

FOR SALE

7,680 SF FLEX BUILDING ON 2.20 ACRES

PHENOMENAL LOMPOC, CA CORNER LOCATION ACROSS
FROM WALMART AND MAJOR SHOPPING CENTER

1401 NORTH O ST., LOMPOC, CA



**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

COMMERCIAL DIVISION

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Sale Price:	\$3,500,000
Building Size:	7,680 SF
Parcel Size:	2.20 acres
APN:	093-450-021
Zoning:	BP – Business Park
Parking:	17 onsite
Fire Sprinklers:	Yes
Power:	400 Amp- 3 Phase
Restrooms:	2 remodeled, ADA compliant at time of construction
Roll Up Doors:	4 total: 3 are approximately 12' x 14' and 1 is approximately 14' x 14'
Ceiling Height:	Approximately 18'
HVAC:	Heat Only
Construction Type:	Frame and Stucco
Year Built:	1991

Rare and wonderful flex property in a high profile, prominent corner location! This very versatile property consists of a freestanding 7,680 SF building on 2.20 acre corner parcel at the intersection of North O St and Central Ave in Lompoc, CA. Great location across from Walmart! Consisting of the perfect combination of customer service area, administrative offices, stock room with high ceilings, plus spacious warehouse area with 4 roll up doors and approximate 18' ceilings! Building is fire sprinklered, has 400 amp 3 phase power & 2 ADA restrooms (at time of construction). A true gem for a multitude of commercial uses! Existing equipment rental business available for purchase separately.



