

112-116 N F St
LOMPOC, CA



For Sale or Lease | Retail/Office Building with Redevelopment Potential | **6,699 SF**

*Experience. Integrity. Trust.
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Property Details

PROPERTY SUMMARY

This versatile 6,699 SF, 3-unit commercial building, built in 2006, sits on a 17,424 SF lot in the heart of Lompoc. Ideal for an owner-user in retail or office, it can also offer a great opportunity for investors with a tenant in tow. Zoned Mixed Use (MU), the property holds strong potential for multifamily redevelopment, with the city indicating approval for conversion into eight apartment units (4 x 1/BD/1BA and 4 x 2BD/1BA). With 26 on-site parking spaces and a prime location near transportation corridors, this property is a rare find for those seeking a flexible, high-value investment.

Address:	112-116 N F St, Lompoc, CA
APN:	085-131-020
Zoning:	(MU) Mixed Use Zone with a PD (Planned Development Overlay)
Building:	6,699 SF
Lot:	17,424 SF (0.4 acre)
Sale Price:	\$1,250,000 (\$187/SF RBA)
Property Type:	Retail/Office
Occupancy:	Vacant
Lease Rate:	CLA
Floors:	Two
Units:	Three
Parking:	26 spaces (3.9/1,000)
Restrooms:	4 private
HVAC:	Yes
Year Built:	2006
To Show:	CLA

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 **Hayes**
COMMERCIAL GROUP

Site Plan



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Vicinity Map



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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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