

110 W Ocean Ave

LOMPOC, CA



For Lease | Downtown Retail Space Near Major Intersection | **7,000 SF**

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Property Details

Discover a versatile $\pm 7,000$ SF retail and event space in the heart of Old Town Lompoc. Located on bustling Ocean Avenue, this historic building combines vintage charm with modern upgrades—featuring an open hall, stage, lighting, sound system, and restrooms. Zoned Old Town Commercial (OTC), it's ideal for entertainment, dining, retail, or creative uses. Formerly the Flower City Ballroom, the space carries rich local heritage and benefits from excellent visibility, foot traffic, and proximity to shops, breweries, and cultural attractions. Perfect for businesses seeking character, flexibility, and a vibrant downtown setting.

Address: 110 W Ocean Ave, Lompoc, CA

Size: 7,000 SF

Lease Rate:

Base rent	\$1.00/SF/Month
NNN charges	<u>\$0.23/SF/Month</u>
Gross rent	\$1.23/SF/Month

Property Type: Retail

Floors: Two

Zoning: OTC (Old Town Commercial)

Parking: Plentiful street and large private lot at 120 S I Street

Ceilings: 30'

Sprinklers: Yes

Restrooms: Two

HVAC: Yes

To Show: CLA



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Property Highlights



LOCATION

- Address: 110 W Ocean Ave, Lompoc, CA 93436
- Situated in the heart of Old Town Lompoc, directly on Ocean Avenue, the city's primary commercial corridor.
- Excellent visibility and foot traffic, surrounded by local shops, restaurants, breweries, and cultural attractions.

PROPERTY HIGHLIGHTS

- Zoning: Old Town Commercial (OTC) – flexible for retail, office, entertainment, food & beverage, and mixed-use commercial.
- Buildout: Recently improved open event/concert hall with stage, professional lighting, sound system, restrooms, and supporting service areas.

HISTORY & LEGACY

- Part of the historic Moore Department Store block, one of downtown's early retail anchors from the early 20th century.
- Contributes to the Old Town character with its vintage façade and connection to Lompoc's retail past.
- Neighboring properties feature public murals and historic storefronts, reinforcing the cultural and community draw.

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Property Highlights



PREVIOUS TENANTS & USE

- Most recently operated as Flower City Ballroom (FCB) – a local hub for live music, dances, and private events.
- Renovated around 2022 with significant event venue improvements, including a 2,000 SF open ballroom floor.
- Prior to FCB, the building historically supported retail tenants tied to Lompoc's commercial core.

IDEAL USES

- Live music venue / entertainment hall
- Brewery taproom or restaurant with event space
- Specialty retail or furniture showroom
- Fitness / studio concepts (dance, yoga, martial arts)
- Professional offices or coworking hub

WHY THIS SPACE?

- Character: Vintage historic charm with modern buildout for flexible operations.
- Visibility: Ocean Ave frontage ensures daily traffic exposure.
- Community draw: Downtown district is active with events, murals, and pedestrian-friendly design.
- Versatility: OTC zoning allows for a wide range of commercial concepts.

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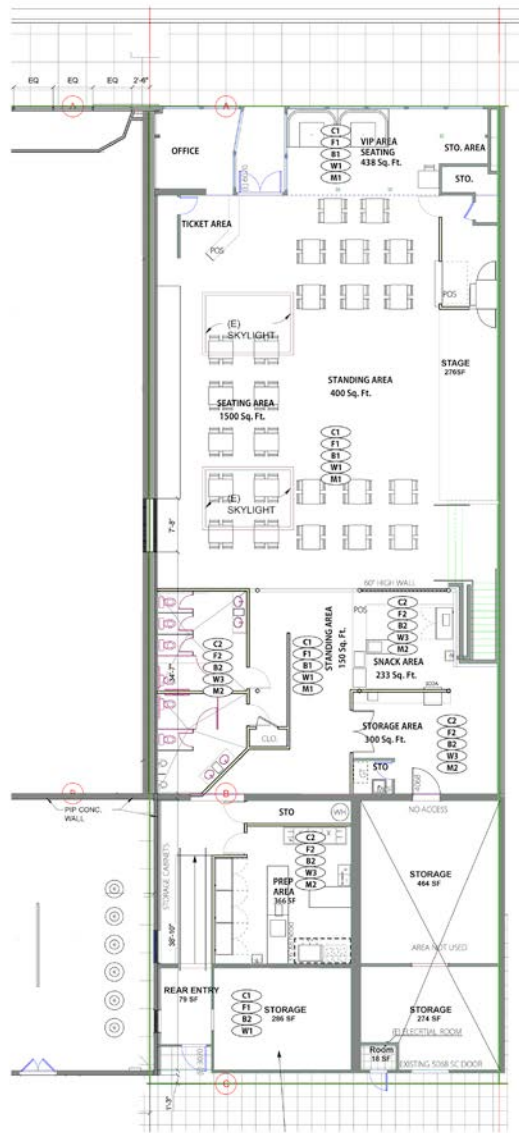


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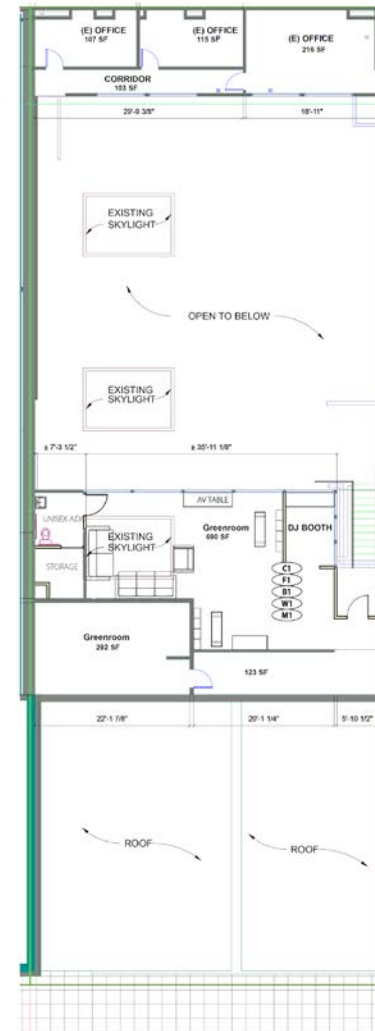
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 **Hayes**
COMMERCIAL GROUP

Floor Plans



GROUND FLOOR



SECOND FLOOR

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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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