

825 North H Street | Lompoc, CA



For Lease | Freestanding Restaurant Building off Hwy 1 | **5,475 SF + patio**

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PROPERTY OVERVIEW

This offering presents a rare opportunity to lease a **high-visibility, drive-thru-configured restaurant property** in the heart of Lompoc's primary commercial corridor on North H Street. Positioned one block from the Lompoc Center Shopping Mall among national retailers like McDonald's, Dutch Bros, and Starbucks, the site benefits from strong traffic counts and continuous consumer draw.

Formerly a bank and most recently operated as a restaurant, the property is ideally suited for quick service or fast-casual concepts, featuring an existing drive-thru lane, and restaurant FF&E. The building includes 4,293 SF on the first floor, 1,182 SF on the second floor, and an additional 1,535 SF of exterior dining area. The layout is **potentially divisible**, call listing agent to learn more.

The expansive parcel offers generous parking and the potential for outdoor amenities in an underserved restaurant market with high barriers to entry.



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OFFER DETAILS

Address	825 N H Street, Lompoc CA	
Building Size	First floor	4,293 SF
	Second floor	1,182 SF
	Total	5,475 SF
Patio	1,535 SF	
Rate	Negotiable	
Term	Negotiable	
Property Type	Restaurant/drive-through	
Zoning	PCD (Planned Commercial Development)	
Parking	35 spaces	
FF&E	Available	
HVAC	Yes	
Elevator	No	
Restrooms	4 (2 per floor)	
To Show	Call listing agent	



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PROPERTY HIGHLIGHTS

- **Prime Downtown Location:** Strategically located in the heart of Lompoc's primary commercial corridor on North H Street—offering outstanding visibility and high traffic counts.
- **Former Drive-Thru:** Previously operated as a drive-thru Bank Building and is now a restaurant, this site is perfectly configured for QSR (Quick Service Restaurant) or fast-casual concepts seeking a plug-and-play setup with a drive thru.
- **FF&E Available:** Existing restaurant furniture, fixtures, and equipment (FF&E) can be delivered with the property, presenting an opportunity for turnkey restaurant operations or reduced build-out costs.
- **Potentially Divisible:** The two-story configuration is potentially divisible, call listing agent to learn more.
- **Expansive Lot:** Large parcel supports ample on-site parking, reactivation of a drive-thru lane, and potential for outdoor dining or pick-up stations.
- **Surrounded by National Tenants:** Located directly adjacent to McDonald's, Dutch Bros, and a new Starbucks, benefitting from constant activity and strong customer draw from neighboring brands.
- **Underserved Restaurant Market:** Infill opportunity in a trade area with limited existing restaurant inventory, offering a competitive edge for food and beverage operators.

