



800-836 E Ocean Ave
LOMPOC, CA

For Sale | Corner Shopping Center On Ocean Avenue | **14,900 SF**

Nolan Tooley
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lic. 02127359



Co-listed with
Pamela A. Scott
805.729.1706
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\$2,000,000

List Price

\$134

Price Per SF

14,900

Rentable SF

1.08 Acre

Lot Size

52

(3.66/1,000 SF)

Parking Spaces

P-C-D

Planned Commercial Development
Zoning

14,800

Cars Per Day
Traffic Count

6.23%

In-Place
Cap Rate

94.4%

Occupancy

12

of Tenants

59.5%

Upside In Rents



On a prominent, signalized corner, this retail center on a full acre lot with plentiful parking offers buyers a varied mix of internet-resistant tenants with a long history of occupancy. Existing under-market rents provide up to 60% revenue upside and stable occupancy for current tenants. The property is 94% occupied with restaurants and daily-needs users serving the surrounding swath of neighborhoods. **Rent roll and expense report available—please submit the enclosed Confidentiality Agreement.**

Address 830-836 E Ocean Ave

APN 085-150-024 & 063

Ownership Fee Simple

Lease Types Modified Gross

To Show Call listing agent (Please do not disturb tenants)

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HIGHLIGHTS



94.4% occupied multi-tenant shopping center with short-term leases & below market rents



Durable tenancy provides stable in-place income with value-add upside potential



Strong real estate fundamentals (visibility, access, traffic & more)



Irreplaceable Pacific Coast Highway location

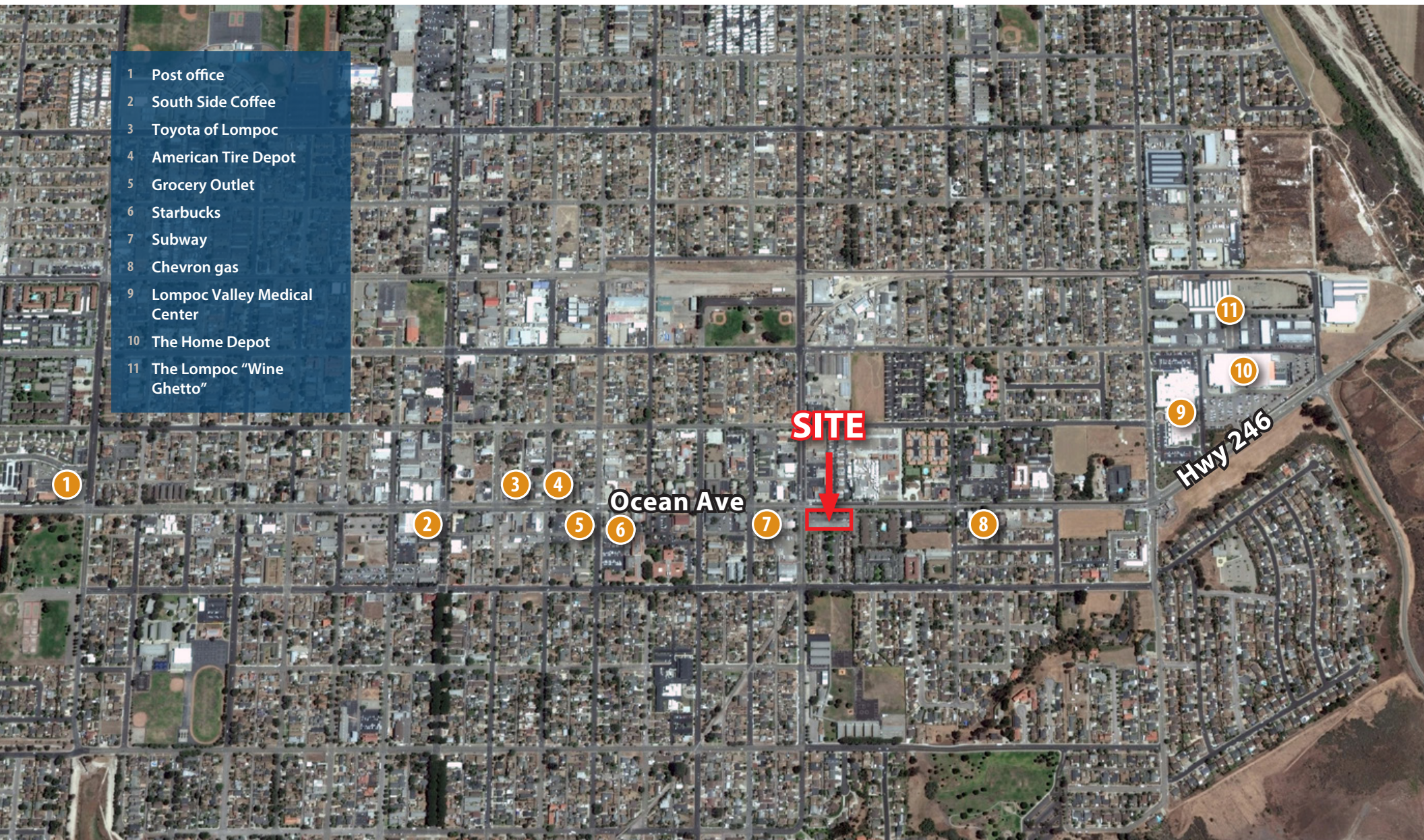
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AERIAL OVERVIEW



