

514-518 NORTH H STREET

LOMPOC, CA 93436





Table of Contents

Investment Highlights **03**

Financial Analysis **06**

Nearby Amenities **08**

Market Overview **09**

Investment Highlights

514-518 NORTH H STREET | LOMPOC, CA 93436



PRICE
\$1,450,000



PRICE PER SF
\$211



RENTABLE BUILDING AREA
±6,878 SF



APN
087-192-018



LOT SIZE
±17,424 SF (0.4 AC)



ZONING
CB - Central Business



HVAC
Yes



PARKING
±33 Spaces

514-418 North H Street offers investors the opportunity to acquire a well-located, leased multi-tenant office building in the heart of Lompoc's primary commercial corridor. Positioned along a highly visible stretch of North H Street, the property benefits from steady traffic counts, convenient access, and strong tenant appeal.

The asset is situated in an ideal central location, surrounded by a broad mix of professional services, medical offices, municipal buildings, and retail amenities. This concentration of complementary uses creates a highly functional environment for tenants and customers alike, supporting ongoing leasing demand and long-term stability.

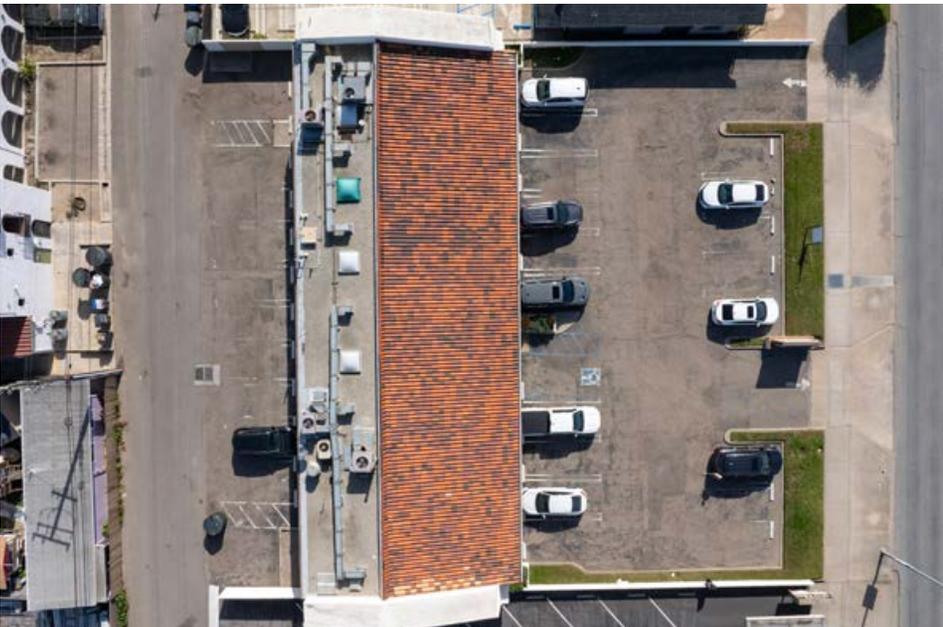
Configured with multiple suites and efficient floor plans, the property accommodates a range of office and service-oriented users. Ample surface parking and straightforward ingress/egress enhance daily convenience for tenants and visitors.

With solid in-place income, stable occupancy, and a strategic setting within Lompoc's established commercial core, 514-418 North H Street represents a compelling opportunity for investors seeking a dependable, well-positioned office asset with remaining upside through lease-up of the vacant space.



