



223-231

NORTH G ST
LOMPOC, CA

FOR SALE

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2990 Grand Avenue | Los Olivos, CA 93441 | 805.588.7777

PROPERTY OVERVIEW

This is an excellent multifamily development site. Three vacant lots, zoned Mixed Use which can be combined. This zoning allows multifamily residential development with 3 stories and 44 units per acre density. Great location in Lompoc with high demand for residential rental.

OFFERING PRICE

\$1,250,000

LOT SIZE

.56 AC / 24,392 SF

ZONING

Mixed Use

APNS

085-082-003, 085-082-004, 085-082-005



WATER
City of Lompoc



ELECTRIC
PG&E



GAS
SoCalGas



SEWER
City of Lompoc



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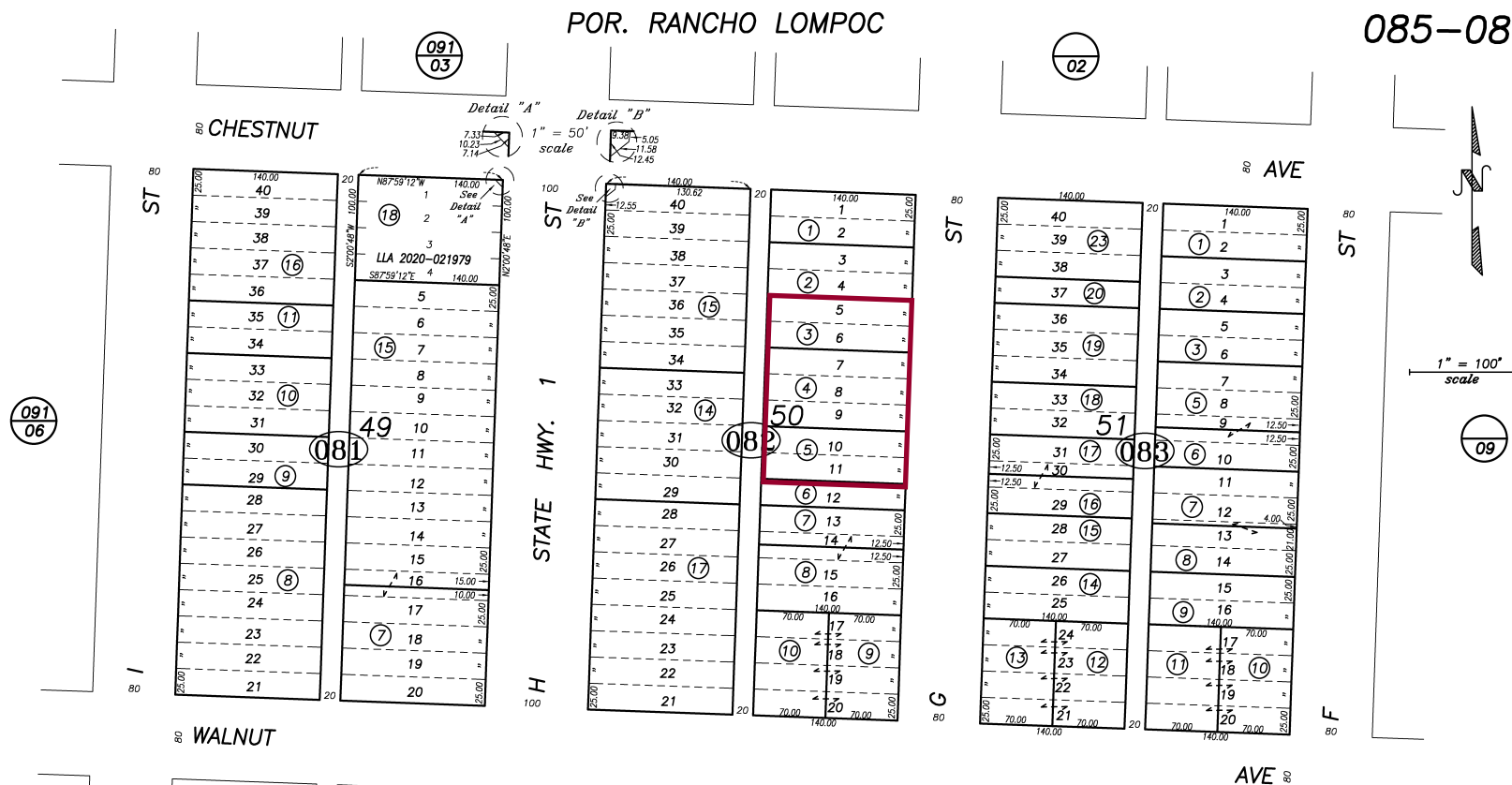
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RETAIL MAP



