

223-231 NORTH G ST LOMPOC, CA

FOR SALE



TOM DAVIDSON

tdavidson@lee-associates.com

D 805.588.7777

CalDRE: #0595846

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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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



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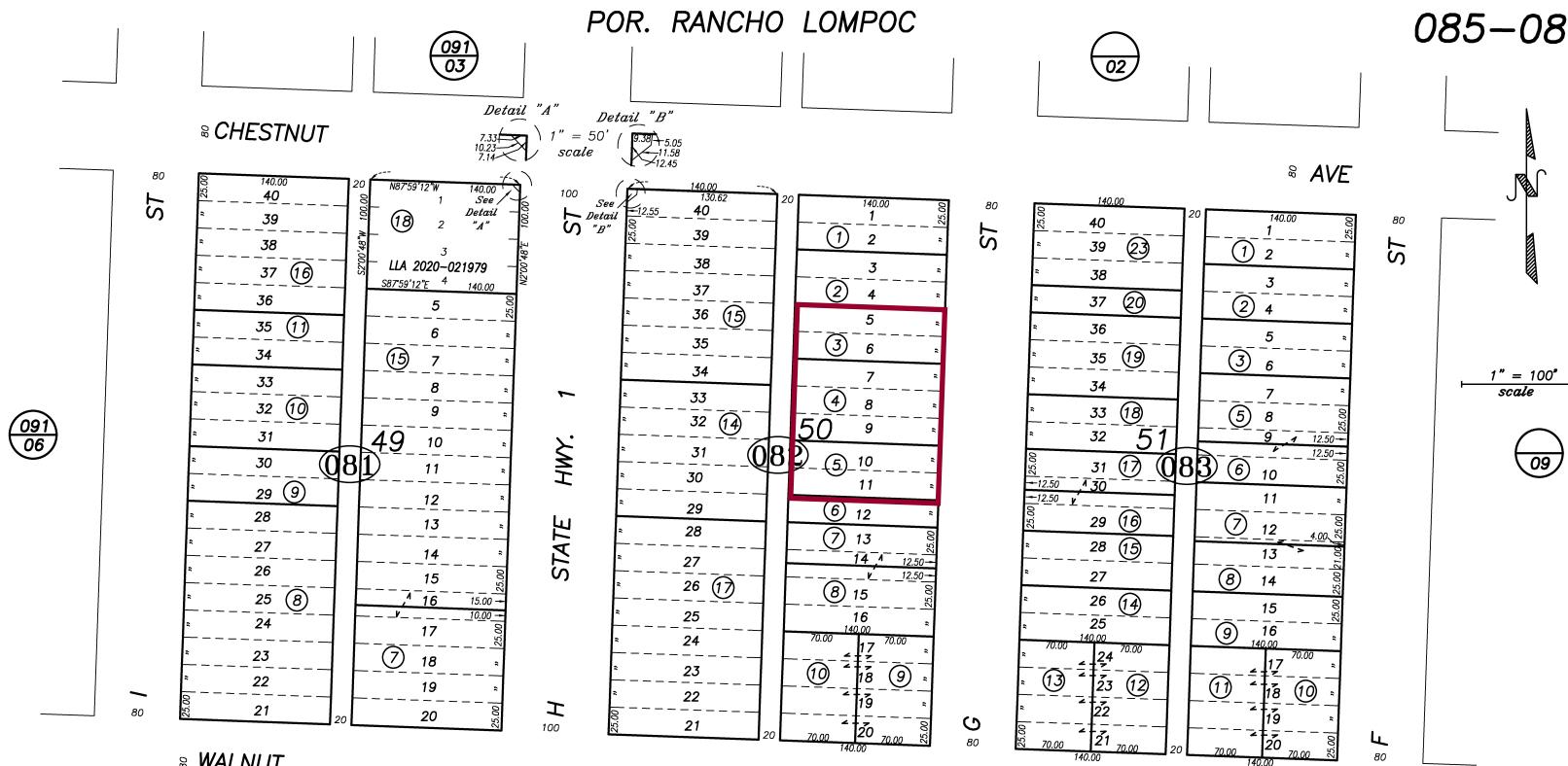
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RETAIL MAP

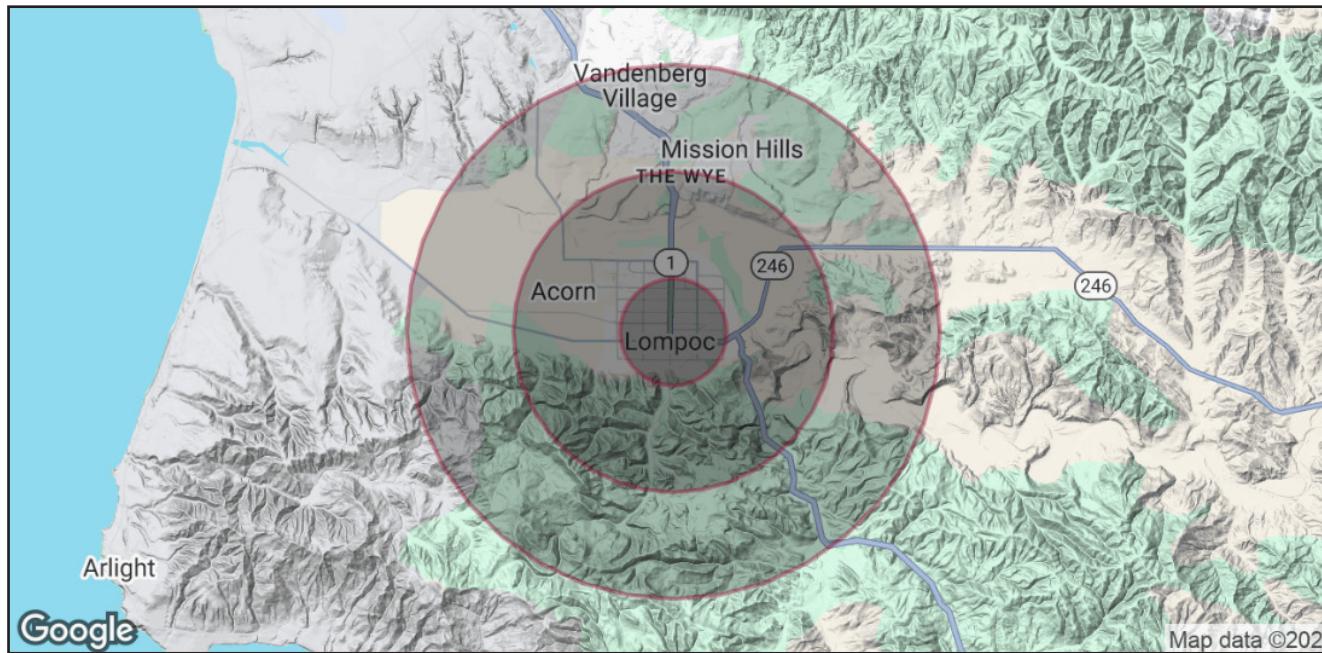


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APN MAP



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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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 & 123
Bakersfield, CA 93309

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