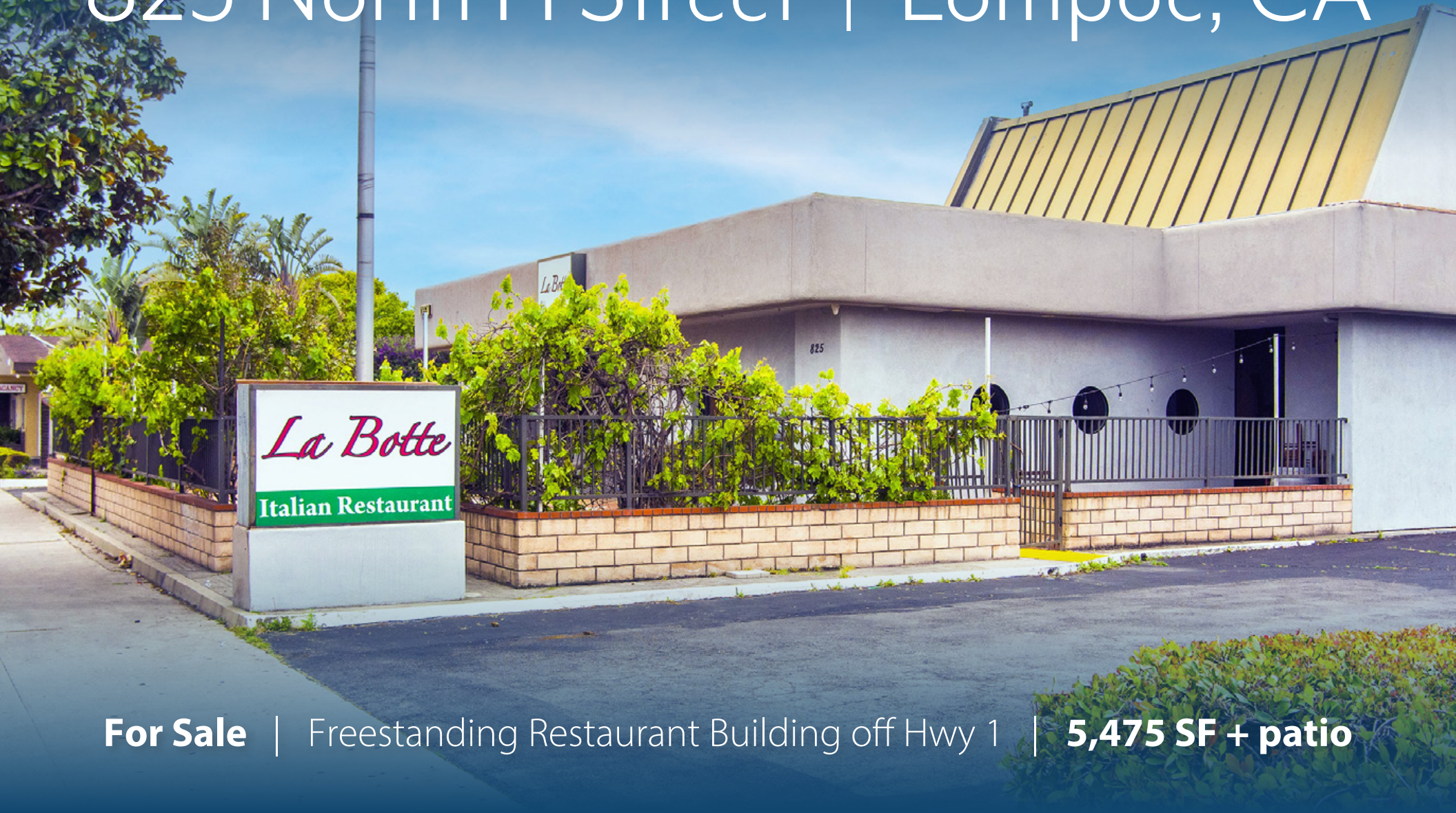


# 825 North H Street | Lompoc, CA



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

*Experience. Integrity. Trust.*  
Since 1993

**Nolan Tooley**  
805.898.4383  
[nolan@hayescommercial.com](mailto:nolan@hayescommercial.com)  
lic. 02127359





## INVESTMENT OVERVIEW

This offering presents a rare opportunity to acquire a **high-visibility, drive-thru-configured restaurant property** in the heart of Lompoc's primary commercial corridor on North H Street. Positioned 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, restaurant FF&E, and 7,010 SF of total rentable space. 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 supports **multi-tenant flexibility**, expanding its income potential.

