

125 South H Street, Lompoc

PRICE REDUCED

SELLER FINANCING AVAILABLE

Call listing agent for details

For Sale or Lease | Versatile Commercial Building in Downtown Lompoc | **15,000 ± SF**

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Nolan Tooley
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OFFERING OVERVIEW

This offering presents a rare opportunity to acquire or lease a **high-visibility, Lompoc landmark** on H Street, half a block from Ocean Avenue/Highway 1 in the heart of Lompoc's commercial district. Positioned among retailers and restaurants as well as cultural sites, museums, theaters and galleries of the Historic District, the site benefits from strong traffic counts and continuous consumer draw.

Recently updated with high ceilings, a mezzanine level, and refreshed restrooms, electrical and plumbing, the property blends historic character with modern functionality. Its expansive, open layout supports a wide range of commercial concepts—from retail, tasting room, and brewery uses to fitness, creative office, or experiential space.

With three sizable floors, the building also offers compelling potential for adaptive reuse, including multi-tenant configurations, food-hall or marketplace concepts, or redevelopment of the upper level for boutique hospitality. Exceptional street frontage and steady foot traffic reinforce the property's visibility, while ongoing Downtown revitalization adds meaningful upside for an owner-user or investor seeking a high-impact location in one of Lompoc's most active commercial corridors.



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OFFER DETAILS

Sale Price	\$1,250,000 (\$83/PPSF on building)	
NNN Lease Rate	Base rent*	\$1.00/SF
	NNN charges	\$0.25/SF
* Rent only applies to 1st & 2nd floors; 3rd floor is bonus space		
Building Size	1st Floor	6,750 ± SF
	2nd Floor	4,500 ± SF
	3rd Floor	3,750 ± SF
	Total	15,000 ± SF
Floors	3 (ground & second floor retail, upper floor hospitality)	
Lot Size	7,405 SF (0.17 acre)	
APN	085-161-012	
Occupancy	Vacant & ready for owner-user or investor reposition	
Zoning	OTC (Old Town Commercial)	
Parking	Street & nearby public lots	
Restrooms	Multiple (in retail & hospitality sections)	
Ceiling Height	10–12 feet; 8–9 feet on upper floor	
Year Built	1911	
To Show	Call listing agent	



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PROPERTY HIGHLIGHTS

- **Prominent downtown location** on H Street, just steps from Ocean Avenue/Highway 1, offering exceptional visibility in the core of Lompoc's commercial district.
- **Historic stand-alone building** with strong street presence and architectural character, positioned among restaurants, retailers, and cultural destinations within the revitalized Historic District.
- **Expansive, flexible floorplan** across three sizable levels, allowing for single-tenant use, multi-tenant concepts, or creative adaptive reuse.
- **Recent updates** include high ceilings, refreshed restrooms, and a mezzanine level that enhances functionality for retail, service, or entertainment uses.
- **Ideal for a variety of commercial concepts**, such as tasting room, brewery, boutique retail, fitness, creative office, experiential venue, or mixed-use activation.
- **Large window frontage and excellent pedestrian exposure**, providing continuous visibility and strong potential for brand expression.
- **Significant redevelopment upside**, including the possibility of converting upper level to hospitality or boutique lodging to complement growing local tourism.
- **Located across from the historic theater**, currently undergoing major renovation, adding momentum to downtown's ongoing resurgence.
- **High daily traffic counts** and consistent consumer draw driven by nearby museums, galleries, restaurants, and civic destinations.
- **Rare opportunity for owner-users or investors** to shape a signature asset in one of the Central Coast's most active emerging commercial corridors

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HISTORICAL PRESENCE

- **Iconic downtown landmark** standing for nearly 115 years in the heart of Lompoc.
- **Built in 1911 by J.C. Long**, replacing the original 1880s Lambert Building.
- Served as **Lompoc's early furniture store, mortuary, and chapel**, with living quarters on the upper floor.
- Hosted a **wide variety of community uses** over the decades, including retail shops, apartments, hotel rooms, upholstery services, civic gatherings, bake sales, and club meetings.
- Became home to the **Lompoc Furniture Mart in 1966, operating for 52 years** until closing in 2021.
- Known for its distinctive 1911 architectural style, **featuring bay windows, a large open showroom, and mezzanine level**—many features still intact today.
- **Recently refurbished and repainted**, blending preserved historic character with modern improvements.
- Represents one of Lompoc's longest-standing commercial buildings, offering **historic charm in a central business district location**.



