

COLLEGE CENTER

115 E College Ave, Lompoc, California



FOR SALE

Downtown Multi-tenant Retail & Office Center | **12,738 SF**

Experience. Integrity. Trust.
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Nolan Tooley
805.898.4383
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Hayes
COMMERCIAL GROUP

EXECUTIVE SUMMARY

College Square is a neighborhood retail and office center located on East College Avenue just off the North H Street corridor in Lompoc, California. The property offers clean, vibrant retail and office suites within a well-established multi-tenant center serving surrounding residential neighborhoods and local businesses.

The property consists of approximately 12,738 square feet of retail and office space within a single-story building constructed in 1985. The center features a mix of service, retail, and professional tenants including restaurants, insurance offices, specialty food retailers, and personal service businesses.

College Square benefits from excellent accessibility and visibility along East College Avenue with convenient ingress and egress and a private surface parking lot providing approximately 62 spaces for tenants and customers.

The property offers tenants an attractive neighborhood retail environment with pylon signage opportunities, strong walkability, and proximity to the North H Street commercial corridor, one of Lompoc's primary retail arteries.

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OFFER DETAILS

Sale Price	\$2,350,000 (\$184 PSF)
Cap Rate	5.86% in-place
Building Size	12,738 SF
Lot Size	38,768 SF (0.89 AC)
APN	087-131-011
Zoning	PCD-Planned Commercial Development
Parking	Approx. 62 spaces
Restrooms	Multiple (in retail sections)
Ceiling Height	Approx. 20'
Year Built	1985
Occupancy	95%
Tenants	Tom's Burgers, Lompoc Bike Works, Farmers Insurance, Julia's Salon, and more
To Show	Call listing agent



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PROPERTY HIGHLIGHTS

- **Prime Neighborhood Retail Location**
Located on East College Avenue near the North H Street commercial corridor, serving surrounding residential neighborhoods, and local businesses.
- **12,738 SF of Versatile Commercial Space**
Single-story neighborhood shopping center offering flexible suites for retail, office, and service users.
- **Established Multi-Tenant Income**
Well-positioned community center featuring a diverse mix of retail, restaurant, service, and professional office tenants produces reliable and adaptable source of income.
- **Ample On-Site Parking**
Private surface parking lot with approximately 62 parking spaces, providing convenient customer access.
- **Building Signage Available**
Excellent signage opportunities enhance tenant visibility and brand exposure.
- **Strong Walkability**
The property benefits from a Walk Score of 92, indicating a highly walkable neighborhood environment.
- **Established Tenant Synergy**
Existing tenants include restaurants, specialty foods, insurance offices, and professional services, generating consistent neighborhood traffic.

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SITE PLAN

SUITE 1 Lompoc Bike Works

Local bicycle shop offering sales, repairs, and accessories for riders of all levels. Known for expert service, honest advice, and quick turnaround. Highly rated around 4.7 stars, with customers praising knowledgeable ownership and fair pricing.

SUITE 3 Farmers Insurance

Full-service insurance agency providing auto, home, renters, and business coverage. The office emphasizes personalized guidance and policy education. Strong local reputation with a 4.9-star rating, highlighting professionalism, responsiveness, and knowledgeable service.

SUITE 4 Headhunters Salon

Locally operated hair salon providing cuts, styling, and basic beauty services.

SUITE 5 Vacant

SUITE 7 King's Barber Shop

Neighborhood barbershop offering haircuts, fades, and grooming services for men and children. Known for a friendly atmosphere and attention to detail. Consistently strong reviews (approx. 4.6–4.7 stars) highlight skilled barbers, clean cuts, and welcoming service.

SUITE 8 Julia's Beauty Salon

Locally operated hair salon providing cuts, styling, and basic beauty services. Customers note a friendly, attentive stylist and quality results. Holds a 5.0-star rating from reviewers, with praise for cleanliness, service, and personalized care.