Delivered vacant at close, the property allows for **immediate occupancy or redevelopment**—ideal for an owner-user seeking a flagship location or an investor pursuing value-add upside. 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

<b>Price</b>	\$1,800,000	
<b>Building Size</b>	First floor	4,293 SF
	Second floor	1,182 SF
	<b>Total</b>	<b>5,475 SF</b>
<b>Patio</b>	1,535 SF	
<b>Lot Size</b>	30,056 SF (0.69 acres)	
<b>APN</b>	089-070-011	
<b>Occupancy</b>	Property will be delivered vacant, allowing for immediate occupancy or redevelopment.	
<b>Zoning</b>	PCD	
<b>Parking</b>	35 spaces	
<b>FF&amp;E</b>	Available	
<b>HVAC</b>	Yes	
<b>Restrooms</b>	4 (2 per floor)	
<b>To Show</b>	Call listing agent	



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## INVESTMENT 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.
- **Delivered Vacant at Close:** The property will be delivered vacant, allowing for immediate occupancy or redevelopment. Ideal for fast-track repositioning.
- **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.
- **Divisible for Two Tenants:** The two-story configuration allows for separate tenant occupancy, increasing flexibility and rental income potential.
- **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.
- **Ideal for Owner-User or Investor:** Perfect for an owner-operator looking to establish a flagship location in a thriving corridor. Attractive value-add opportunity for investors seeking to reposition or lease to multiple tenants
- **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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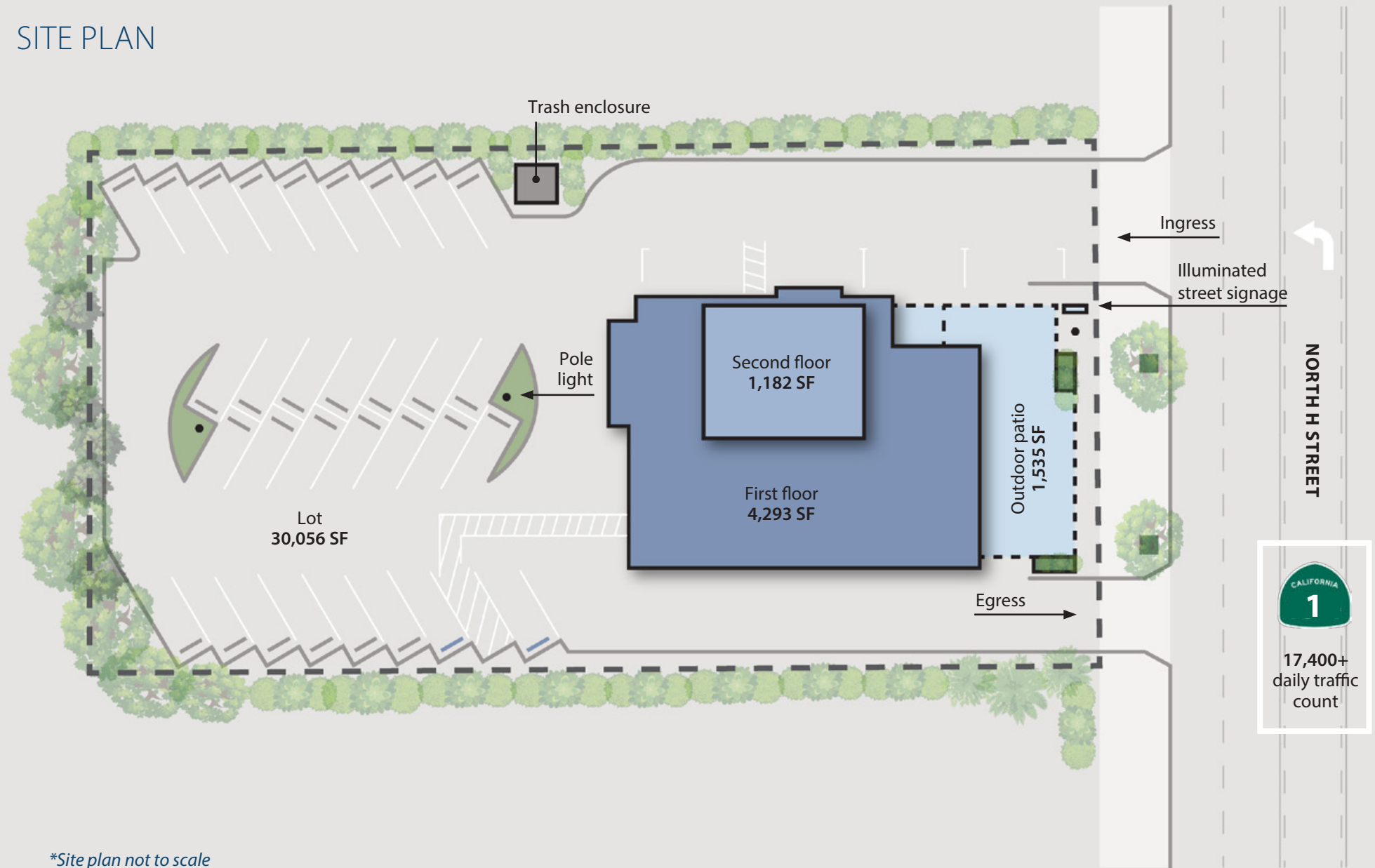
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# SITE PLAN



