

1.92 ACRES OF VACANT LAND
1035 W CENTRAL AVE | LOMPOC, CA

FOR SALE



Exclusively Offered By:

Brian Barson, CCIM
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CA DRE #01945282

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY OVERVIEW

Lee & Associates is pleased to exclusively offer for sale approximately 1.92 acres of vacant land located at the northeast corner of Central Avenue and Barton Avenue in Lompoc, California. The property is conveniently located adjacent to the Lompoc Airport (LPC) and just west of the Walmart-anchored Central Towne Square shopping center.

The property's zoning allows for light/medium manufacturing, alcohol/winery production, office/R&D, warehousing/distribution, and other similar uses (see page 3 for the City of Lompoc's permissible use chart).

PRICING SUMMARY

Asking Price	\$1,300,000
Price per Sq Ft	\$15.54 PSF

PROPERTY SUMMARY

Address	1035 W Central Ave Lompoc, CA 93436
APN	093-450-055
Parcel Size	+/- 1.92 Acres (+/- 83,635 Sq Ft)
Zoning	Business Park (BP)

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PERMISSIBLE USES

Use	Requirement by Zone		Specific Use Regulations
	I	BP	
Agricultural Uses and Animal Keeping Use Types			
Animal Raising and Keeping	P1	P1	17.404.040
Community Garden	P	P	17.404.070
Industrial, Manufacturing, Processing and Wholesaling Use Types			
Artisan Manufacturing	P	P	-
Cannabis Cultivation	P	P	LMC 9.36
Cannabis Manufacturing	P	P	LMC 9.36
Cannabis Testing Laboratory	P	P	LMC 9.36
Construction Storage/Supply Yard	P	-	17.404.080
Equipment Rental Yard	P	P	-
Equipment Rental Yard, Heavy	P	P	-
Feed and Fuel Facility	P	-	-
Manufacturing/Processing: Heavy	CUP	-	-
Manufacturing/Processing: Light/Medium	P	P	-
Micro-Alcohol Production	P	P	-
Mini-Storage Warehousing or Facility	P	-	-
Research and Development	P	P	-
Warehousing, Storage, and Distribution	P	P	-
Winery	P	P	-
Recreation, Education, and Assembly Use Types			
Community Assembly, Neighborhood	CUP	MUP	-
Community Assembly, Regional	-	CUP	-
Recreation, Passive	P	P	-

Source: City of Lompoc Zoning Code – Industrial Zones

https://library.qcode.us/lib/lompoc_ca/pub/municipal_code/item/title_17-division_2-chapter_17_216?view=all

Use	Requirement by Zone		Specific Use Regulations
	1	BP	
Residential Use Types			
Caretaker's Unit	MUP	MUP	17.404.060
Emergency Shelters	CUP	CUP	17.404.090
Live/Work	-	CUP	17.404.120
Retail Trade Use Types			
Dispensary	CUP	CUP	LMC 9.36
Food Service	P	P	-
Outdoor Dining	MUP	MUP	17.404.170
Restaurant	P2	P2	-
Services Use Types			
Dry Cleaning, Processing	MUP	-	-
Kennel	CUP	-	-
Office, General	-	P	-
Public Services, Major	MUP	-	-
Public Services, Minor	P	-	-
Safe Parking Program	AUP	AUP	17.404.205
Wireless Telecommunications Facility Use Types			
Wireless Tower	CUP	CUP	17.404.220
Other Wireless Telecommunications Facility	See Section 17.404.220		
Transportation Facilities Use Types			
Parking Lot	P	P	-
Vehicle Sales and Services Use Types			
Automotive Storage	P	-	-
Large Vehicle and Boat Sales and Rental	P	P	-
Repair, Major	P	-	-
Repair, Minor	P	-	-
Other Use Types			
Metal Storage Container	See Section 17.404.130		
Temporary Use	See Section 17.404.210		

