

# NEW RETAIL DEVELOPMENT

300 N. 12TH STREET, LOMPOC, CA

**PROPOSED**



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## PROPERTY PROFILE

### HIGHLIGHTS

- Western Gateway to the Santa Rita Hills American Viticultural Area (“AVA”)
- First Stop in the Famous “Wine Ghetto”, the largest concentration of world-class, small production tasting rooms in Santa Barbara County
- Dynamic Development Focused on Elevated Merchandising to include Premium Restaurants, Tasting Rooms, Retail & Service
- Development to include Elevated Design, Hospitality, Outdoor Patio Seating, and Drive-Thru Opportunities

### TRAFFIC COUNTS

Highway 246	11,699 ADT
Highway 1	8,799 ADT

### AVAILABLE SPACE

+13,000 SF of Drive-Thru & Retail Available

### ASKING RENTS

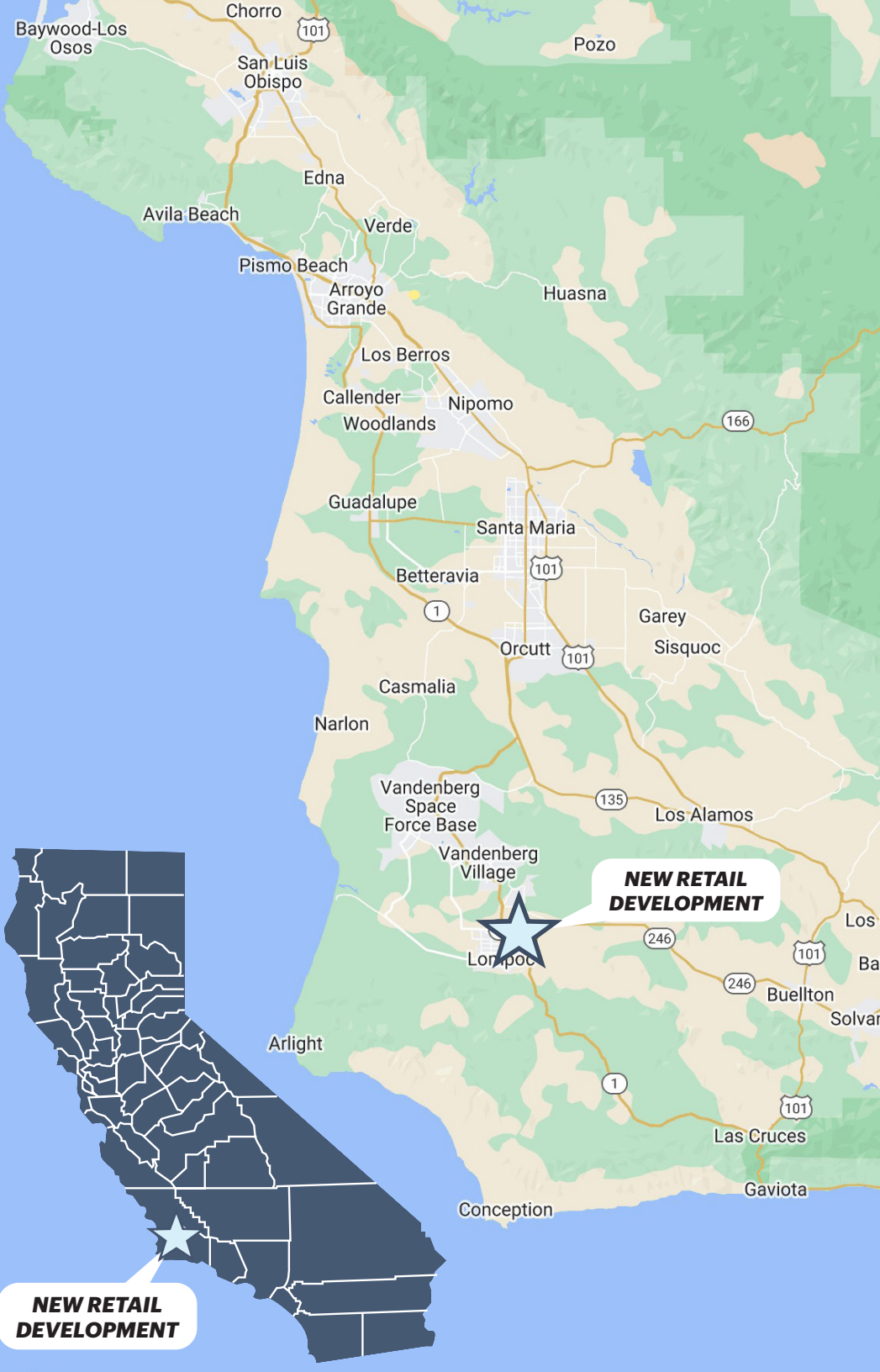
Contact Leasing Agents

## PROPERTY DESCRIPTION

Newest elevated retail development located at the gateway to the Santa Rita Hills AVA. The property benefits from its strategic location at the most trafficked and prominent intersection in the trade area (northeast corner of Hwy 1 and Hwy 246 and is an excellent location for wine tasting, retail, and service uses that serve locals as well as tourism. Site plan is flexible for multiple retail uses. Call agents for more information.

