

FOR LEASE

6,121 SF FREESTANDING COMMERCIAL BUILDING

GROUND ZERO LOMPOC, CA LOCATION BETWEEN
EMBASSY SUITES HOTEL AND HILTON GARDEN INN
1129 NORTH H ST., LOMPOC, CA 93436



Highly Versatile Building – Nicely Equipped Restaurant
Fantastic Dispensary Opportunity with Onsite Consumption License In Place

**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

COMMERCIAL DIVISION

MITCH STARK

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Lease Rate:	\$1.45 NNN (.47)
Building Size:	6,121 SF
Parcel Size:	17,859 SF
APN:	089-011-020
ADT:	Approximately 17,000 cars per day
Zoning:	PCD – Planned Commercial Development
Parking:	Parking: 18 onsite, plus approximately 200+ spaces in common with adjacent shopping center in rear.
Year Built:	1984
Seating Capacity:	Approximately 200
Restrooms:	2 remodeled, ADA compliant
HVAC:	Yes

Restaurant:

Highly desirable freestanding restaurant building at the front of Valley Flower Plaza with excellent exposure, visibility and identity! Ideally positioned between Embassy Suites and Hilton Garden Inn, and next to Burger King and across from Wendy's. Terrific opportunity for the astute restaurateur to operate successfully with minimal investment, as much infrastructure is in place. Separate bar and lounge area allows for a multitude of options, including private events and meetings or additional seating. Large cookline with side by side 12' hoods, two large walk in coolers, one walk in freezer.

Dispensary:

The property was most recently used as a dispensary with the very rare onsite consumption license. Additional option include dispensary coupled with a café to create a very unique and appealing experience.



PHOTOS

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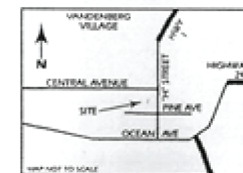
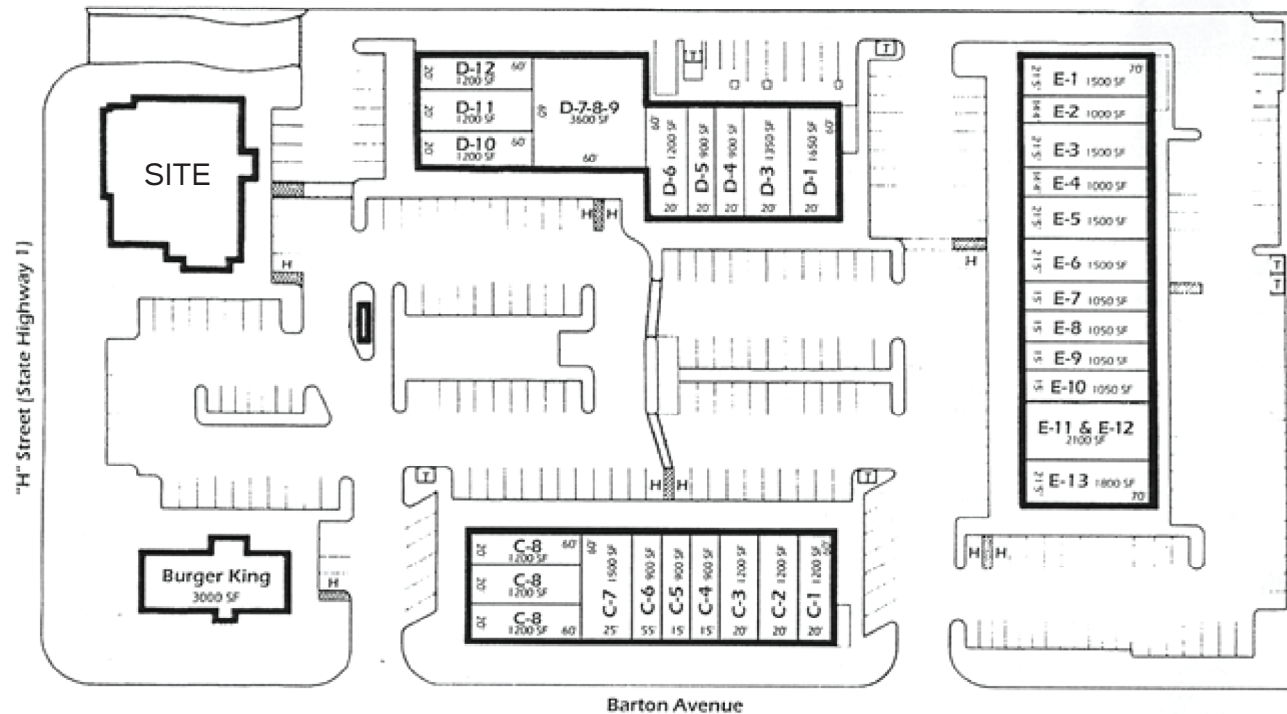
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SITE PLAN

