1221 North H St | Lompoc, CA **PRICE REDUCED 2013 CONSTRUCTION** POTENTIAL CARWASH, QSR, OR MEDICAL OFFICE **GRAND OPENING!**

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 highend 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 drivethru 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.

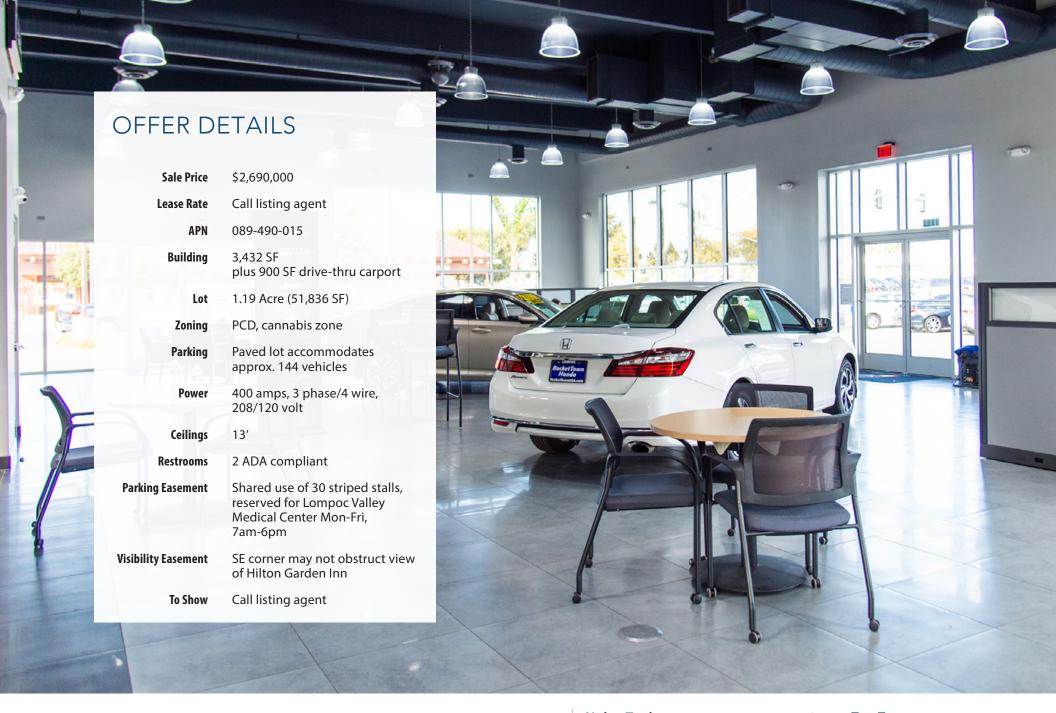


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PROPERTY HIGHLIGHTS

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

 2 miles
 5 miles
 10 miles

 40,724
 54,766
 58,517



Average Household Income

2 miles 5 miles 10 miles \$80,170 \$88,596 \$88,526



Daytime Employment

 2 miles
 5 miles
 10 miles

 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.

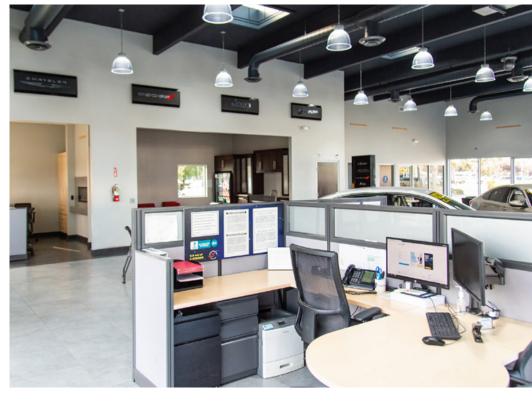
Medical Office / Medical Clinics & Laboratories: Perfect site for healthcare providers looking for a strategic location with ample parking.

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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SITE PLAN **ENTRY TO SHOPPING CENTER** Ingress/Egress 1.193 AC Pole lights 51,980 SF 3,432 SF Building 900 SF Carport **NORTH H STREET** 17,400+ daily traffic count *Site plan not to scale

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