## LOCATION DESCRIPTION

The property is located in Northern Santa Barbara County, 54 miles north of Santa Barbara. The trade area is home to numerous prestigious wineries, La Purisma Golf Course, 60,000 residents, and Vandenberg Space Force Base. The region benefits from tourism that loves its incredible wineries and culinary delights.

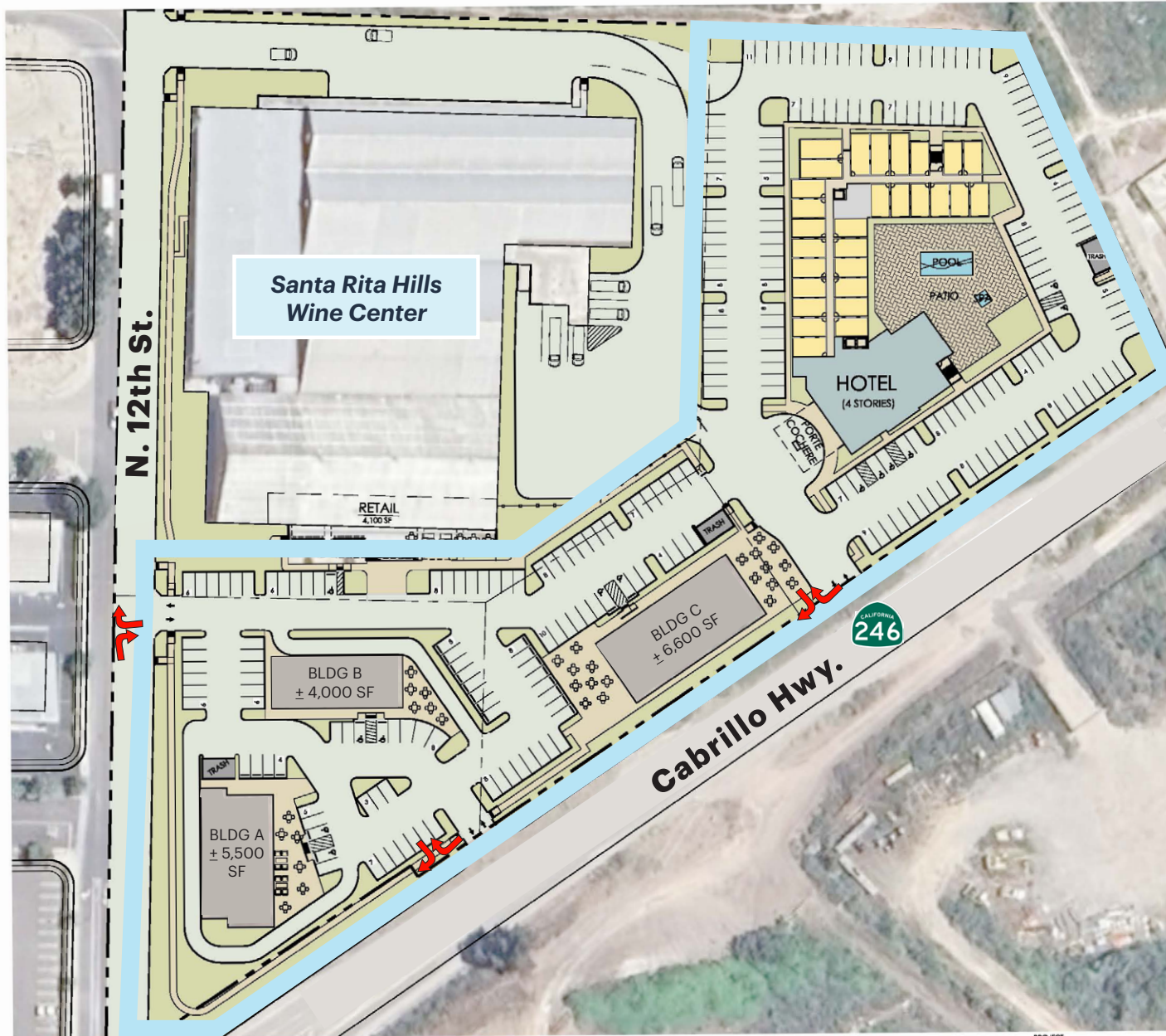


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# PROPOSED SITE PLAN



**PROPOSED OVERALL SITE PLAN**

## PROJECT DATA

ADDRESS:	300 N. 12TH STREET LOMPOC, CA 93436
APN:	099-141-022
SITE AREA:	(PARCEL 4) 2.50 ACRES
ZONING:	PCD (PLANNED COMMERCIAL DEVELOPMENT)
EXISTING USE:	VACANT
PROPOSED USE:	HOTEL
MAX STORIES:	4 STORIES
PROPOSED STORIES:	4 STORIES
APPROVED BUILDING HEIGHT:	50'-0" OR 4-STORIES (WHICHEVER IS LESS)
PROPOSED BUILDING HEIGHT:	50'-0" OR 4-STORIES (WHICHEVER IS LESS)
HOTEL GUEST ROOMS:	152 GUEST ROOMS
REQUIRED PARKING:	152 SPACE (1 PER ROOM) 1 PER 10 ROOMS 16 SPACES
TOTAL REQUIRED PARKING	168 SPACES
TOTAL PROVIDED PARKING	150 SPACES*

\*OWNERSHIP TO PURSUE A SHARED PARKING AGREEMENT WITH THE ADJACENT PROPERTIES. THE HOTEL AND ADJACENT RETAIL ARE COMPATIBLE USES SINCE THE HOTEL WILL REQUIRE PARKING MOSTLY AT NIGHT AND THE RETAIL WILL REQUIRE PARKING DURING THE DAY.

	<p><b>SANTA RITA WINE CENTER</b> LOMPOC, CALIFORNIA</p>	DATE: 04/17/2024
		APPROVED BY: 
		<p>SCALE: 1" = 40' @ 11x17 1" = 30' @ 8.5x11</p>
<b>A2.0</b>		



# MARKET AERIAL

**Vandenberg Space Force Base**  
(Workforce Population of over 18,000)

**Central Towne Square**

- Walmart