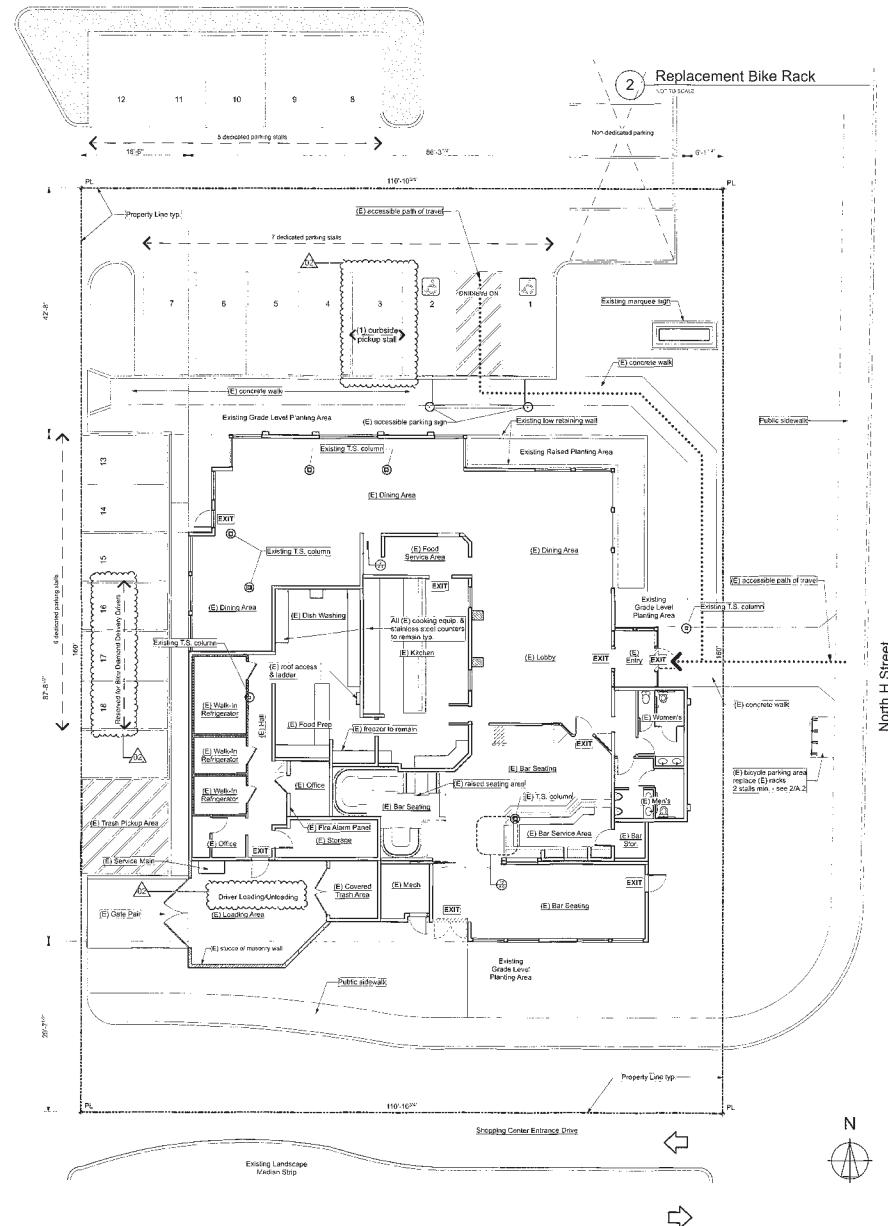
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Flower Valley Plaza SHOPPING CENTER



FLOOR PLAN

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AMENITIES MAP

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DEMOGRAPHICS

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2025 Summary

	1 Mile	3 Mile	5 Mile
Population	21,032	46,926	55,389
Households	6,946	15,840	18,280
Families	4,933	10,940	12,611
Average Household Size	3.00	2.88	2.85
Owner Occupied Housing Units	3,186	8,137	9,866
Renter Occupied Housing Units	3,760	7,703	8,414
Median Age	34.1	36.2	37.6
Median Household Income	\$62,678	\$72,131	\$75,379
Average Household Income	\$84,394	\$95,381	\$100,228

2030 Summary

	1 Mile	3 Mile	5 Mile
Population	20,960	46,559	55,013
Households	6,982	15,859	18,310
Families	4,951	10,938	12,614
Average Household Size	2.98	2.85	2.83
Owner Occupied Housing Units	3,272	8,303	10,059
Renter Occupied Housing Units	3,710	7,556	8,251
Median Age	35.0	37.2	38.5
Median Household Income	\$72,222	\$82,545	\$85,146
	\$94,868	\$107,124	\$112,160