

1017 W. CENTRAL AVE., LOMPOC, CA



OFFERING MEMORANDUM

± 86,326 SQUARE FOOT INDUSTRIAL COMPLEX

Tom Davidson

Senior Vice President

805.588.7777

tdavidson@lee-associates.com

License ID# 0595846



LEE & ASSOCIATES

TABLE OF CONTENTS

MARKET ADVISOR

Tom Davidson

Senior Vice President

805.588.7777

tdavidson@lee-associates.com

License ID# 0595846

3

PROPERTY OVERVIEW

7

PROPERTY MAPS
& FLOOR PLANS

12

PROPERTY IMAGES

16

ABOUT LOMPOC

18

DISCLOSURE

PROPERTY OVERVIEW

1017 W. CENTRAL AVE., LOMPOC, CA

OVERVIEW



- > ± 86,326 SF Industrial Complex
- > ± 5.9 AC Parcel
- > Zoned: BP (Business Park)
- > Single Tenant NNN

The 1017 W. Central property is located in the desirable West Central Avenue corridor of Lompoc, CA just off the Lompoc Airport. Highways 1 and 246 are nearby for access.

EXECUTIVE SUMMARY

The 1017 W. Central property is an 86,326 sq. ft. industrial building located on a 5.9 acre fenced site. It is a pre-engineered steel building constructed in 2007 and extensively remodeled in 2013. The property is under a net lease to a national credit tenant which has occupied the property since 2012. The facility functions as their corporate headquarters and as the FDA Certified manufacturing and distribution operation for their variety of dental industry products. The workforce is comprised of highly skilled workers. This offering provides a stable, attractive return for an investor with a credit tenant. The property is located in Lompoc, CA along the Central coast of California in Santa Barbara County, home of Vandenberg Space Force Base, the west coast center for SpaceX launch operations. The base will support approximately 100 launches in 2026 by multiple operators including SpaceX, United Launch Alliance, Firefly Aerospace, Northrup Grumman, the Air Force; with several others in the development phase. Lompoc has a stable economy with a mild Mediterranean climate and attractive, affordable housing options.

PROPERTY HIGHLIGHTS

- Well-maintained - 100% occupied by current tenant since 2012
- Approximately 20,000 sq. ft. of corporate headquarters offices
- Pre-engineered building with sloped, steel roof system.
- Warehouse has 24 ft. clearance at the eaves
- Recently upgraded fully sprinklered system.
- Loading dock area with 3 doors
- 4 ground level access doors
- Climate controlled warehouse
- FDA Certified manufacturing facility with clean room areas
- Fully fenced site with 250 parking spaces
- Zoned BP (Business Park) - an upgraded subset of Industrial
- Municipally owned electric, water and sewer services provide lower utility costs
- 2,000 amps 3 phase power



