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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

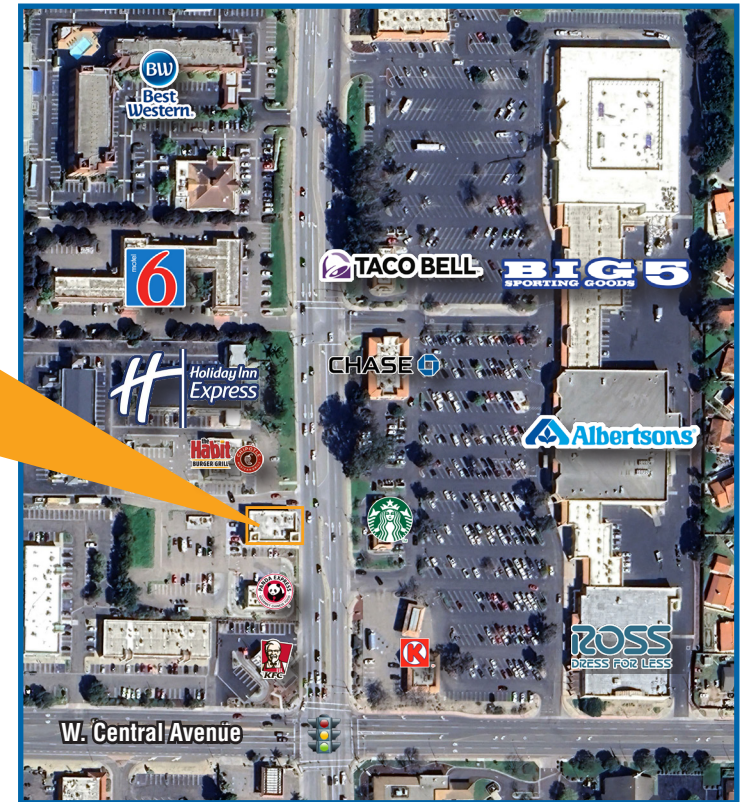
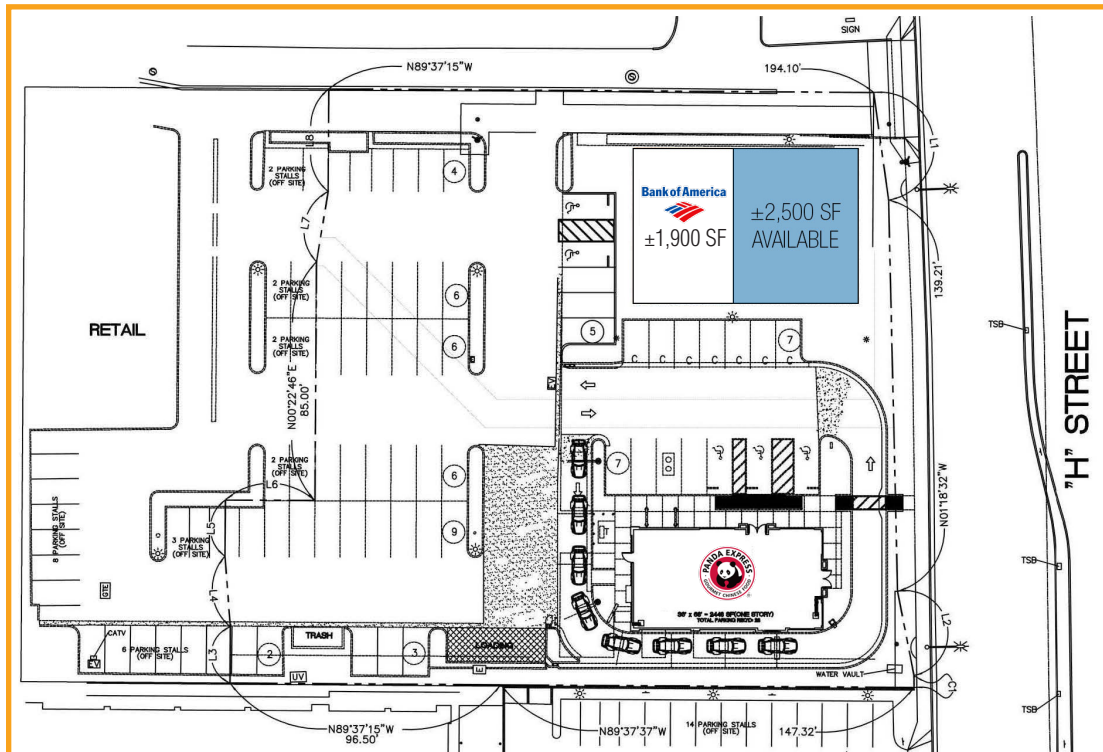