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Lompoc

Dubbed the City of Arts & Flowers, Lompoc is located about an hour north of Santa Barbara on Highway 1. The area was inhabited by the Chumash prior to European settlement.

Lompoc is considered a military town due to its proximity to Vandenberg Space Force Base, a facility that contributed to Lompoc's rapid growth. The city attracted throngs of tourists in the mid-1980's due to space shuttle launches. More recently, wine, arts, and flower culture have created a new tourist buzz for Lompoc.

Along with Santa Ynez Valley neighbors Solvang, Buellton, and Los Olivos, Lompoc is a hot spot for local wines. The Lompoc Wine Ghetto is an industrial complex within the city where many of Lompoc's boutique wineries operate tasting rooms.



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CONFIDENTIALITY AGREEMENT

The Seller, through Hayes Commercial Group ("Exclusive Agents"), has available for study certain information ("Evaluation Materials") regarding 800-836 E Ocean Ave, Lompoc CA (the "Property"). We are prepared to furnish the Evaluation Materials to you in connection with discussions concerning your possible investment in the Property only on the condition that you agree to treat the Evaluation Materials confidentially and agree specifically as follows:

1. The Evaluation Materials furnished to you will not be used for any purpose other than to evaluate a possible investment in the Property by you as a Principal or broker;
2. You will not make any of the Evaluation Materials available, or disclose or distribute, either orally or in writing, any of the contents of the Evaluation Materials, to any person other than your counsel, analyst(s), equity partner(s), broker(s), or potential lender(s) (hereinafter "Excluded Persons");
3. You will not disclose to any person, other than Excluded Persons, either the fact that discussions or negotiations are taking place concerning a possible investment in the Property by you or any of the terms, conditions or other facts with respect to any such possible investment, including the status thereof;
4. You agree that you will not contact the tenant or property management staff of the Property in connection with your review of the Evaluation Materials. Any and all questions related to the Evaluation Materials must be directed solely to the Exclusive Agents;
5. You acknowledge that neither the Seller, nor the Exclusive Agents, nor any affiliate of either of such persons, nor any partner, director, officer, employee, agent of or consultant to any such persons (collectively, "Seller/Agent") has made any representation or warranty as to the completeness or accuracy of the Evaluation Materials, and any representation or warranty in connection therewith is hereby expressly excluded. The Evaluation Materials provided to you are subject to change of price or terms, withdrawal from market without notice, and prior sale. You agree that the Seller/Agent shall have no liability to you resulting from the delivery to, or use by, you of the Evaluation Materials or otherwise with respect thereto, and you agree to defend, indemnify and hold

the Seller/Agent harmless from and against all loss, damage or expense sustained or incurred by Seller/Agent by reason of any unauthorized distribution or disclosure of the Evaluation Materials by you or by any Excluded Person;

6. We may elect at any time to terminate access to the Evaluation Materials, and you agree that you will, following any request by us or if you do not wish to invest in the Property, promptly redeliver to us all written Evaluation Materials and any other written material (and agree to delete any analyses contained in a database or spreadsheet type format) containing information in the Evaluation Materials and will not retain copies of such written material;
7. You acknowledge that you have not dealt with any broker other than Exclusive Agents concerning the investment in the Properties; and
8. You acknowledge that when you make available the Evaluation Materials to any Excluded Person, you will inform such Excluded Persons of the confidential nature of the Evaluation Materials and the existence and terms of this Agreement.

Please acknowledge your agreement to and acceptance of the foregoing by signing where indicated below and returning one (1) executed copy of the agreement to our attention.

ACCEPTED AND AGREED effective as of _____, 2023

PRINCIPAL

By: _____

Name: _____

Company: _____

Tel.: _____

Email: _____

BROKER

By: _____

Name: _____

Company: _____

Tel.: _____

Email: _____

Mailing Address: Hayes Commercial Group
222 E Carrillo St, Suite 101, Santa Barbara, CA 93101

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