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APN MAP



NOTICE

Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

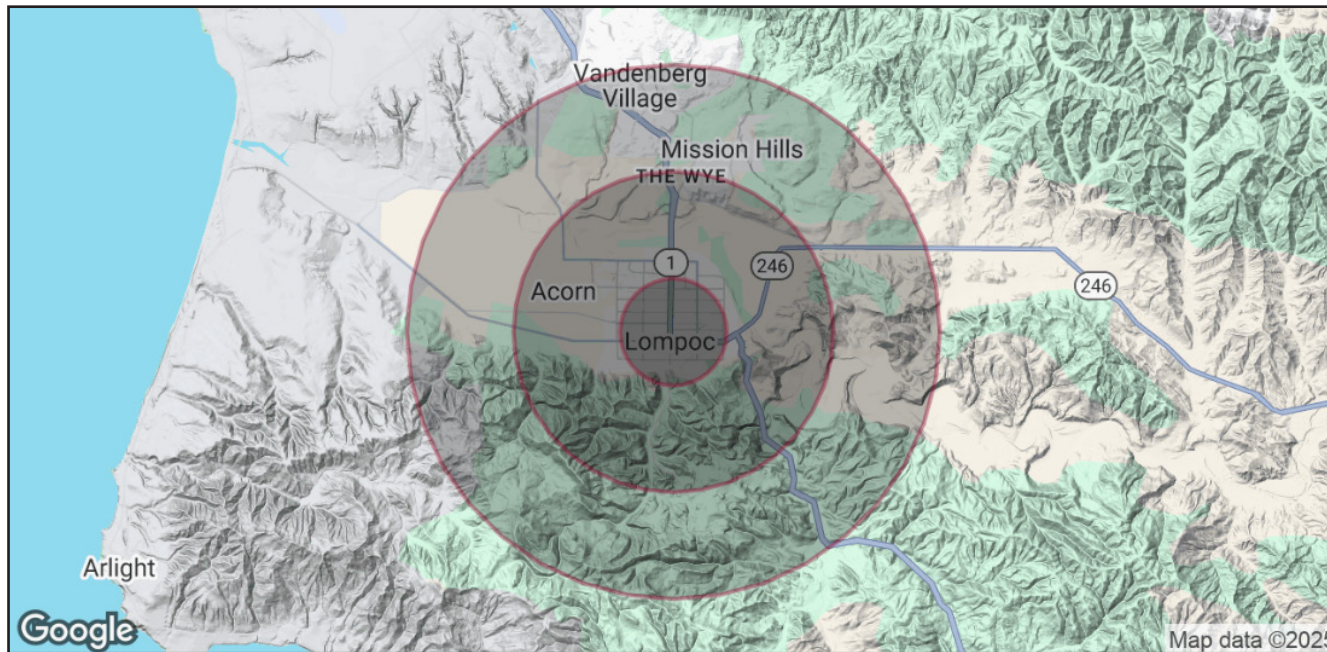
09/15/1949 R.M. Bk. 15, Pg. 284, Tract "City of Lompoc"
 10/06/1877 R.M. Bk. 1, Pg. 45, Tract "City of Lompoc"

City of Lompoc
 Assessor's Map Bk. 085-Pg. 08
 County of Santa Barbara, Calif.

10/20 081-01 & 02 into 081-18

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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	24,714	42,047	52,983
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	39	39
HOUSEHOLDS & INCOME			
Total Households	8,486	14,193	17,102
# of Persons per HH	2.9	3	3.1
Average HH Income	\$73,914	\$89,310	\$99,412
Average Hosue Value	\$497,403	\$505,664	\$559,737

Demographics data derived from AlphaMap

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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.

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