GAS:
SO CAL GAS



SEWER:
LOMPOC
WATER DISTRICT



WATER:
LOMPOC
WATER DISTRICT



ELECTRIC:
LOMPOC
MUNICIPAL



SALE INFORMATION

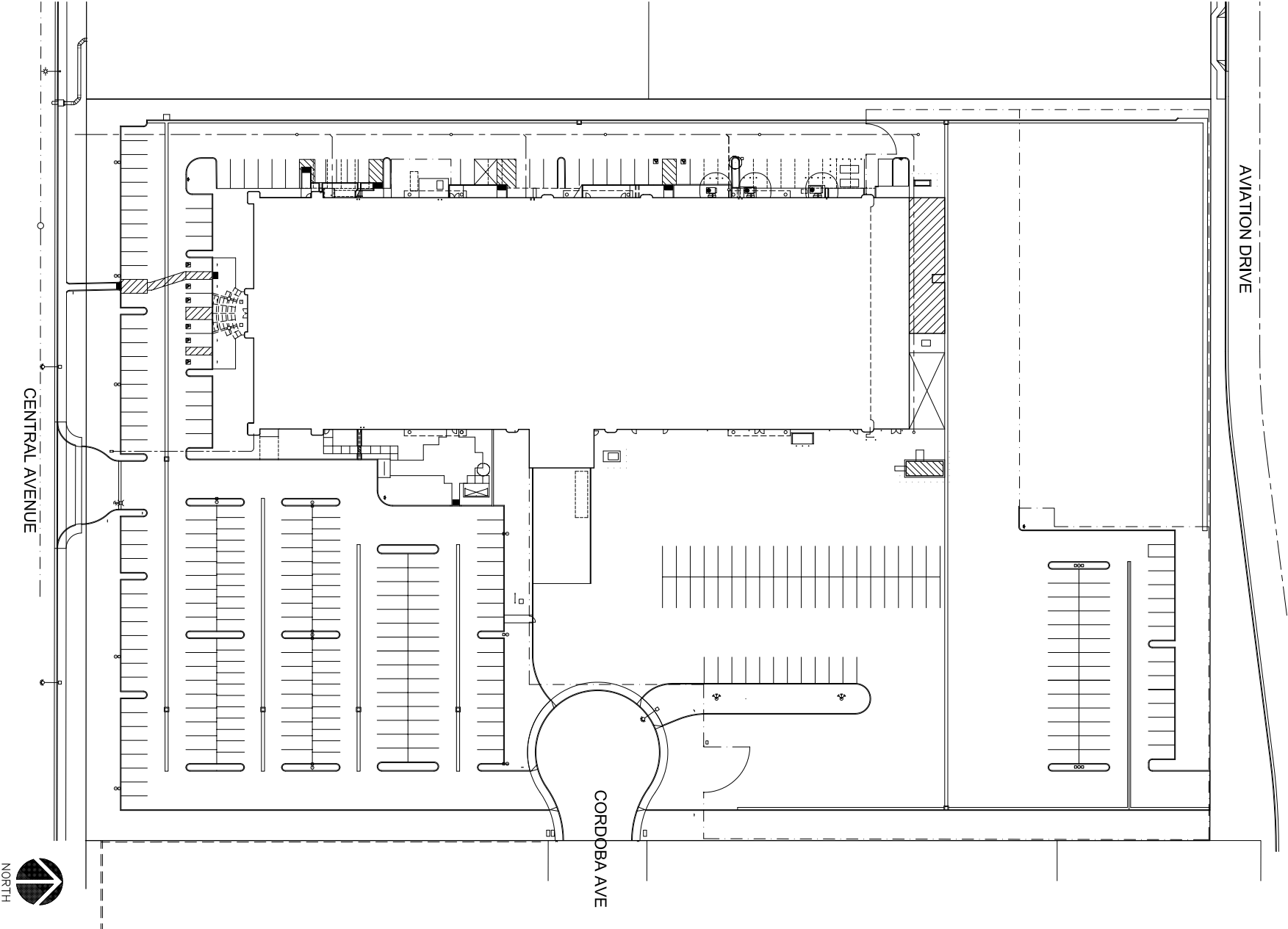
Price:	\$12,000,000 (\$139/PSF)
Year One NOI:	\$775,897
CAP Rate:	6.5%
Lease Type:	NNN
Initial Term:	Through 9/30/2027 (Tenant is willing to sign a new longer term lease at COE)
Lease Extensions:	One 5 year