Property Photos

514-518 NORTH H STREET | LOMPOC, CA 93436



The Location

514-518 NORTH H STREET | LOMPOC, CA 93436



Financial Analysis

514-518 NORTH H STREET | LOMPOC, CA 93436

SUMMARY	
LIST PRICE	\$1,450,000
COST PSF	\$211
RBA	±6,878 SF
LOT SF	±17,424 SF

NOI CAP RATE		
	CURRENT	PROFORMA
NOI	\$63,637	\$88,129
CAP RATE	4.39%	5.57%



Current Income

Tenant	SF	Rent PSF	Monthly Rent	Yearly
514 North H Street #A	478	\$1.64	\$785	\$9,420
514 North H Street #B	1,300	\$1.48	\$1,925	\$23,100
516 North H Street #A	1,060	\$1.58	\$1,680	\$20,160
516 North H Street #B (VACANT)	1,140	-	-	-
516 North H Street #A2	1,500	\$1.30	\$1,950	\$23,400
518 North H Street #A	700	\$2.23	\$1,560	\$18,720
518 North H Street #B	700	\$2.14	\$1,500	\$18,000
SUBTOTAL	6,878		\$9,400	\$112,800
ANNUAL GROSS INCOME				\$112,800

Less Estimated Expenses

New Taxes (1.14%)		\$1,450,000	\$16,523
Insurance		est.	\$8,500
Utilities (water, trash, gas)		est.	\$7,000
Landscaping		est.	\$1,500
Repairs & Maintenance		est.	\$10,000
Management (5%)		-	\$5,640
ANNUAL EXPENSES (\$/SQ.FT.)		(\$0.73)	(\$49,163)
NET OPERATING INCOME (NOI)			\$63,637

Proforma Income

Tenant	SF	Rent PSF	Monthly Rent	Yearly
514 North H Street #A	478	\$1.64	\$785	\$9,420
514 North H Street #B	1,300	\$2.00	\$1,925	\$23,100
516 North H Street #A	1,060	\$1.58	\$1,680	\$20,160
516 North H Street #B	1,140	\$2.00	\$2,280	\$27,360
516 North H Street #A2	1,500	\$2.00	\$1,950	\$23,400
518 North H Street #A	700	\$2.23	\$1,560	\$18,720
518 North H Street #B	700	\$2.25	\$1,500	\$18,000
SUBTOTAL	6,878		\$11,680	\$140,160
ANNUAL GROSS INCOME				\$140,160

Less Estimated Expenses

New Taxes (1.14%)		\$1,450,000	\$16,523
Insurance		est.	\$8,500
Utilities (water, trash, electricity)		est.	\$7,000
Landscaping		est.	\$3,000
Repairs & Maintenance		est.	\$10,000
Management (5%)		-	\$7,008
ANNUAL EXPENSES (\$/SQ.FT.)		(\$0.79)	(\$52,031)
NET OPERATING INCOME (NOI)			\$88,129

Financial Analysis

514-518 NORTH H STREET | LOMPOC, CA 93436

Rent Roll

Tenant	SF	Monthly Rent	Rent PSF	Annual Rent	Type	Start	End	Annual Adjustment	Options
514 North H Street #A CASA of Santa Barbara County	478	\$785	\$1.64	\$9,420	Gross	7/1/2023	7/1/2026	8%	Three (3) x Three (3) year 8% increase
514 North H Street #B Jose Montes & Real Estate Associates	1,300	\$1,925	\$1.48	\$23,100	MG	4/1/2025	4/1/2027	3%	None
516 North H Street #B CASA of Santa Barbara County	1,060	\$1,680	\$1.58	\$20,160	MG	7/1/2023	7/1/2026	Flat	Three (3) x Three (3) year 8% increase
516 North H Street #B VACANT	1,140	-	-	-	-	-	-	-	-
516 North H Street Clear Path Home Loans	1,500	\$1,950	\$1.30	\$23,400	MG	1/1/2026	12/31/2030	5%	None
518 North H Street #A The Devereux Foundation d/b/a Devereux Advanced Behavioral Health	700	\$1,560	\$2.23	\$18,720	MG	1/15/2024	1/14/2027	4%	Two (2) x Three (3) year 3% increase
518 North H Street #B Lompoc Kitchen and Bath Cabinets LLC	700	\$1,500	\$2.14	\$18,000	MG	MTM	MTM	-	None
	6,878	\$9,400		\$112,800					

