





# Property Information

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- Listing Price: \$1,399,000
- County: Santa Barbara
- APN: 087-242-101/087-242-001
- Renovated: 2019
- Lot size: 25,681 Sq. Ft/ 0.36 AC
- Zoning: Commercial Central Business and H Street Overlay

## Neighboring Retailers

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410-414 N H Street | Team Puhek





# 410-414 N H Street - For Sale

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Here is a fantastic owner-user or investment opportunity to own prime commercial real estate on H street (Pacific Coast Hwy) the main thoroughfare in Lompoc, CA. The broad zoning can accommodate many different uses! Great visibility for retail and service. The front Retail/Showroom has large windows and affords tremendous exposure for your operation or tenant. This is a double lot with 23 parking spaces and stadium security lights. Formerly a drive-through pharmacy, this space can accommodate retail/office/service/auto repair (check with the city to confirm your usage of this site) Three large safes are included in the sale. Two handicap restrooms and a third restroom upstairs with a shower. Upstairs there are four offices and a storage or conference room depending on your preference. There is a tremendous amount of natural light from multiple skylights upstairs which gives it a great feel. Call today for a tour.

All information is deemed reliable but not guaranteed. Buyer and Buyer's Agent to verify all information and do their own due diligence prior to the close of escrow.









410-414 N H Street | Team Puhek







# Site Plan





# About Lompoc, CA

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Lompoc commonly known as the City of Arts and Flowers is located in the Valley of the Central Coast of California. The famous Highway 1 runs through H Street. The traffic count is over 17,000 cars per day!

One of it's main tourist draws is La Purisma Mission, first habited by the Chumash Indians in the late 1700's. Wine tasting has become popular in the "Wine Ghetto," and the Santa Rita Hills has become internationally known for its Pinot Nior and Chardonnay. Lompoc has the perfect climate for grape growing, touring, and living!

The following are a few significant economic factors for Lompoc; tourism, wine production, seed flowers, vegetables, the Federal Correctional Institute, and the Vandenberg Air Force Base, which is the largest empolyer in Lompoc.

A large number of people visit and tour Lompoc during the summer time when the flower fields are blooming and during the yearly Flower Festival. Not to mention, with the Pacific Ocean just minutes away, who wouldn't want to visit Lompoc!







# Michael Puhek

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Call or text me today to  
set up a private showing.