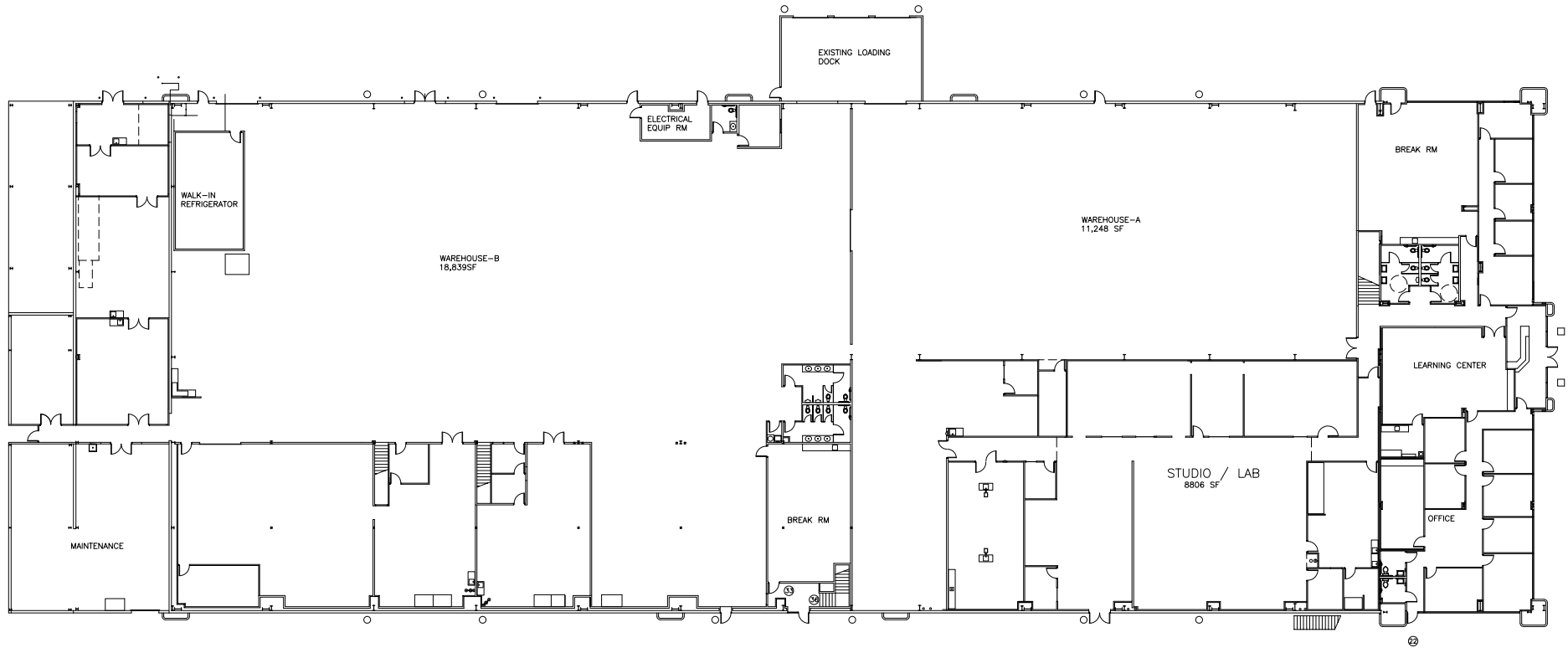
PROPERTY MAPS AND FLOOR PLANS

1017 W. CENTRAL AVE., LOMPOC, CA

SITE PLAN



FIRST FLOOR PLAN

