

112-116 N F St
LOMPOC, CA



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

*Experience. Integrity. Trust.
Since 1993*

Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359



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

Experience. Integrity. Trust.
Since 1993

Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359



HayesCommercial.com | Santa Barbara, CA



Experience. Integrity. Trust.
Since 1993

Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359

 **Hayes**
COMMERCIAL GROUP

Site Plan



Experience. Integrity. Trust.
Since 1993

Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359



Vicinity Map



Experience. Integrity. Trust.
Since 1993

Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359

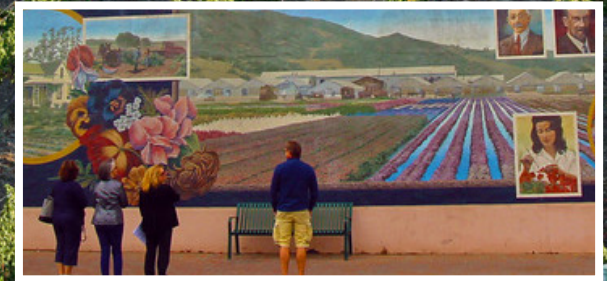


Lompoc

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.



Experience. Integrity. Trust.
Since 1993

Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359

