

# 129 South H Street, Lompoc

FOR SALE OR LEASE



Retail Storefront/Showroom + Warehouse with Cold Storage | **5,062 ± SF**

*Experience. Integrity. Trust.*  
Since 1993

**Nolan Tooley**  
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## OFFERING OVERVIEW

Located in the heart of Lompoc's Historic District and within a block of Hwy 246, 129 South H Street presents a versatile commercial opportunity for owner-users, investors, or operators seeking adaptable space in a rapidly revitalizing downtown corridor. The property combines a highly-visible retail storefront with a substantial industrial/warehouse portion in the rear—offering a rare blend of customer-facing presence and operational functionality on one parcel.

Originally constructed circa 1940 and renovated in 2023, the building features updated storefront improvements, 10–14 ft retail ceiling heights, and a flexible floorplan. The industrial portion includes 16–20 ft clear heights, an office area, a large refrigeration unit, racking zones, warehouse ventilation, and a roll-up door for loading and deliveries.

Zoned OTC (Old Town Commercial), the site supports a wide range of commercial, production, and specialty uses—including retail showroom with warehouse, tasting room or taproom with onsite wine/beer production, fitness, office, and more. Vacant and move-in ready, this property offers strong value, strategic positioning, and meaningful upside potential in a district experiencing sustained economic momentum.



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## PROPERTY DETAILS

<b>Sale Price</b>	\$1,100,000	
<b>Lease Rate</b>	\$1.00/SF NNN	
<b>Building Size</b>	Retail	2,556 SF
	Industrial	2,506 SF
	Total	5,062 SF
<b>Floors</b>	One	
<b>Lot Size</b>	7,405 SF (0.17 acre)	
<b>APN</b>	085-161-014	
<b>Occupancy</b>	Vacant & ready for owner-user or new tenant	
<b>Zoning</b>	OTC (Old Town Commercial)	
<b>Parking</b>	Ample parking on street & nearby public lots	
<b>HVAC</b>	Retail area has HVAC; industrial portion has warehouse ventilation	
<b>Ceiling Height</b>	10-14 ft (retail front) and 16-20 (industrial rear)	
<b>Loading</b>	One roll-up door at rear for warehouse; double-door loading for retail	
<b>Restroom</b>	One restroom in retail portion	
<b>Year Built</b>	1940, renovated 2023	
<b>To Show</b>	Call listing agent	



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Photo has been edited to remove items and is not representative.

## PROPERTY HIGHLIGHTS

- **Flexible commercial building** featuring a street-front retail suite paired with a substantial rear industrial/warehouse space.
- **Prime location on South H Street** in Lompoc's Historic District, surrounded by restaurants, shops, cultural attractions, and new business activity.
- **Renovated in 2023**, including updated storefront, refreshed interiors, improved functionality, and maintained historic character.
- **Retail portion includes 10–14 ft ceilings**, HVAC, storefront glazing, and strong pedestrian visibility ideal for customer-facing operations.
- **Industrial portion offers 16–20 ft clear heights**, office area, warehouse ventilation, and a rear roll-up door for smooth shipping/receiving.
- **Existing refrigeration unit and racking areas** support wine storage, beverage production, food operations, or specialized commercial uses.
- **OTC (Old Town Commercial) zoning** allows a wide range of uses: retail, wine/beer production, tasting room, gym, showroom, office, specialty manufacturing, and more.
- **Vacant and ready for occupancy**, providing immediate potential for owner-users or value-add repositioning for investors.
- **On-site and street parking** support easy customer and employee access.
- **Competitive pricing below replacement cost**, offering strong value in a corridor experiencing steady revitalization and increased commercial demand.

