



GALLELLI
REAL ESTATE

1405 NORTH H STREET,

NEQ CABRILLO HIGHWAY (CA HWY 1) & W. CENTRAL AVENUE - LOMPOC, CA

2ND GEN RESTAURANT FOR LEASE - ±2,500 SF END CAP

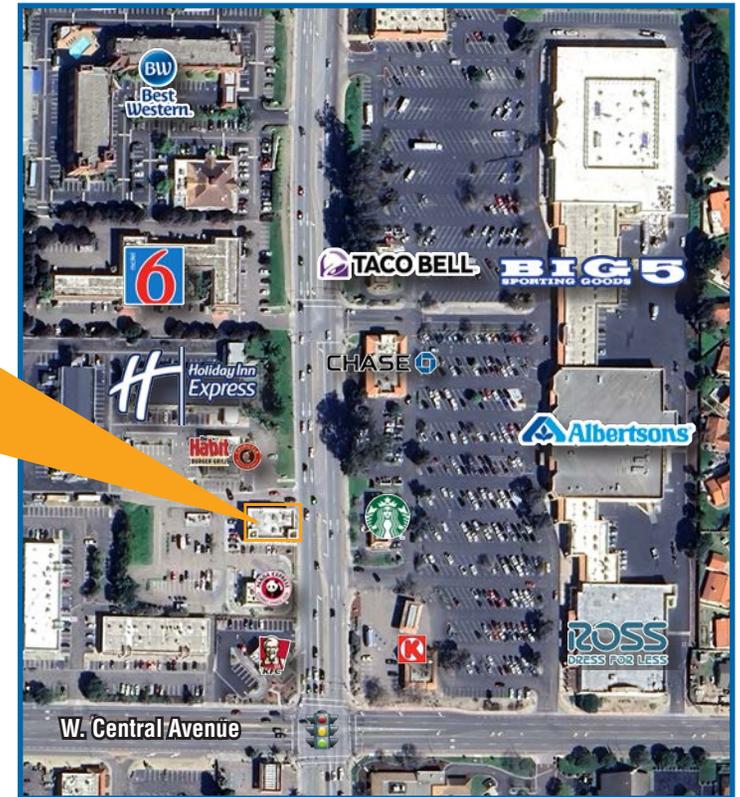
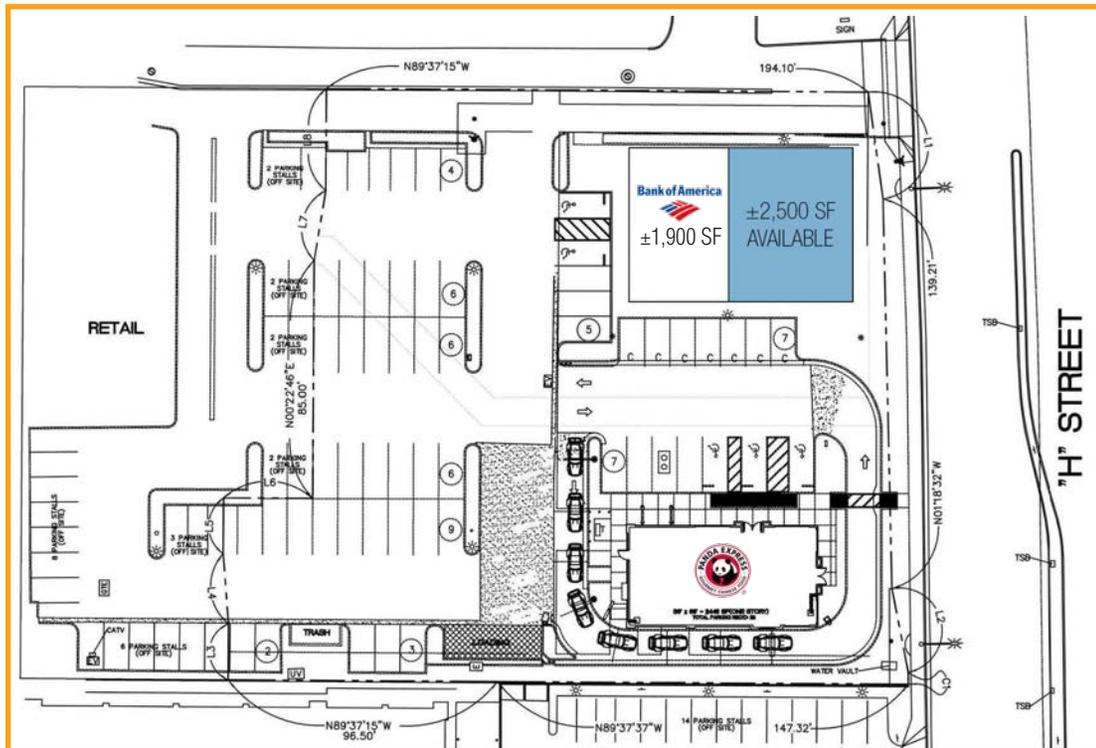


