great opportunity for investors with a tenant in tow. Zoned Mixed Use (MU), the property holds strong potential for multifamily redevelopment, with the city indicating approval for conversion into eight apartment units (4 x 1/BD/1BA and 4 x 2BD/1BA). With 26 on-site parking spaces and a prime location near transportation corridors, this property is a rare find for those seeking a flexible, high-value investment.

<b>Address:</b>	112-116 N F St, Lompoc, CA
<b>APN:</b>	085-131-020
<b>Zoning:</b>	(MU) Mixed Use Zone with a PD (Planned Development Overlay)
<b>Building:</b>	6,699 SF
<b>Lot:</b>	17,424 SF (0.4 acre)
<b>Sale Price:</b>	\$1,250,000 (\$212/SF RBA)
<b>Property Type:</b>	Retail/Office
<b>Occupancy:</b>	Vacant
<b>Lease Rate:</b>	CLA
<b>Floors:</b>	Two
<b>Units:</b>	Three
<b>Parking:</b>	26 spaces (3.9/1,000)
<b>Restrooms:</b>	4 private
<b>HVAC:</b>	Yes
<b>Year Built:</b>	2006
<b>To Show:</b>	CLA

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# Site Plan



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# Vicinity Map



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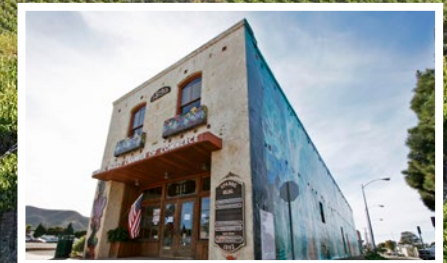


## Lompoc

Dubbed the City of Arts & Flowers, Lompoc is located about an hour north of Santa Barbara on Highway 1. The area was inhabited by the Chumash prior to European settlement.

Lompoc is considered a military town due to its proximity to Vandenberg Space Force Base, a facility that contributed to Lompoc's rapid growth. The city attracted throngs of tourists in the mid-1980's due to space shuttle launches. More recently, wine, arts, and flower culture have created a new tourist buzz for Lompoc.

Along with Santa Ynez Valley neighbors Solvang, Buellton, and Los Olivos, Lompoc is a hot spot for local wines. The Lompoc Wine Ghetto is an industrial complex within the city where many of Lompoc's boutique wineries operate tasting rooms.



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