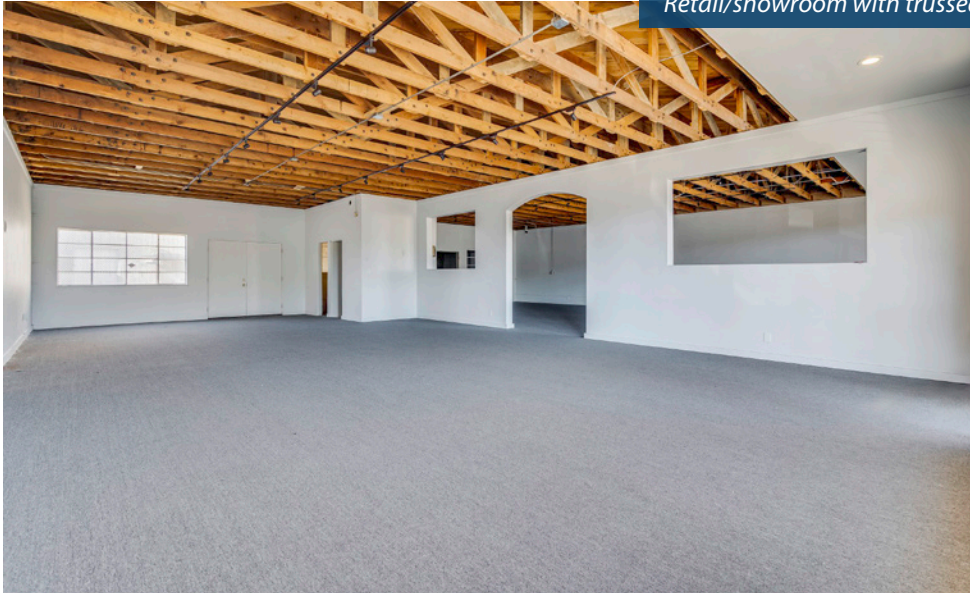
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Retail/showroom with trussed ceiling and frontage on H Street



Warehouse with roll-up and refrigeration areas



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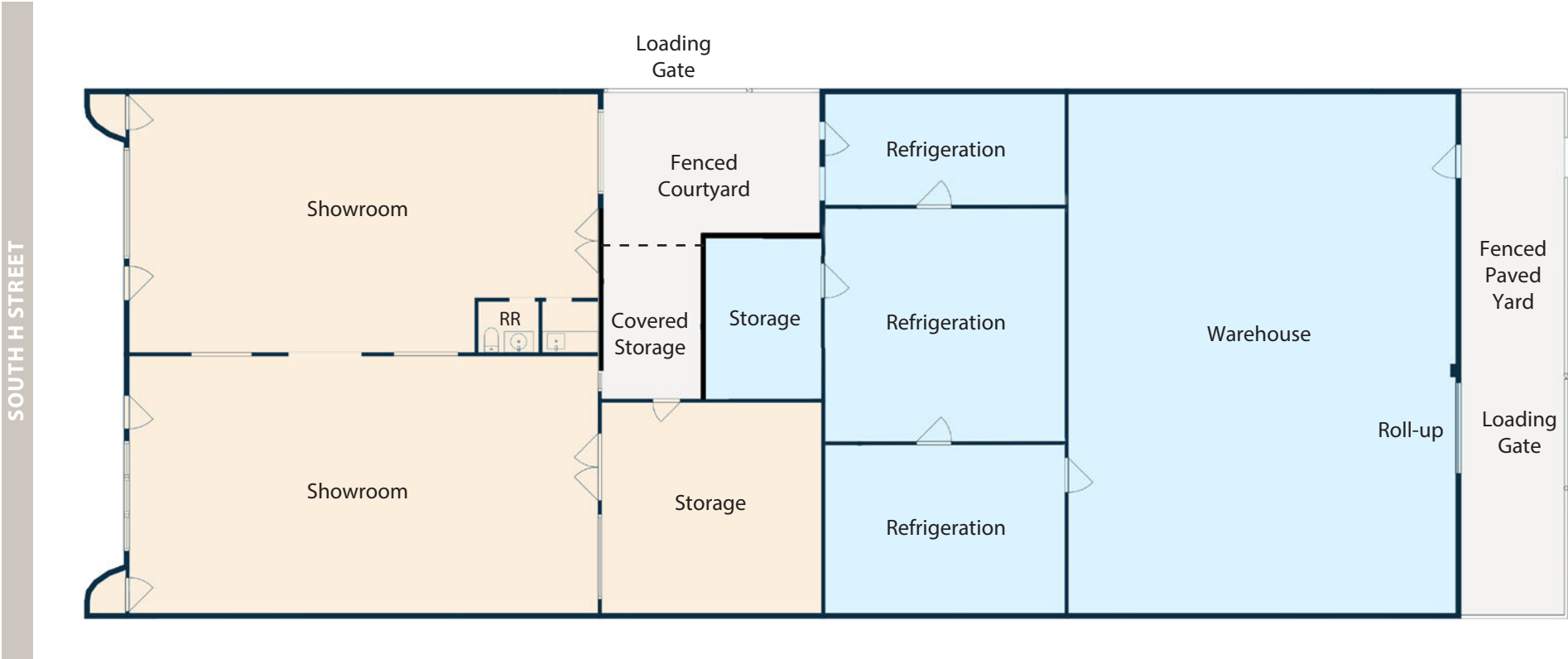


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FLOOR PLAN



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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