PHILLIP KYLE
Senior Vice President
CA DRE #01229165
pkyle@gallire.com

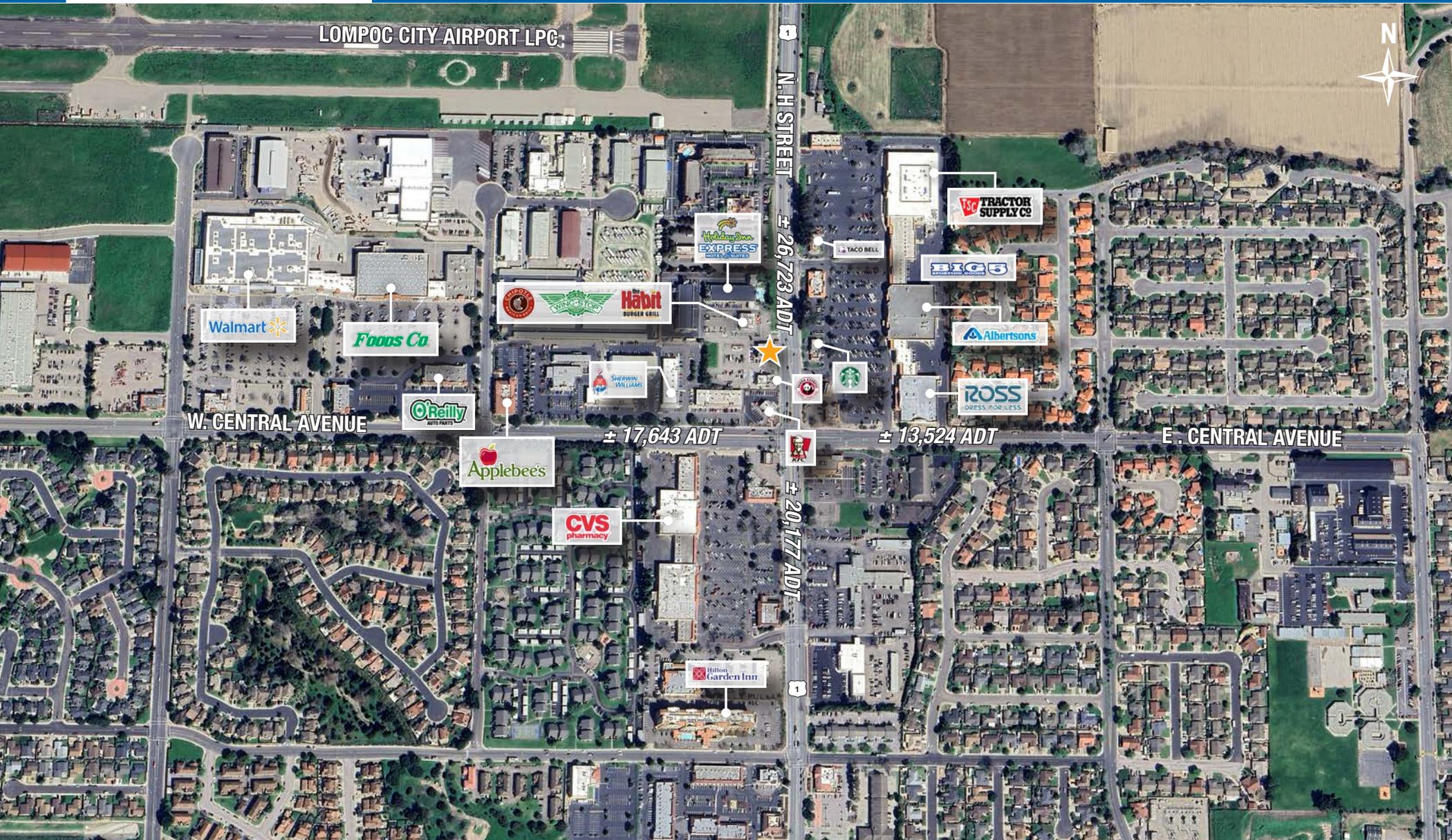


GALLELLI REAL ESTATE
(805) 892-6237
www.Gallire.com

SITE PLAN



LOMPOC, CA



PROPERTY HIGHLIGHTS & DEMOGRAPHICS

LOCATION OVERVIEW

1405 North H Street is a multi-tenant retail pad located at the northwest quadrant of Cabrillo Highway (CA Highway 1) and W. Central Avenue in northern Lompoc, California.

Part of more than 1.1 million square feet of commercial retail in the Lompoc trade area, 1405 North H Street is highly visible and conveniently accessible to more than 39,000 cars per day traveling the intersection.

With more than 721,000 square feet of commercial retail within a 1/2 mile radius, 1405 North H Street is ideally situated at the densest retail intersection in the overall trade area. Major retailers in the trade area include Walmart Supercenter, Marshalls, Michael's, Petco, Von's, Staples and Home Depot.

With a city population of approximately 43,521 people, the City of Lompoc is just 5 miles from Vandenberg Air Force Base which employs nearly 4,300 People. Lompoc's other major employers include Lompoc Unified School District (1,081 employees), Lompoc Hospital (609 employees) and the US Dept. of Justice (479 employees).

The winemaking and wine tourism industries have made Lompoc an internationally recognized appellation in Santa Barbara County with more than 30 wineries in the area.

| | 1-MILE | 3-MILE | 5-MILE |
|--|----------|-----------|-----------|
|  2024 TOTAL POPULATION | 14,398 | 47,928 | 54,554 |
|  2024 DAYTIME POPULATION | 13,081 | 39,512 | 45,350 |
|  2024 TOTAL EMPLOYEES | 4,637 | 11,717 | 12,622 |
|  2024 TOTAL HOUSEHOLDS | 4,868 | 16,142 | 18,162 |
|  2024 AVERAGE HOUSEHOLD INCOME | \$92,794 | \$101,844 | \$106,728 |

ASKING RENT:
\$3.25 PSF • \$0.92 PSF NNN
 (AVAILABLE UPON 90-DAY NOTICE)

NEARBY TENANTS



PHILLIP KYLE
 Senior Vice President
 CA DRE #01229165
 pkyle@gallellire.com



GALLELLI REAL ESTATE
 (805) 892-6237
 www.GallellIRE.com