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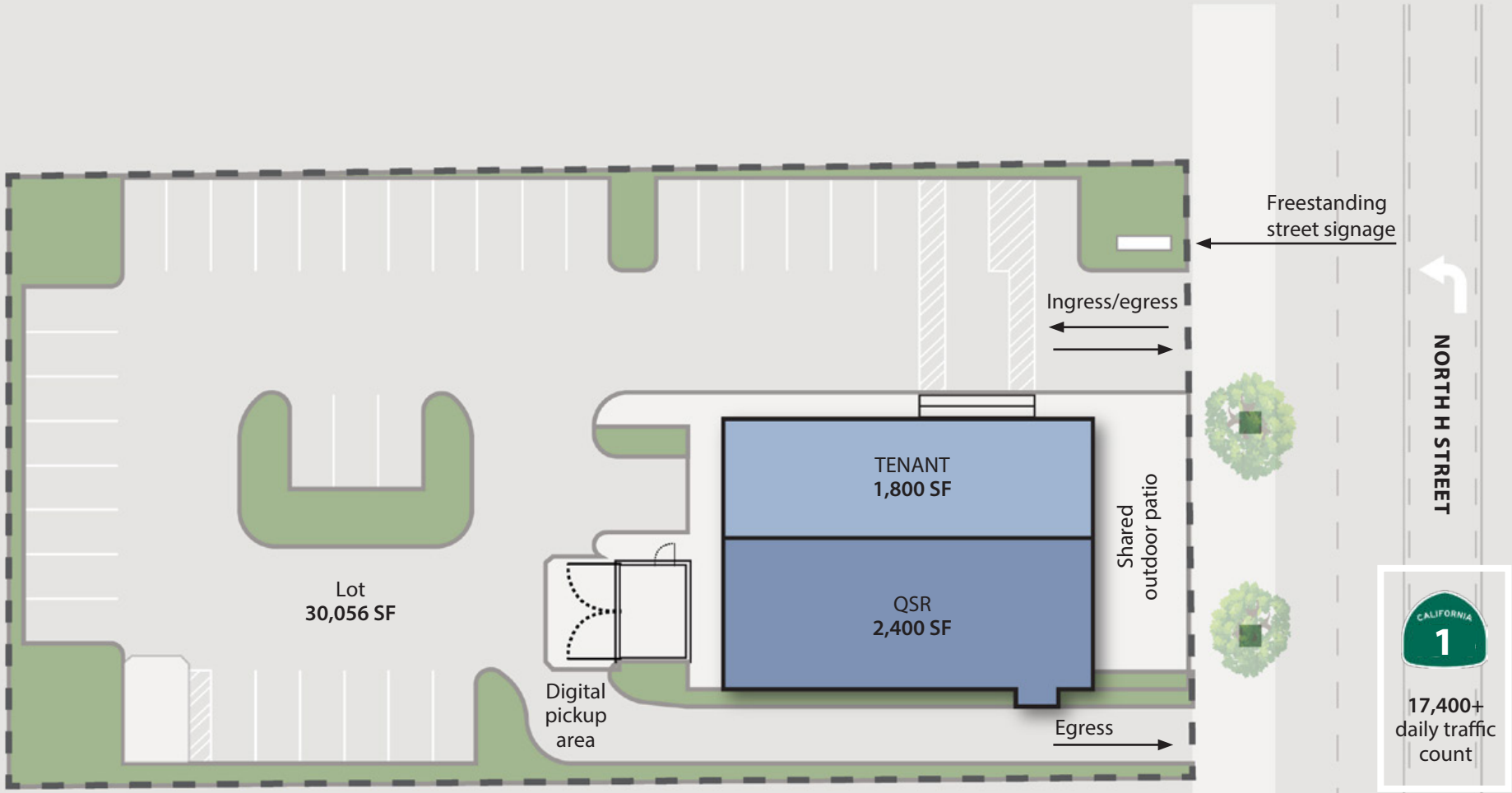