The 1880s Lambert Building, 1900s?

Scan to download
a detailed history
of the property.



The new J.C. Long Building overlooks South H Street, 1910s



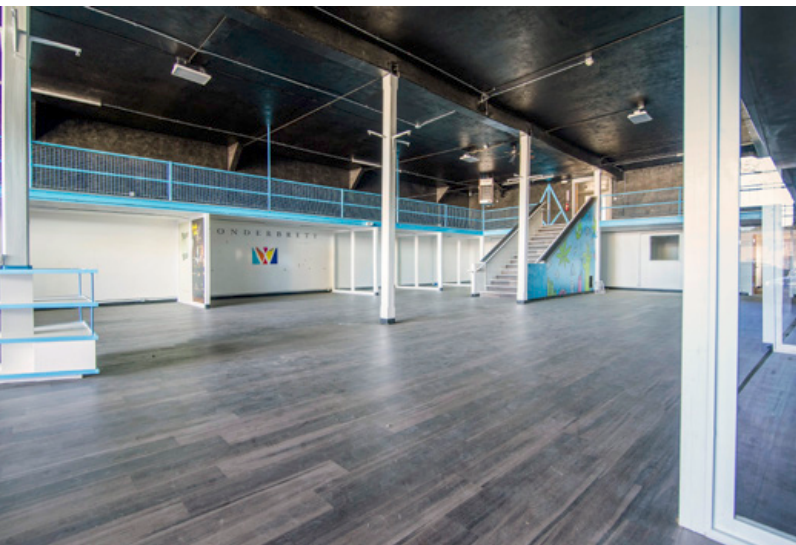
Lompoc Furniture Mart at 125 South H Street, 2015

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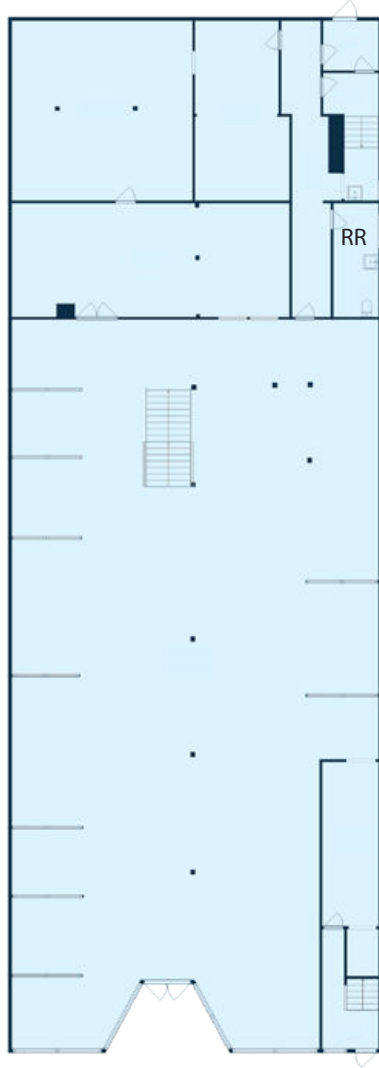
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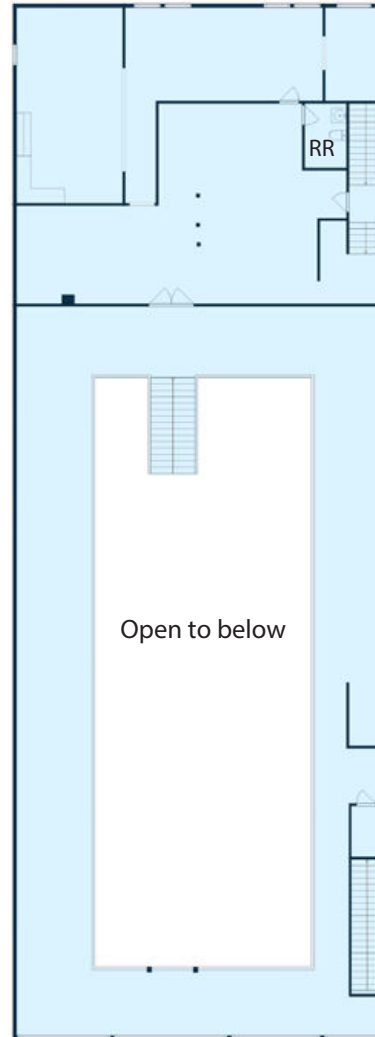


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



SOUTH H STREET

Floor plan not to scale

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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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