



For lease

\$1,550/Mo.
Modified Gross

Contact us:

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Colliers | San Luis Obispo
1301 Chorro Street
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1100 W Ocean Avenue Lompoc, CA

Former Gas & Service Retail Property
on the Corner of West Ocean and R Street in Lompoc, CA

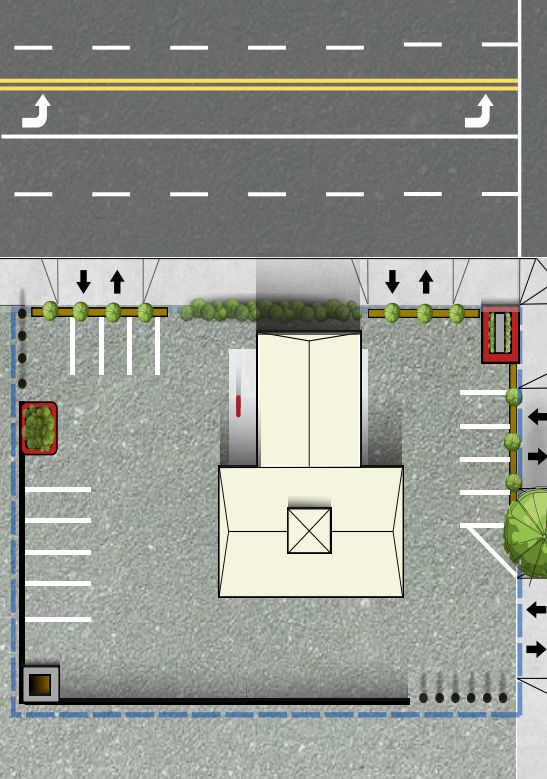
Property Summary

Freestanding, former gas & service station retail property located at 1100 W Ocean Ave in Lompoc, CA. The property offers an adaptive reuse opportunity at the signalized intersection of W Ocean and R Street. Situated on a +/- 14,810 SF lot with the 1,350 SF structure, the outparcel fronts the Dollar General Market and Dick DeWees Community Center. With its location in the Planned Commercial Development (PCD) Zone, uses may include auto service, retail, office, and more (check with City Planning Department).

Area	± 1,350 SF
Rate	\$1,550/Month, Modified Gross
Property Type	Retail/Office/Auto Related
Zoning	Planned Commercial Development (PCD)
Features	Two Roll-Up Doors, Office, 2-Car Bay, Two Restrooms, Alarm System
Parking	On-Site

Accelerating success.

Floorplan



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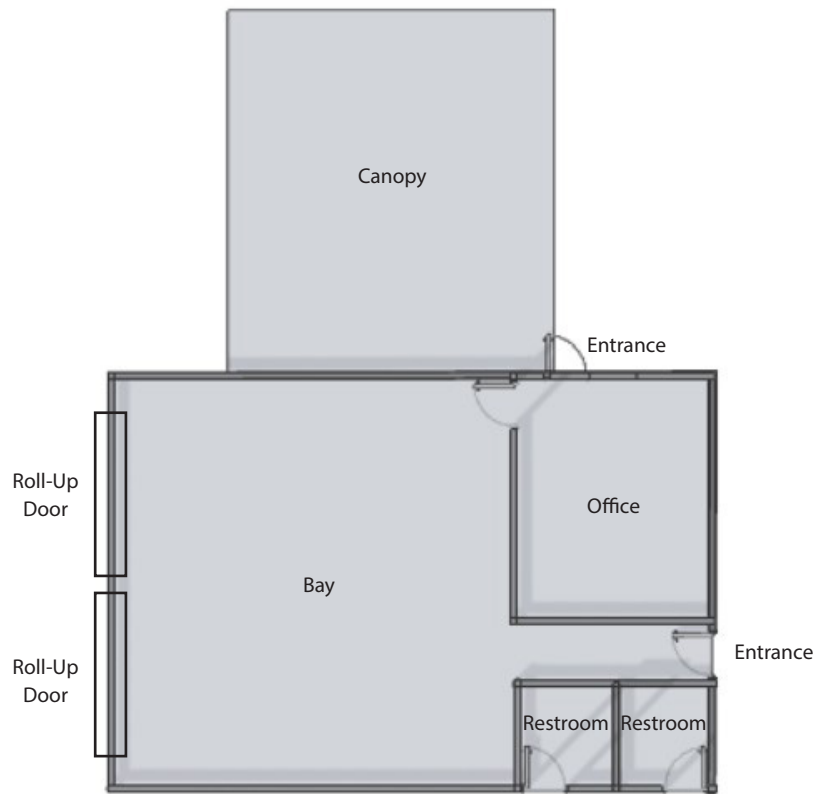
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Potential uses within the PCD Zone:

- General Retail
- Office
- Auto Repair (Major/Minor)
- Auto Sales
- General Services
- Manufacturing (Light/Medium)
- Studio, Instructional Services

*Please check with the City Planning Department for allowed uses and specific requirements.

Allowed Uses per City of Lompoc





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Demographics by Drive Times (1/5/10 Minutes from Subject)

Distance >	1 Minute Drive Time		5 Minute Drive Time		10 Minute Drive Time	
	Current (2024)	Forecast (2029)	Current (2024)	Forecast (2029)	Current (2024)	Forecast (2029)
Population	16,560	16,516	53,593	52,992	59,602	58,879
Households	5,274	5,759	17,436	17,426	19,394	19,372
Families	3,873	3,894	12,017	11,998	13,558	13,527
Avg. HH Size	2.85	2.83	2.89	2.85	2.89	2.85
Owner Occupied	2,248	2,308	9,206	9,384	9,995	10,181
Renter Occupied	3,476	3,452	8,230	8,042	9,399	9,191
Median Age	33.8	34.4	37.4	38.1	36.3	37.1
Median HH Income	\$56,008	\$65,997	\$69,419	\$83,277	\$70,824	\$84,768
Avg HH Income	\$78,494	\$95,189	\$98,579	\$118,146	\$101,257	\$121,348

¹ Footnote: Data sourced from U.S. Census Bureau, Census Summary File 1. Current and 5 year projections as recorded by ESRI forecast data.