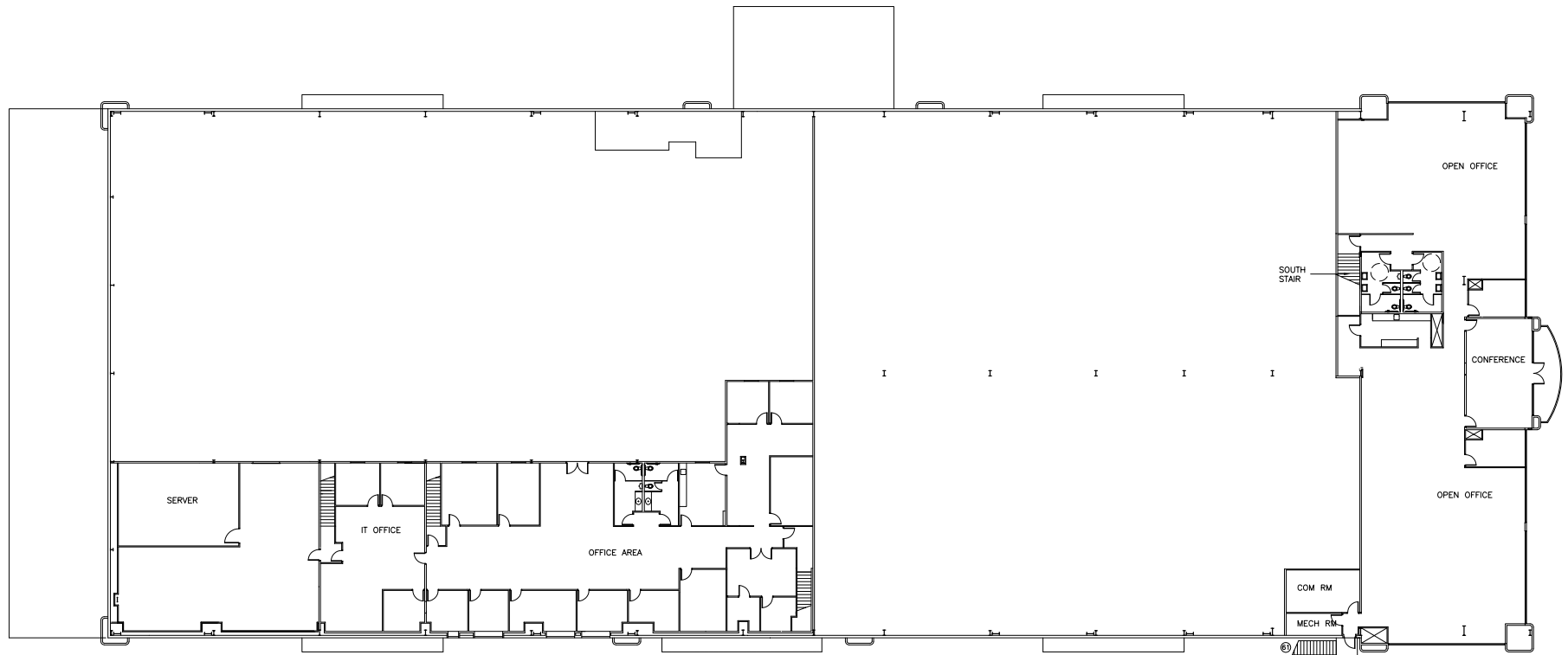


FIRST FLOOR PLAN

SCALE: 1" = 20'-0"



SECOND FLOOR PLAN



SECOND FLOOR PLAN

SCALE: 1" = 20'-0"