Nearby Amenities

514-518 NORTH H STREET | LOMPOC, CA 93436



Lompoc, CA

Market Overview

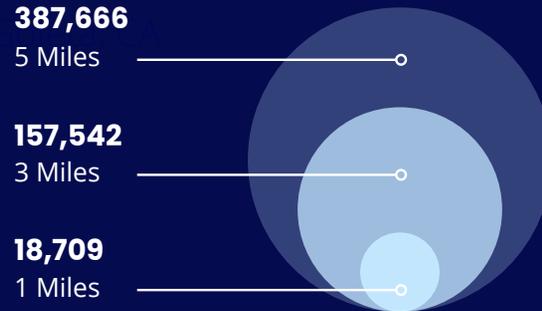
Lompoc is an increasingly strategic market on California's Central Coast, benefiting from its affordability, expanding commercial base, and proximity to major regional economic drivers such as Vandenberg Space Force Base and the broader Santa Barbara County corridor. Known for its scenic valley setting, mild climate, and strong sense of community, Lompoc continues to attract businesses, residents, and investors seeking value and stability in a supply-constrained coastal region.

The local economy is anchored by aerospace and defense, government services, agriculture, education, and a growing tourism sector. Vandenberg Space Force Base remains the region's dominant economic engine, supporting thousands of military and civilian jobs and fueling ongoing investment tied to the expanding commercial space industry. Additional major employers include the City of Lompoc, Lompoc Unified School District, Marian Regional Medical Center, and key agricultural and manufacturing operations throughout the valley.

Tourism—supported by the Sta. Rita Hills American Viticultural Area, historic mission sites, outdoor recreation, and access to regional wine country—continues to strengthen year-round economic activity and visitor demand.

With relatively limited new commercial development, stable tenant demand, and pricing significantly more competitive than neighboring coastal markets, Lompoc offers compelling long-term value for investors. The city's affordability, growing employment base, and strategic location between Santa Barbara and Santa Maria position it as a practical, resilient, and increasingly attractive option for office and mixed-use investment.

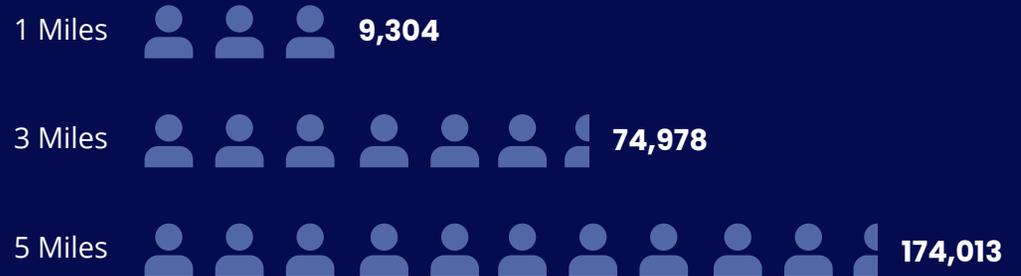
DAYTIME POPULATION 2025



AVERAGE HH INCOME 2025



ESTIMATED LABOR FORCE 2025



RENTER OCCUPIED HOUSING



MIKE LOPUS

Vice President
Lic. 01970736
Direct: +1 805 518 1494
Mobile: +1 805 680 8806
mike.lopus@colliers.com

MILES WATERS

Vice President
Lic. 02047288
Direct: +1 805 518 1493
Mobile: +1 805 729 6784
miles.waters@colliers.com

MIKE CHUNG

Associate
Lic. 02156327
Direct: +1 805 518 3254
Mobile: +1 805 453 3953
mike.chung@colliers.com

AUSTIN HERLIHY

Executive Vice President
Lic. 01518112
Direct: +1 805 518 1491
Mobile: +1 805 705 1149
austin.herlihy@colliers.com

CHRIS PARKER

Vice President
Lic. 01887788
Direct: +1 805 518 1492
Mobile: +1 805 403 4735
chris.parker@colliers.com

514-518 NORTH H STREET

LOMPOC, CA 93436

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