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 **Hayes**
COMMERCIAL GROUP

POTENTIAL SITE PLAN



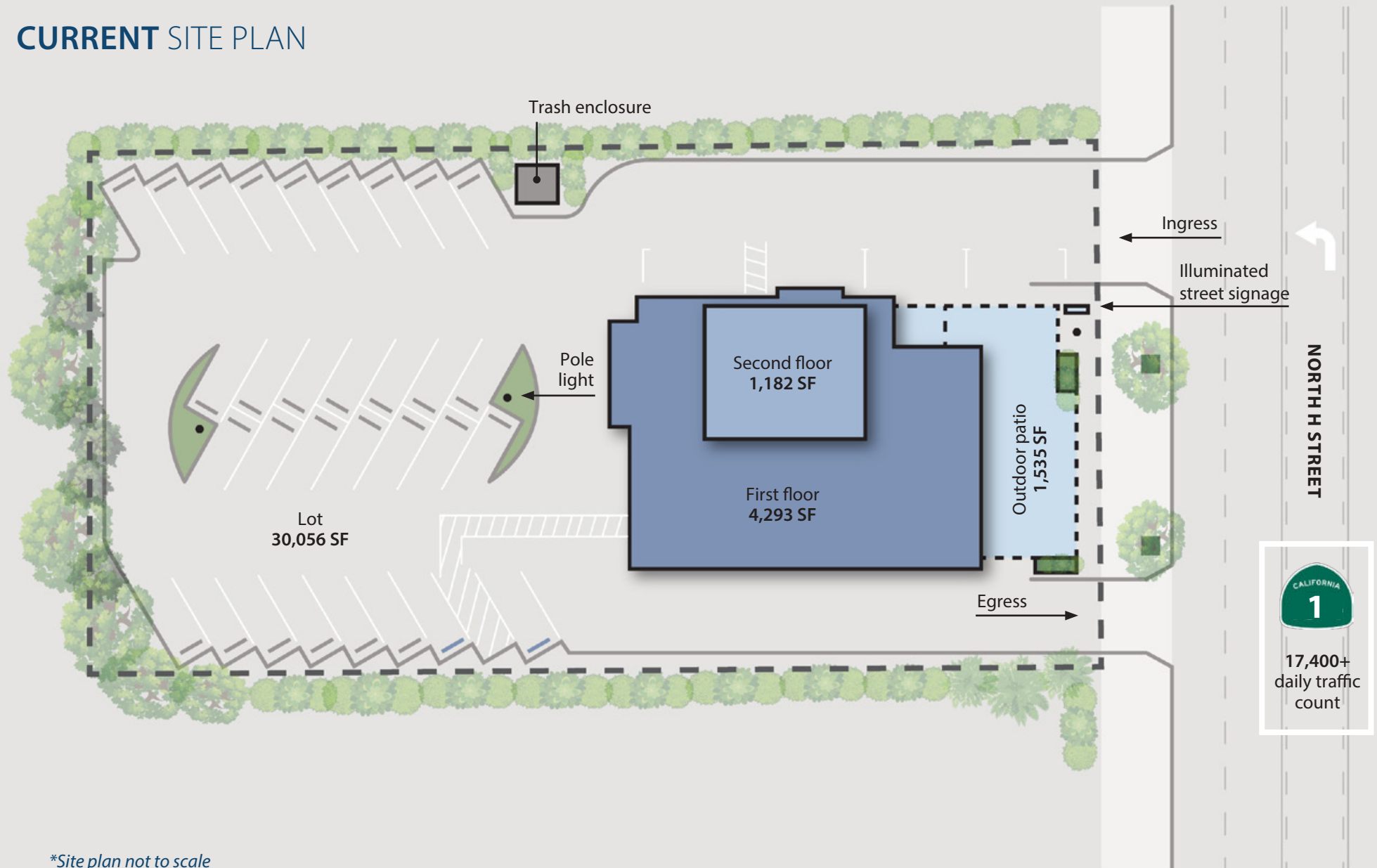
*Site plan not to scale

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CURRENT SITE PLAN



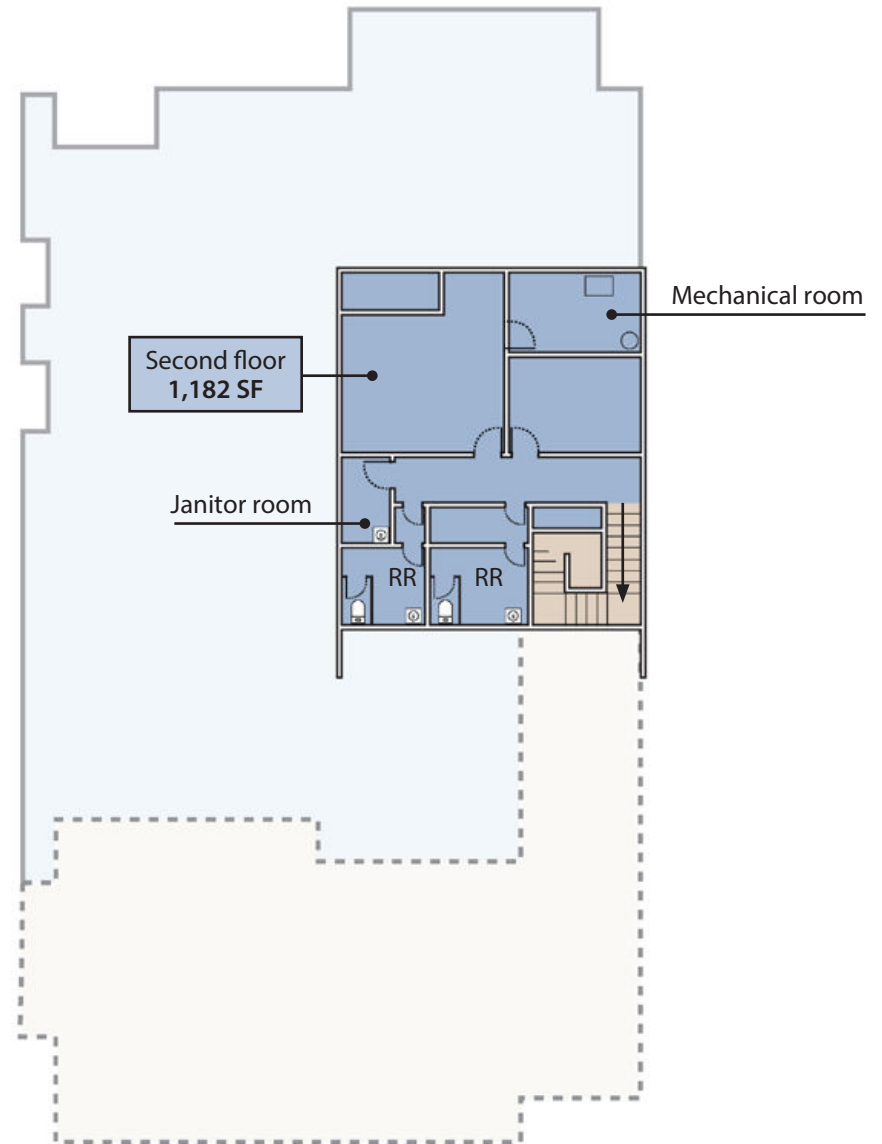