1017 W. CENTRAL AVE., LOMPOC, CA

TRADE MAP



Imagery ©2026 Airbus, Maxar Technologies

PROPERTY IMAGES

1017 W. CENTRAL AVE., LOMPOC, CA

PROPERTY IMAGES



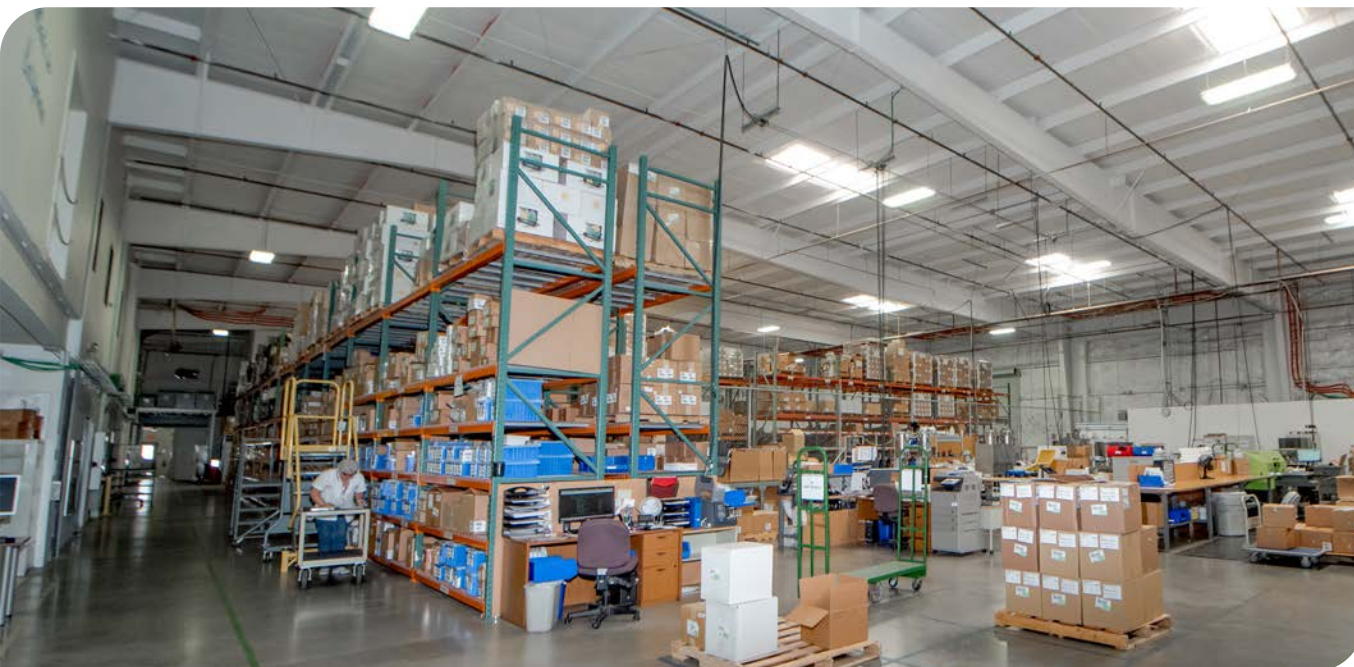
1017 W. CENTRAL AVE., LOMPOC, CA

PROPERTY IMAGES



1017 W. CENTRAL AVE., LOMPOC, CA

PROPERTY IMAGES

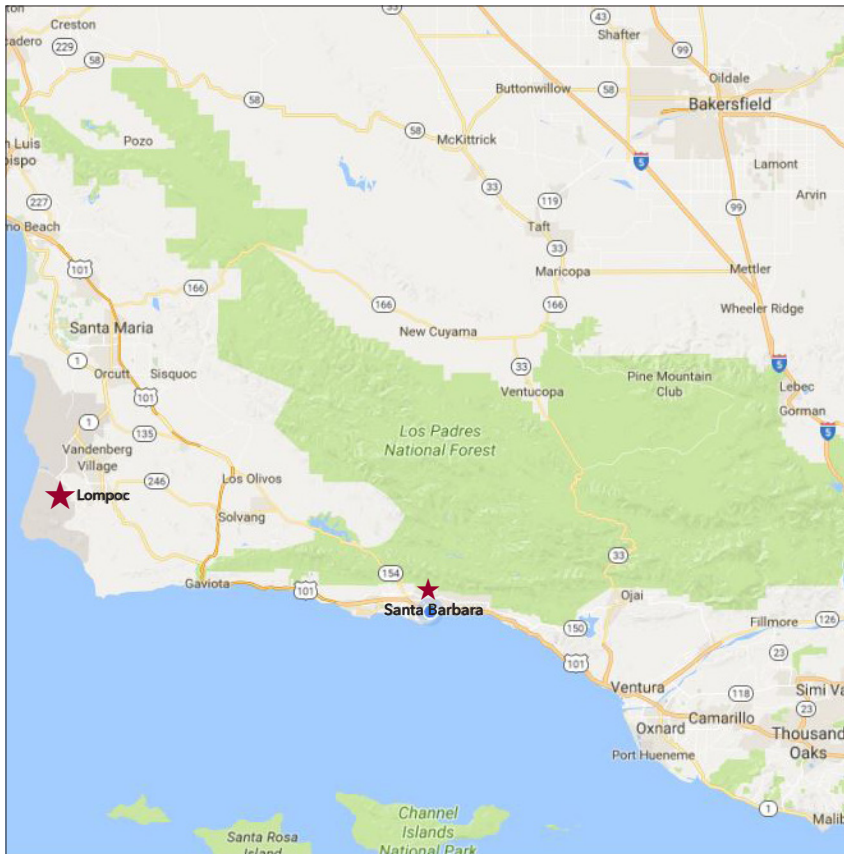


ABOUT LOMPOC, CALIFORNIA

1017 W. CENTRAL AVE., LOMPOC, CA

ABOUT LOMPOC

The Lompoc Valley is located on scenic Pacific Coast Highway and Highway 246, 55 miles northwest of Santa Barbara, 155 miles northwest of Los Angeles and 270 miles southeast of San Francisco. Elevation is 88 feet above mean sea level. Rolling hills surround the Valley in the north, south and east. The Pacific Ocean is only 9 miles west of downtown Lompoc. The Santa Ynez River runs east to west through the Valley. Vandenberg Village, the Village Country Club, Mesa Oaks and Mission Hills are located just outside the city limits, in the unincorporated area of Santa Barbara County. Vandenberg Space Force Base is located just ten miles northwest and is home to some of the major employers in the area. There is a diverse labor base in Lompoc, although agriculture, mining, oil development, wine production and aerospace are major categories in the area.



City Highlights

- Lompoc is the gateway to the Santa Rita Hills AVA wine growing region, where world class wines are being produced. This region is one of the most celebrated wine tasting hubs in Santa Barbara County.
- Vandenberg Space Force Base supports over 7,000 on base personnel and contributions +/-18,000 jobs to the local economy.
- La Purisima Mission is the most extensively restored mission in California. The nearly 2,000 acre park is home to 25 miles of hiking trails.
- There are fifteen (LUSD) schools in the district, and an independent study program. Allan Hancock College is assisting thousands of students to reach a wide variety of educational goals.
- Employing more than 725 staff, Lompoc Valley Medical Center is fully licensed state-of-the-art care hospital.

An aerial photograph of an industrial and residential area. In the foreground, there is a large, multi-story industrial building with a red roof, surrounded by parking lots filled with cars. To the left, there is a smaller building and a parking lot. In the background, there are more industrial buildings, a road, and a large green field. A large, semi-transparent red shape is overlaid on the image, covering the central and right portions. The word "DISCLOSURE" is written in large, bold, dark blue letters across the center of the image.

DISCLOSURE

DISCLOSURE