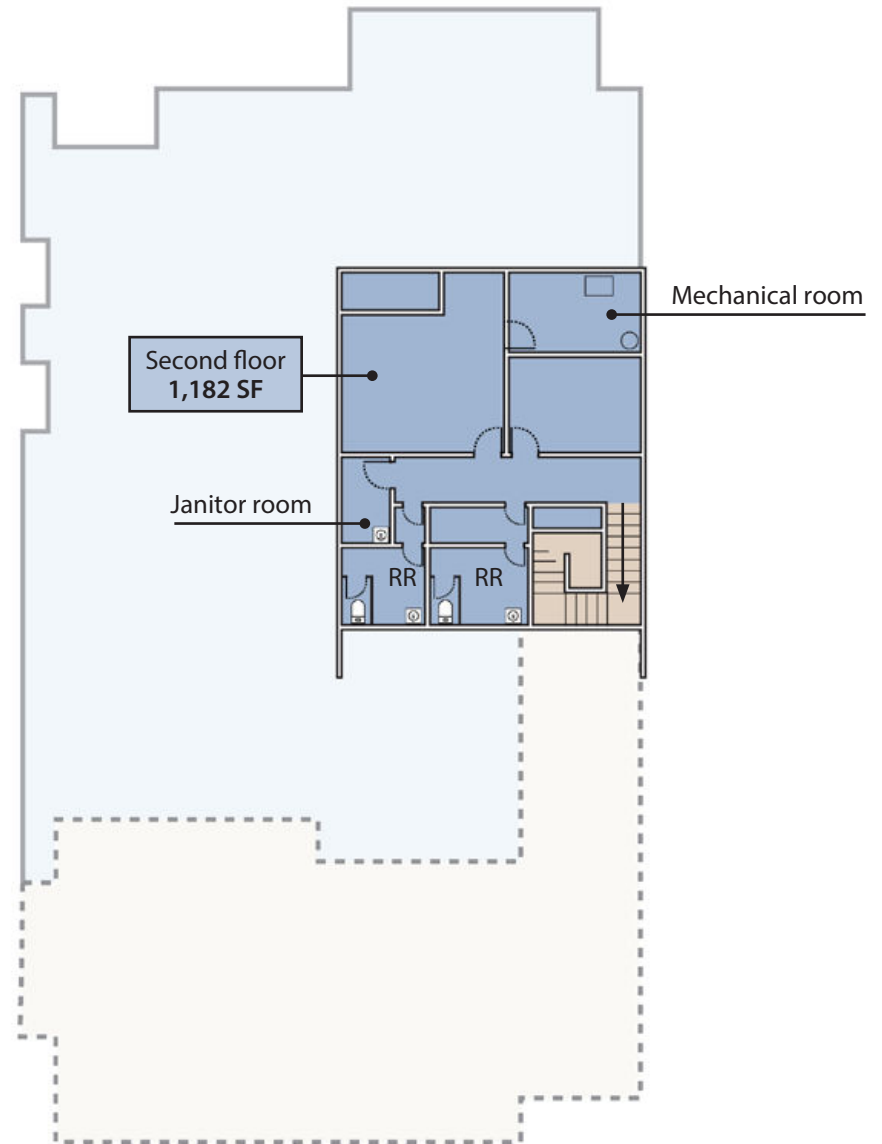
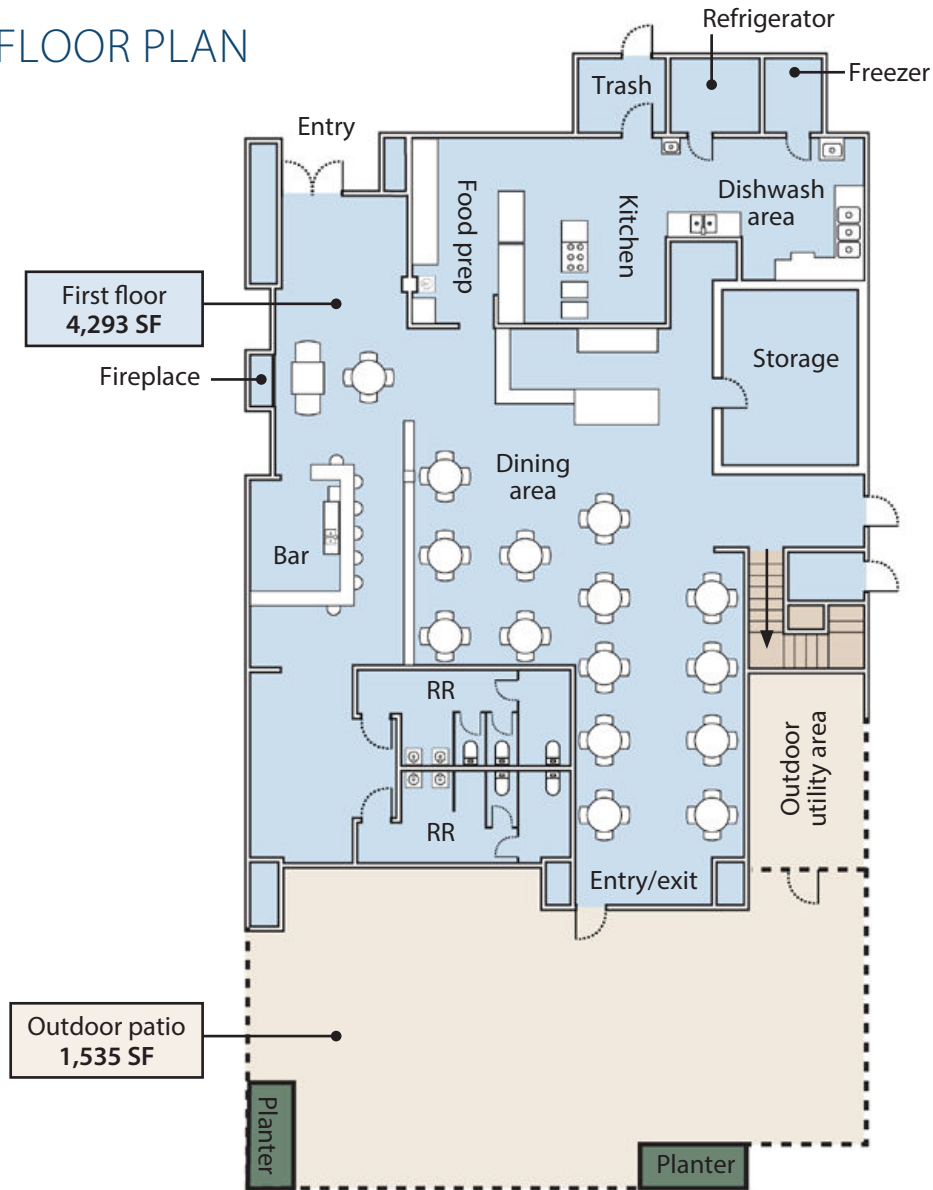
*\*Site plan not to scale*

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# FLOOR PLAN



\*Floor plan not to scale

NORTH H STREET



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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.



43,045

Population  
2024 estimate



\$70,038

median house-  
hold income



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