- Foods Co.
- AAA Insurance
- CHRISTIAN'S MATTRESS EXPRESS
- WELLS FARGO
- GameStop

**Mission Plaza**

- Albertsons
- ROSS DRESS FOR LESS
- BIG 5 SPORTS GOODS
- Starbucks

melville    DIERBERG    Foley  
Babcock    STAR LANE VINEYARD    SPEAR

**LA PURISIMA**  
GOLF COURSE

Habit BURGER GRILL    BLAZE PIZZA

CVS pharmacy

**Lompoc Shopping Center**

- ALDI
- OLD NAVY
- petco
- Michaels
- Marshalls
- BOOT BARN
- Staples
- FIVE BELOW

planet fitness

Walgreens

Brewer - Elfton

THE HOME DEPOT

OFF BASE

SOFT BANK

CALIFORNIA 246

11,699 ADT

CALIFORNIA 1

Valley JUICE

GROCERY OUTLET

\*Traffic Counts Source: Sites USA REGIS Online 06/10/24





## Wine Ghetto

*Sandhi*  **Campelos cellars**

**PALI WINE CO.**

**STOLP MAN VINEYARDS**

**PIEDRA ASS.**

**PALMINA**

## Santa Rita Hills Wine Center

 **ZOTOVICH**

*Transcendence*

E. Laurel Ave.

Industrial Way

N. 12th St.

12,446 ADT

CALIFORNIA 246

Medical Center

THE HOME DEPOT

CALIFORNIA 1

9,931 ADT

\*Traffic Counts Source: City of Santa Maria and Sites USA REGIS Online 6/10/24





## POPULATION

3 MILE	5 MILES	10 MILES
41,983	53,314	58,948



## ESTIMATED AVERAGE HOUSEHOLD INCOME

3 MILE	5 MILES	10 MILES
\$103,695	\$110,197	\$112,644



## HOUSEHOLD INCOME DISTRIBUTION

3 MILE	5 MILES	10 MILES
8.8%	10.5%	11.1%



## HOME VALUES > \$750K

3 MILE	5 MILES	10 MILES
17.3%	19.2%	20.0%



## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

3 MILE	5 MILES	10 MILES
21.8%	24.2%	25.8%



## TOTAL HOUSEHOLD RETAIL EXPENDITURES

3 MILE	5 MILES	10 MILES
\$478.2 M	\$609.56 M	\$682.17 M

