



Offering Memorandum

113-119 North A Street Lompoc, CA 93436

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

Gabe Kadosh

CA Re Lic. #01486779

+1 213 861 3386

gabe.kadosh@colliers.com

Peter Mikacich

CA Re Lic. #01133104

+1 415 288 7815

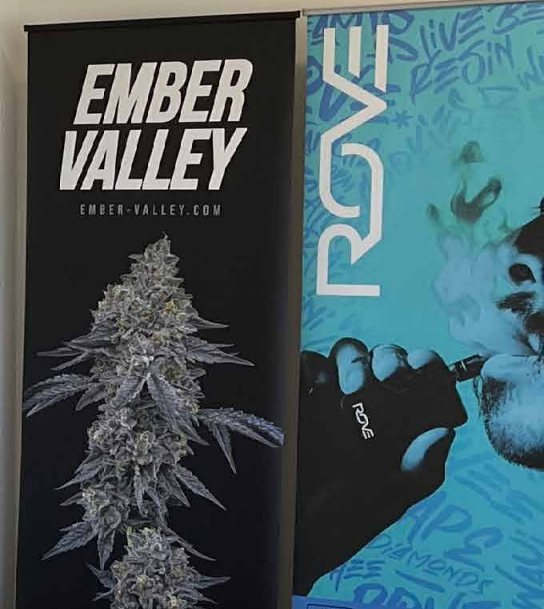
peter.mikacich@colliers.com

Colliers

Accelerating success.



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:

\$1,927,928.57

Cap Rate:

7.0%

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)





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

The background image shows the exterior of a 'One Plant' store. A large sign above the entrance reads 'One Plant' in a stylized font. The store has large glass windows and a glass door. The entire image is covered with a semi-transparent blue overlay.

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 @ 7.0% capitalization:	\$1,927,928.57
Price Per SF:	\$326

Lease Summary

Tenant:	One Plant Dispensary
Website:	https://www.oneplant.life/
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

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.



Gabe Kadosh

+1 213 861 3386
gabe.kadosh@colliers.com

Peter Mikacich

+1 415 288 7815
peter.mikacich@colliers.com

Shaun Bloomquist

+1 415 288 7867
shaun.bloomquist@colliers.com

Colliers

865 S Figueroa St, 35th Floor
Los Angeles, CA 90017
+1 213 627 1214

Colliers

101 Second St, 11th Floor
San Francisco, CA 94105
+1 415 788 3100

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

colliers.com

Accelerating success.