SUITE 10 Carniceria 100

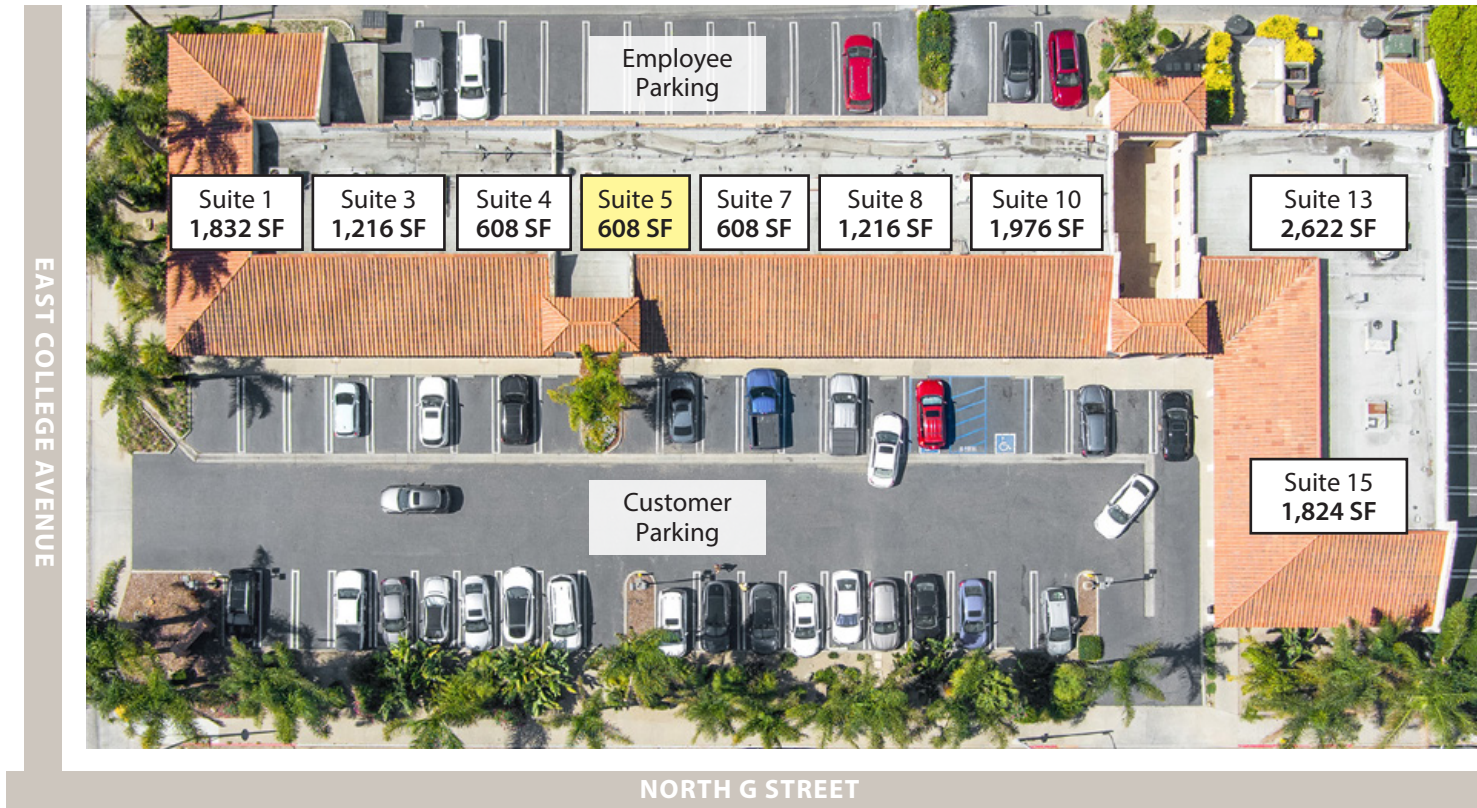
Newly established local specialty food market and deli.

SUITE 13 Tom's Burgers

Beloved local restaurant serving Lompoc for over 45 years, known for its "A-Z" menu of creative burgers, sandwiches, and breakfast items. Casual, family-friendly spot with fast service and strong local following. Highly rated around 4.6 stars across hundreds of reviews.

SUITE 15 Central Coast Headway

Addiction treatment and counseling



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RENT ROLL

Suite	Tenant	Square Feet	% of Property	Monthly Rent	Monthly Rent/SF	Current Annual Rent	Annual Rent/SF	Start Date	Expiration Date	Market Monthly Rent	Market Monthly Rent/SF	Market Annual Rent	Annual Increases
1	Loren Butler - Lompoc Bike Works	1,832	14.6%	\$2,540	\$1.39	\$30,480	\$16.64	10/1/2023	8/30/2026	\$ 2,748	\$1.50	\$32,976	3.00%
3	Rebecca Stoupe Farmers Insurance	1,216	9.7%	\$1,256	\$1.03	\$15,072	\$12.39	3/4/2010	MTM	\$ 1,824	\$1.50	\$21,888	3.00%
4	Andrea Garcia Perez - Headhunters Salon	608	4.9%	\$803	\$1.32	\$9,631	\$15.84	7/1/2021	MTM	\$ 912	\$1.50	\$10,944	3.00%
5	Vacant	608	4.9%	\$0	\$0.00	\$0	\$0.00	12/1/2012	MTM	\$ 912	\$1.50	\$10,944	3.00%
7	King's Barber Shop	608	4.9%	\$768	\$1.26	\$9,217	\$15.16	10/1/2016	1/31/2028	\$ 912	\$1.50	\$10,944	3.00%
8	Julia's Beauty Salon	1,216	9.7%	\$1,288	\$1.06	\$15,456	\$12.71	8/1/2011	MTM	\$ 1,824	\$1.50	\$21,888	3.00%
10	Ahmed Alhamami - Carniceria 100	1,976	15.8%	\$3,796	\$1.92	\$45,547	\$23.05	5/1/2021	4/30/2024	\$ 2,964	\$1.50	\$35,568	3.00%
13	Tom's Burgers	2,622	21.0%	\$3,907	\$1.49	\$46,887	\$17.88	8/1/2007	1/31/2028	\$ 3,933	\$1.50	\$47,196	3.00%
15 & 16	Central Coast Headway Inc	1,824	14.6%	1,820	\$1.00	\$21,840	\$11.97	1/1/2007	MTM	\$ 2,736	\$1.50	\$32,832	3.00%
Occupied		11,902	95.1%	\$16,177	\$1.36	\$194,129	\$16.31			\$18,765	\$1.50	\$225,180	
Vacant		608	4.9%	\$0	\$0.00	\$0	\$0						
Total		12,510	100.0%	\$16,177	\$1.29	\$194,129	\$15.52			\$18,765		\$225,180	



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AREA 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.



43,593

Population
2025 estimate



\$88,628

average house-
hold income



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CONFIDENTIALITY AGREEMENT

115 E College Ave
LOMPOC, CA

The Seller, through Hayes Commercial Group ("Sales Agent"), has available for study certain information ("Evaluation Materials") regarding 115 E College Ave in 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 Nolan Tooley at Hayes Commercial Group;
5. You acknowledge that neither the Seller, nor Hayes Commercial Group, 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 Hayes Commercial Group concerning the investment in the Property; 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 to our attention.

ACCEPTED AND AGREED effective as of _____, 2026

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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