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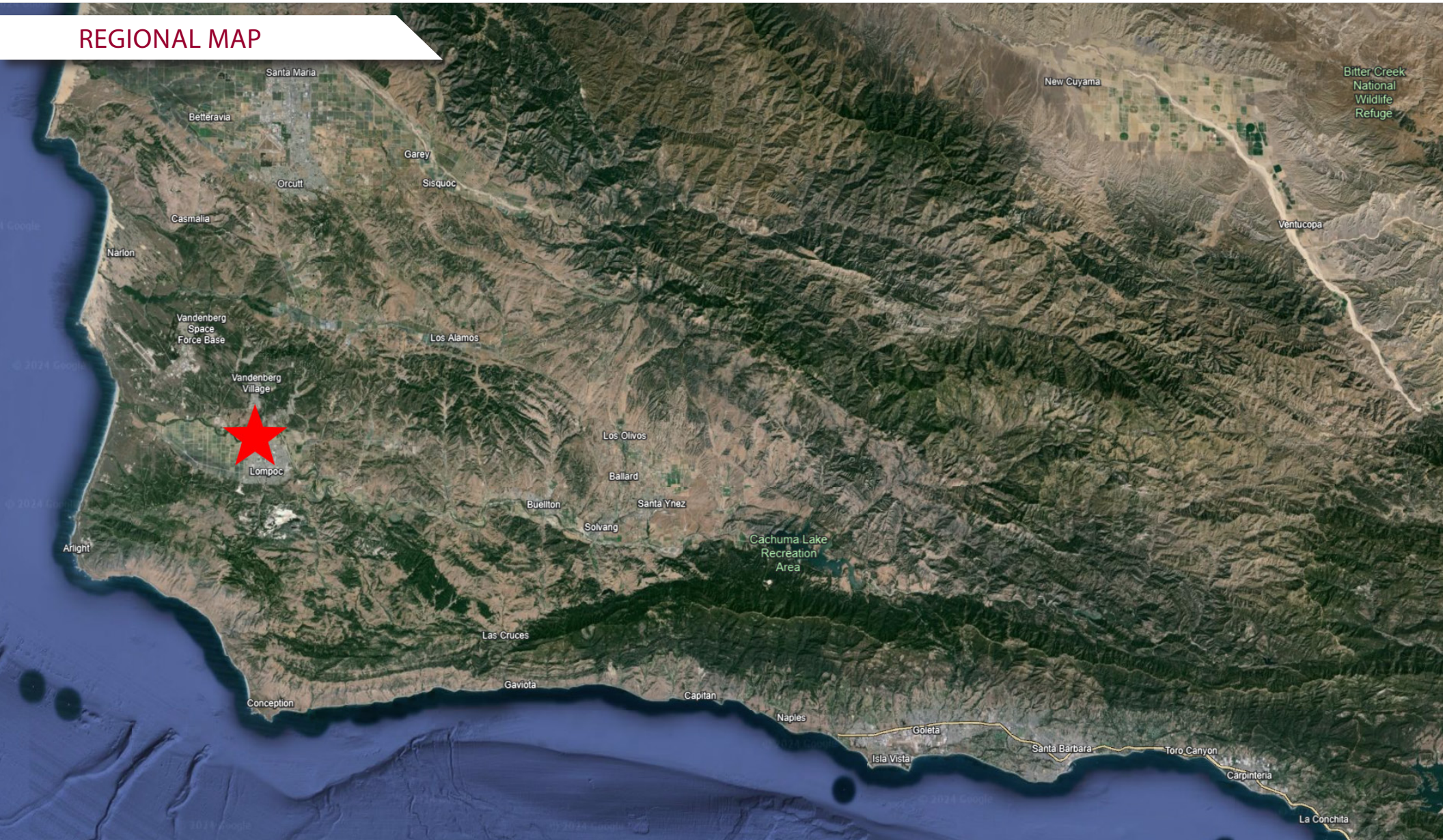
LOCAL MAP



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REGIONAL MAP





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