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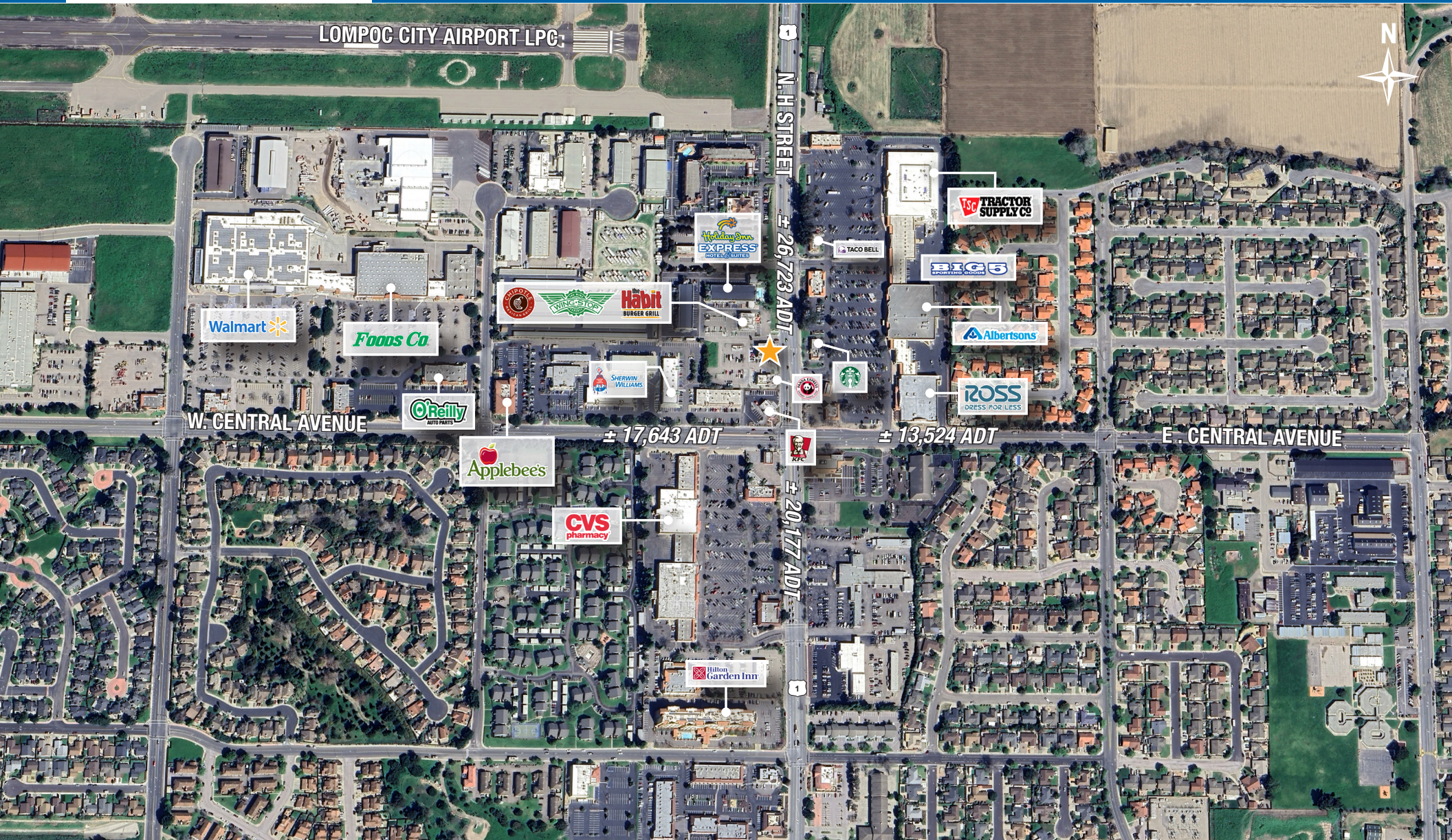


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(805) 892-6237
www.Gallire.com

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
 2023 TOTAL POPULATION	14,317	48,178	54,820
 2023 DAYTIME POPULATION	12,598	39,011	44,677
 2023 TOTAL EMPLOYEES	4,235	11,306	12,220
 2023 TOTAL HOUSEHOLDS	4,826	16,191	18,213
 2023 AVERAGE HOUSEHOLD INCOME	\$88,768	\$90,653	\$95,248

ASKING RENT:
\$3.00 PSF • \$0.70 PSF NNN
 (AVAILABLE UPON 90-DAY NOTICE)

NEARBY TENANTS



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