

FOR SALE OR LEASE MEDICAL OFFICE BUILDING



425 W. Central Avenue | Lompoc, CA

Multi-tenant Medical Office Building located at a signalized intersection on West Central Ave and only 1/4 mile from H Street (Highway 1). The 1st Floor is built-out for two tenants (Suite 102 includes a surgery center), and the 2nd floor is currently configured for a single tenant with fully improved dental operatories. The building was constructed in 2007 and is elevator-served with ample parking.

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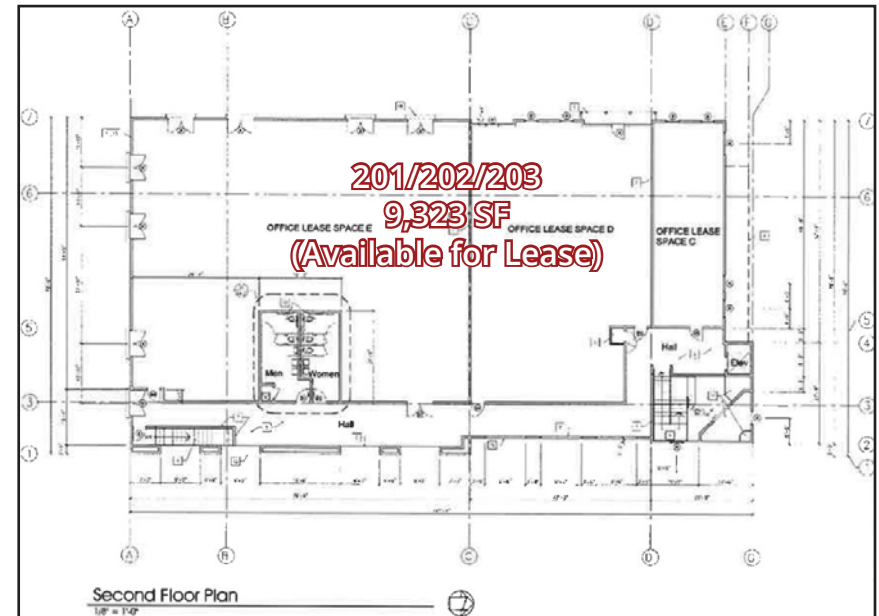
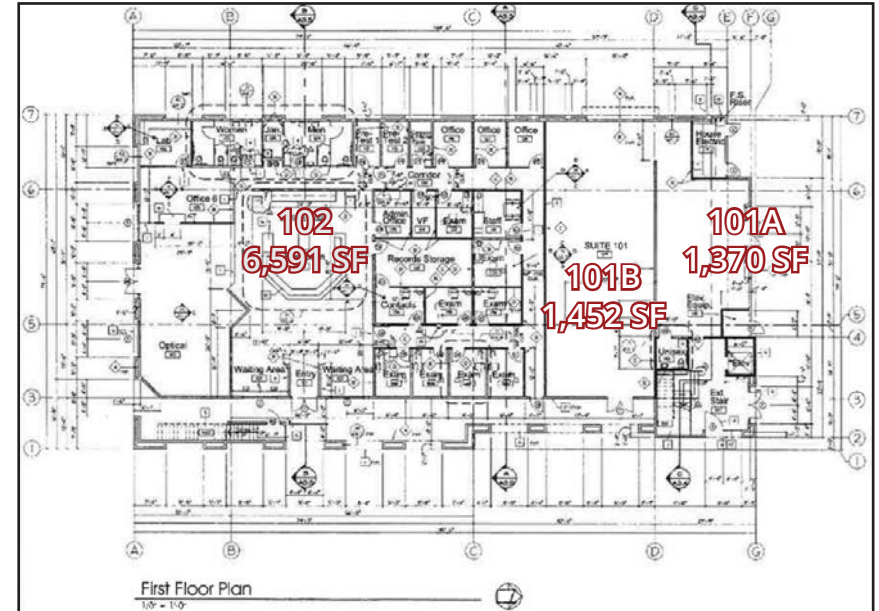
Lic #01800988

2520 Professional Parkway | Santa Maria, CA 93455 | PacificaCommercialRealty.com



Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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SALE & LEASE DETAILS

Sale Price	\$4,750,000
Building Size	±18,736 SF
Lease Rate	\$2.00/SF/Month, NNN
Available	±9,323 SF
Parcel Size	±1.25 AC
Year Built	2007
Zoning	PCD (Planned Commercial Development)
Year Built	2007
APN	093-450-049



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