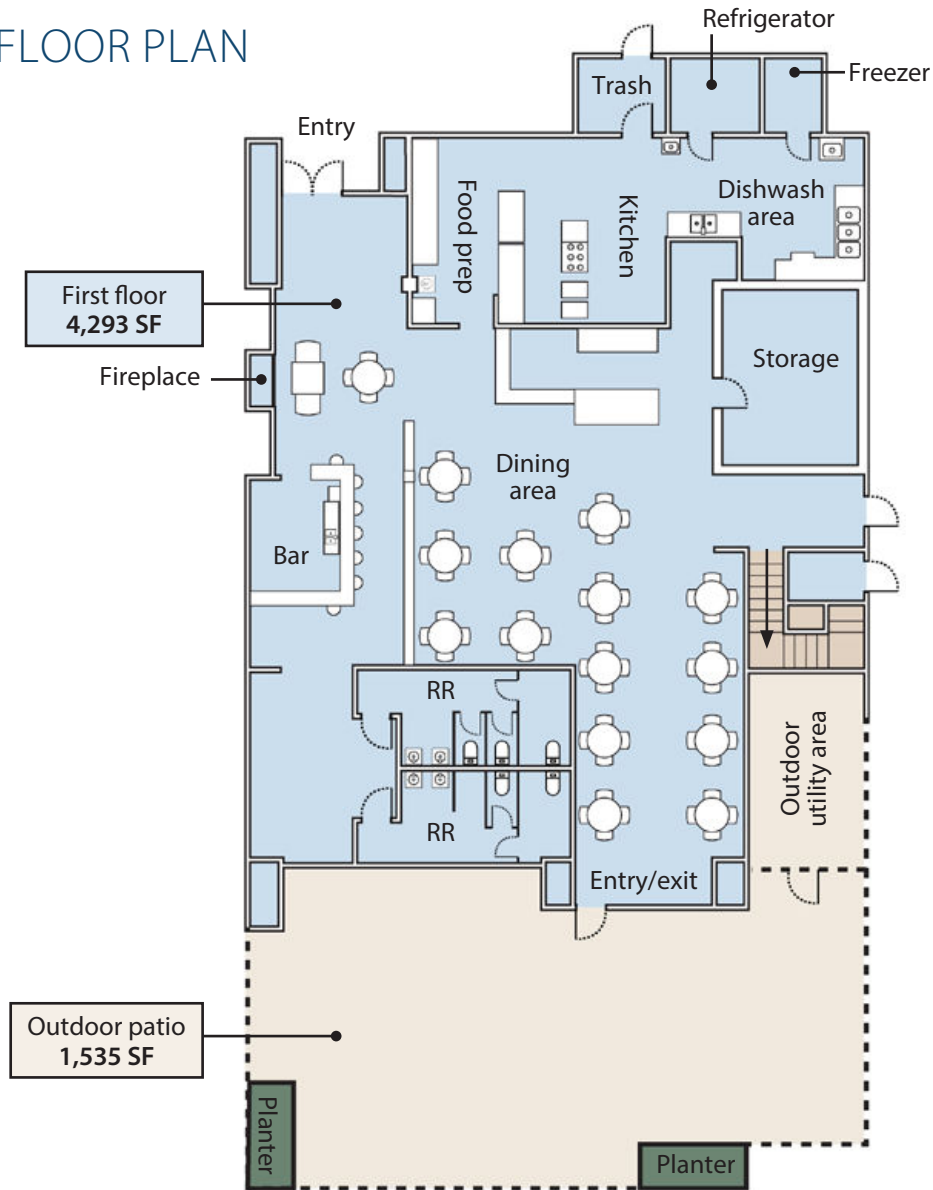
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FLOOR PLAN



*Floor plan not to scale

NORTH H STREET



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AREA OVERVIEW



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