

3,088± SF NEXT TO CVS PHARMACY & 99 CENTS ONLY

COMMERCIAL SPACE AVAILABLE FOR LEASE

1317 N. H Street · Lompoc, CA 93436 · SWQ Central Ave & State Hwy 1



- 3,088± SF Commercial Retail Space Now For Lease
- Located on SWQ of State Hwy 1 & Central Avenue
- Average HH Income \$85,266 in One-Mile Radius
- Positioned next to CVS Pharmacy & 99 Cents Only
- Close to Walmart Supercenter & Foods Co Grocery
- 73,825 Average Cars Per Day Intersection



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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2022 Retail California. All rights reserved.

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Property Description:

Commercial retail space is available for lease at the southeast quadrant of State Hwy 1 and Central Avenue in Lompoc, CA. The subject space is adjacent to CVS Pharmacy and 99 Cents Only, the center's anchors.

Property Highlights:

The property is strategically positioned along Lompoc's main retail corridor close to Walmart Supercenter, Ross Dress For Less, Albertson's and Starbucks. Monument signage is available.

Available Space: 3,088± SF

Lease Rate: Please contact agent for more information.

2022 Demographics:

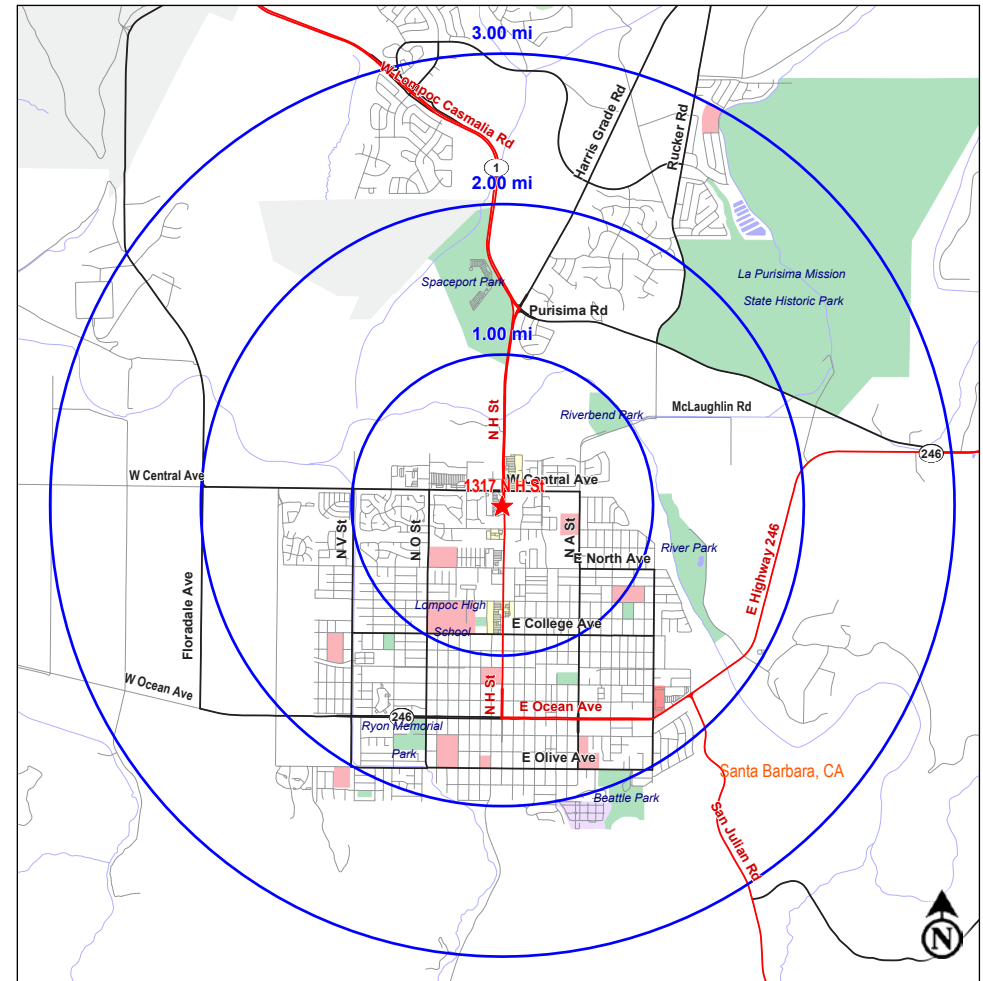
	1 Mile	2 Miles	3 Miles
Total Population:	13,942	39,121	50,508
Total Households:	4,831	193,248	15,842
Avg HH Income:	\$85,266	\$83,211	\$89,800
Total Daytime Pop:	13,190	33,576	40,898

Source: Claritas, LLC

2022 Traffic Counts:

W Central Ave:	31,833 ADT
Hwy 1 (H Street):	41,992 ADT
Total:	73,825 Avg Daily Traffic

Source: Kalibrate TrafficMetrix



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This is an aerial map of a city grid, likely in the Phoenix area, showing a dense network of streets. A red arrow points to a location on E Central Ave, labeled 'SUBJECT'. Various retail locations are marked with callouts, including Walmart Supercenter, Foods Co., 99¢, Dollar Tree, Petco, Marshalls, Ulta, Five Below, Famous Footwear, Harbor Freight, Michaels, The Home Depot, and Grocery Outlet. Major roads like I-1 and I-25 are shown. The map also includes a north arrow in the bottom right corner.

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