PHOTOS

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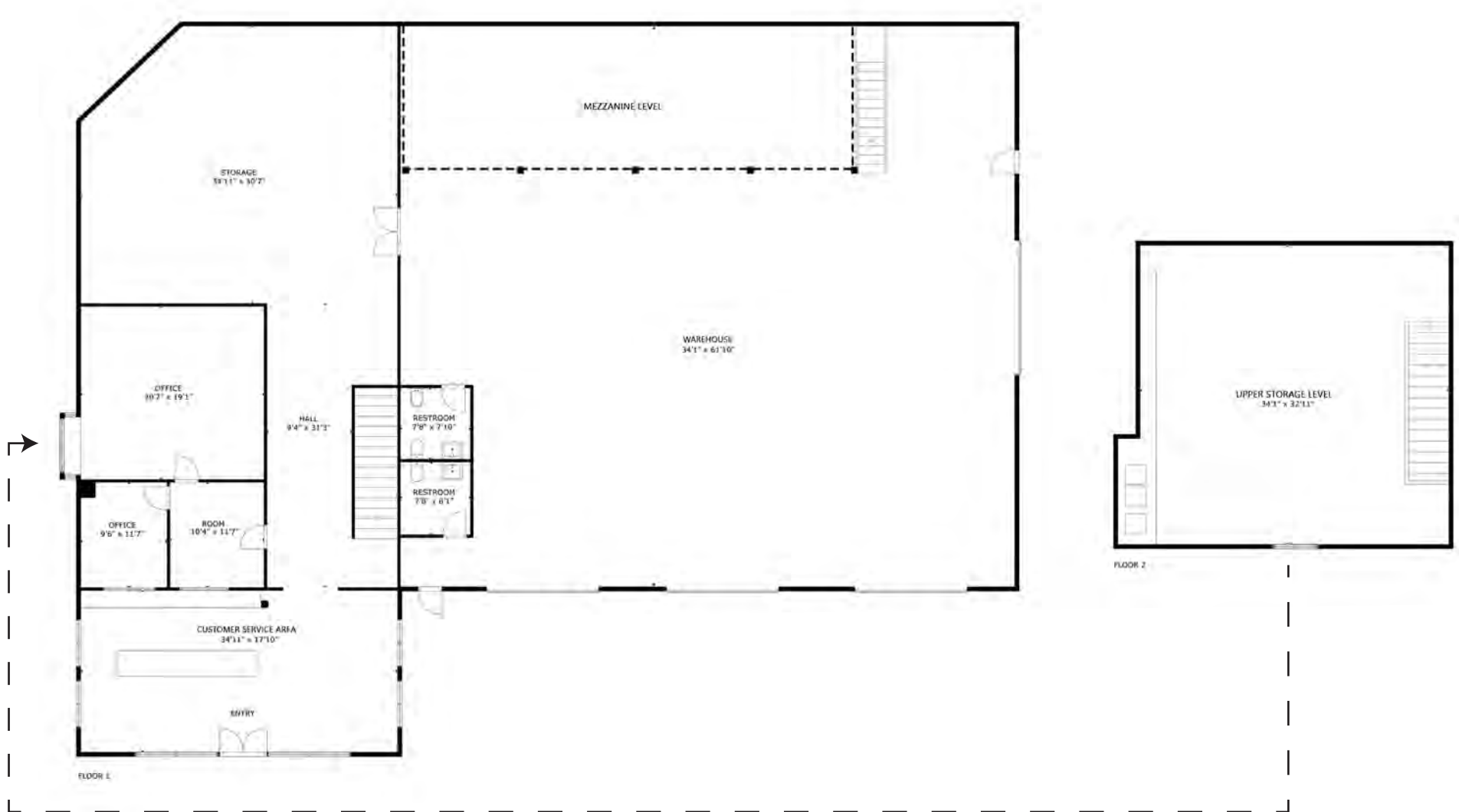
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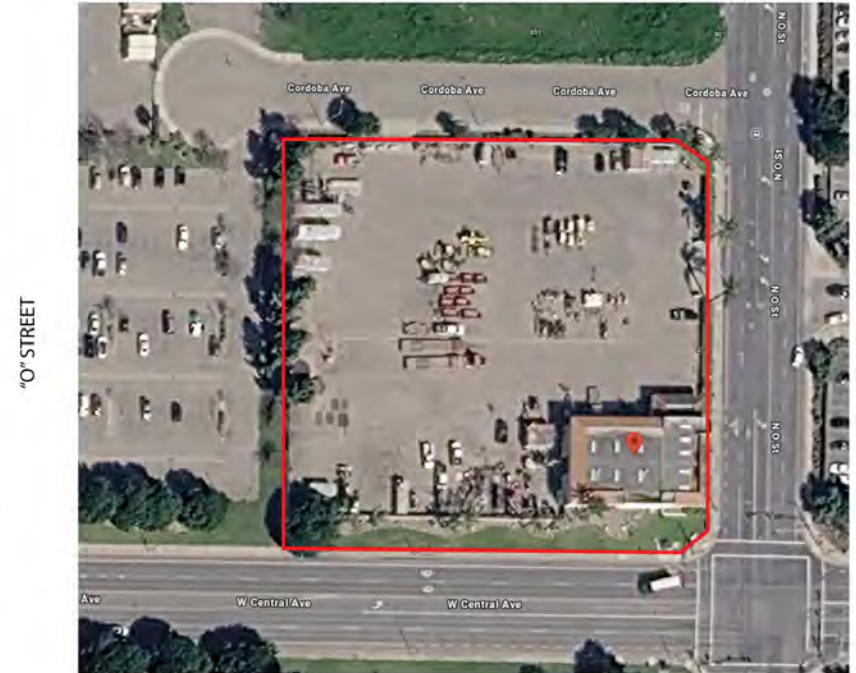
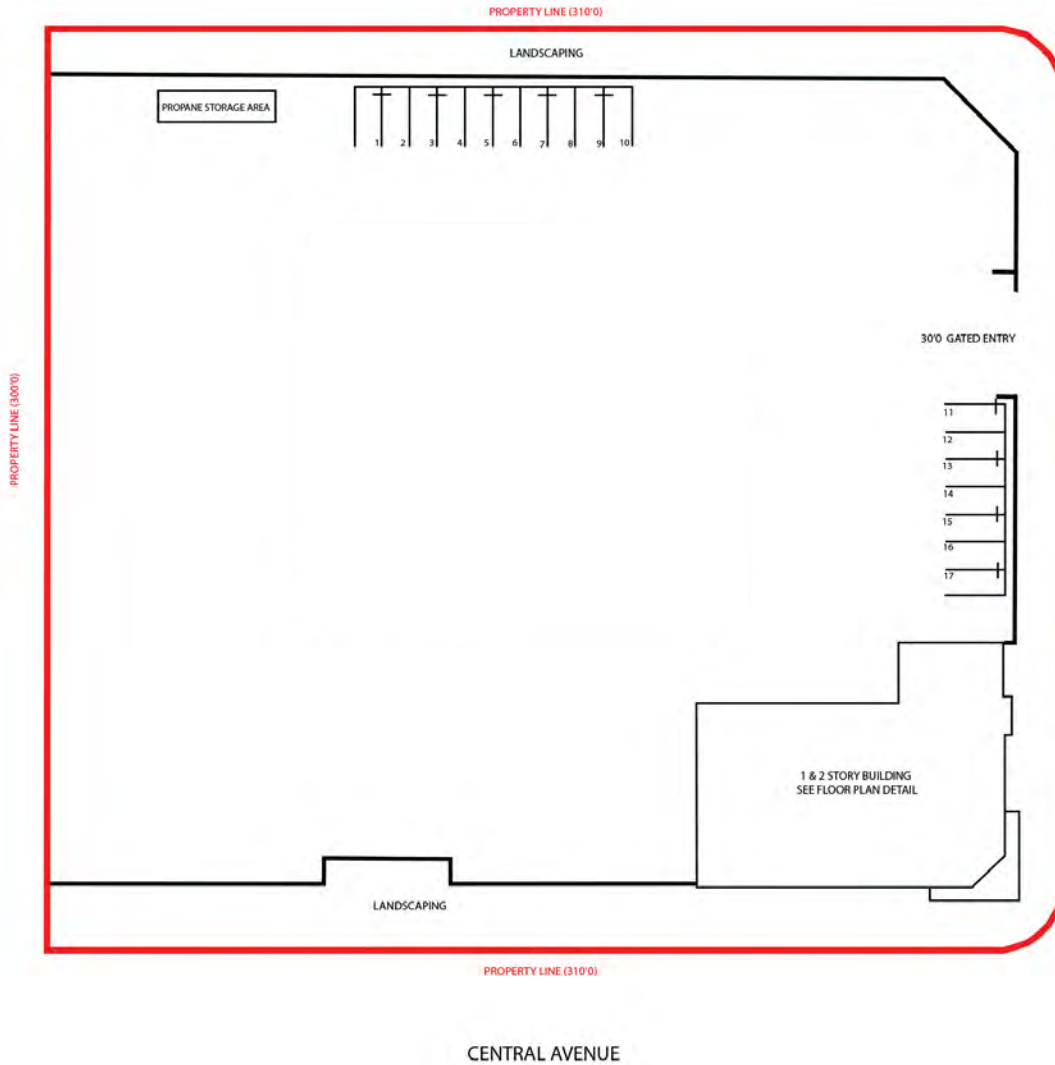
FLOOR PLAN

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SITE PLAN

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AMENITIES MAP

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DEMOGRAPHICS

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2025 Summary

	1 Mile	2 Mile	3 Mile
Population	12,341	37,440	49,706
Households	4,356	12,746	16,182
Families	2,990	8,813	11,151
Average Household Size	2.80	2.91	2.87
Owner Occupied Housing Units	2,438	5,954	8,345
Renter Occupied Housing Units	1,918	6,792	7,837
Median Age	37.2	34.8	36.8
Median Household Income	\$73,171	\$66,420	\$72,877
Average Household Income	\$94,417	\$88,505	\$95,773

2030 Summary

	1 Mile	2 Mile	3 Mile
Population	12,263	37,166	49,353
Households	4,362	12,770	16,210
Families	2,990	8,817	11,154
Average Household Size	2.78	2.88	2.85
Owner Occupied Housing Units	2,488	6,096	8,520
Renter Occupied Housing Units	1,874	6,675	7,690
Median Age	38.4	35.9	37.7
Median Household Income	\$85,496	\$76,876	\$83,244
Average Household Income	\$107,147	\$99,483	\$107,520