

1221 North H St | Lompoc, CA

2013 CONSTRUCTION

POTENTIAL CARWASH,
QSR, OR MEDICAL OFFICE



For Sale or Lease | Downtown Auto Dealership/Redevelopment Site | **3,432 SF**

PROPERTY SUMMARY

This auto dealership showroom, **recently constructed in 2013**, is ideally situated on 1.19 acres of PCD-zoned land, offering 205 feet of frontage along N H ST (Highway 1) at the corner of a traffic signal stop intersection. The **high-visibility** location and modern infrastructure make this an ideal owner-user opportunity for an auto dealership looking for a turnkey showroom/lot with ample parking and prime exposure. The existing 3,432 SF high-end building (plus 900 SF drive-thru carport) is **move-in ready** for automotive sales or similar uses.

For sale or for lease – This versatile property provides the flexibility for an owner-user or investor to purchase outright or lease for a high-performing retail, automotive, or redevelopment use for developers and investors, this property presents an exceptional redevelopment opportunity with tenants in tow or the flexibility to attract national brands. The site's **generous lot size** and strategic location make it ideal for a variety of high-traffic commercial uses, including:

- A national or regional franchise flagship location
- A high-visibility retail or service-oriented business
- A medical office, clinic, or urgent care facility
- A redevelopment opportunity for a drive-thru or quick-service restaurant (QSR)
- An outparcel addition benefiting from strong anchor tenants in the area
- Additionally, the property is located within the city's cannabis zone, adding another layer of potential for retail sales.

Whether you're a developer, investor, retail operator, or medical user, this is a rare chance to secure a high-profile site with exceptional flexibility.



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OFFER DETAILS

Sale Price	\$2,995,000
Lease Rate	Call listing agent
APN	089-490-015
Building	3,432 SF plus 900 SF drive-thru carport
Lot	1.19 Acre (51,836 SF)
Zoning	PCD, cannabis zone
Parking	Paved lot accommodates approx. 144 vehicles
Power	400 amps, 3 phase/4 wire, 208/120 volt
Ceilings	13'
Restrooms	2 ADA compliant
Parking Easement	Shared use of 30 striped stalls, reserved for Lompoc Valley Medical Center Mon-Fri, 7am-6pm
Visibility Easement	SE corner may not obstruct view of Hilton Garden Inn
To Show	Call listing agent

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PROPERTY HIGHLIGHTS

Auto Dealership Owner User Opportunity: Turnkey for an automotive sales lot and showroom with existing infrastructure.

Excess Land for Redevelopment: Ideal for a car wash, NNN QSR, or as an outparcel to the adjacent shopping center with high-traffic anchor tenants.

Prime Location in Downtown Lompoc: Exceptional visibility with 205 feet of frontage along N H ST (Highway 1).

Recent 2013 Construction: Modern, high-end 3,432 SF building with an additional 900 SF drive-thru carport.

Large Lot: 1.19 Acres (51,836 SF) Plenty of parking and redevelopment flexibility.

Rare CPD Zoning: Allows for a variety of retail and automotive uses, car wash, Single tenant or multi-tenant QSR, and medical uses.



DEMOGRAPHICS



Population

<u>2 miles</u>	<u>5 miles</u>	<u>10 miles</u>
40,724	54,766	58,517



Average Household Income

<u>2 miles</u>	<u>5 miles</u>	<u>10 miles</u>
\$80,170	\$88,596	\$88,526



Daytime Employment

<u>2 miles</u>	<u>5 miles</u>	<u>10 miles</u>
11,792	14,803	15,903

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REDEVELOPMENT POTENTIAL

Car Wash: Large lot with drive-thru potential makes for a ground up tunnel car wash

NNN QSR (Quick-Service Restaurant): High-traffic location, ideal for a fast-food operator with drive-thru potential.

Medical Office / Medical Clinics & Laboratories: Perfect site for healthcare providers looking for a strategic location with ample parking.

Hospital / Urgent Care Facility: Significant lot size and zoning flexibility support a medical expansion project.

Shopping Center Out-parcel: Positioned as a prime addition to a thriving retail corridor.



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 **Hayes**
COMMERCIAL GROUP

SITE PLAN

ENTRY TO SHOPPING CENTER



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AREA OVERVIEW | SOUTH



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AREA OVERVIEW | NORTH

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LOMPOC



Nestled in Santa Barbara County, Lompoc is a dynamic city of approximately 44,000 residents. The town thrives thanks to its close ties with **Vandenberg Space Force Base**, a key player in America's space endeavors. The base fuels the local economy by sustaining thousands of jobs and generating millions in revenue through military and commercial space activities. Notably, SpaceX's Falcon 9 rocket launches from Vandenberg further elevate Lompoc's reputation as a hub of aerospace innovation. Beyond its high-tech appeal, Lompoc sits at the heart of a **flourishing wine region**, surrounded by picturesque vineyards and charming tasting rooms. With Santa Barbara 55 miles to the south, Santa Maria 20 miles to the northeast, and the quaint towns of Solvang, Los Olivos, and Santa Ynez just 25 miles southeast, Lompoc offers a perfect blend of industry and scenic allure.



44,086

Population
2024 estimate



\$84,280

Average house-
hold income



Data source: Point2Homes.com 2025



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