Lee & Associates Central California, Inc. is the exclusive listing agent for the property described in this Offering Memorandum. This document has been prepared by Lee & Associates for informational purposes only. It is not an offer or solicitation to buy or sell any security, investment, or property. The information contained herein has been obtained from sources deemed reliable; however, Lee & Associates makes no representations or warranties, express or implied, regarding the accuracy, completeness, or suitability of the information.

Prospective buyers should conduct their own independent investigations, due diligence, and consult with their legal and financial advisors before making any investment decisions. Lee & Associates and its agents shall not be held responsible for any inaccuracies or omissions, and they reserve the right to change any information without notice.

The Offering Memorandum is confidential and is intended solely for the use of prospective buyers. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Lee & Associates. By accepting this Offering Memorandum, you agree to be bound by these terms.

Lee & Associates is a licensed real estate broker and operates independently of any other entities mentioned in this document. This document does not create any agency or fiduciary relationship between Lee & Associates and any recipient.

Investment in real estate involves risks, and past performance is not indicative of future results. Any financial projections or estimates provided are for illustrative purposes only and should not be relied upon as a guarantee of future performance.

Lee & Associates is not liable for any direct or consequential loss arising from the use of this Offering Memorandum or its contents. There is no cooperating brokerage fee offered to outside brokers, finders and or buyer's brokers. Any fees paid to buyer's consultants, brokers, finders or any advisor(s) shall be paid by the Buyer, if any. Lee & Associates will be compensated by Seller per its separate written agreement.

For additional information or to arrange a showing, please contact Lee & Associates.



COMMERCIAL REAL ESTATE SERVICES

Local Expertise. International Reach. World Class.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

Tom Davidson

Senior Vice President

805.588.777

tdavidson@lee-associates.com

License ID# 0595846

Central California, Inc. -

Lee & Associates

Corporate ID #02215506

A Member of the Lee & Associates

Group of Companies

5401 Business Park South, Suite 122

Bakersfield, CA 93309

P: (661)864.1000 F: (661)860.1000

www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
CID#01191898

