

NEW RETAIL DEVELOPMENT

300 N. 12TH STREET, LOMPOC, CA

PROPOSED



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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

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

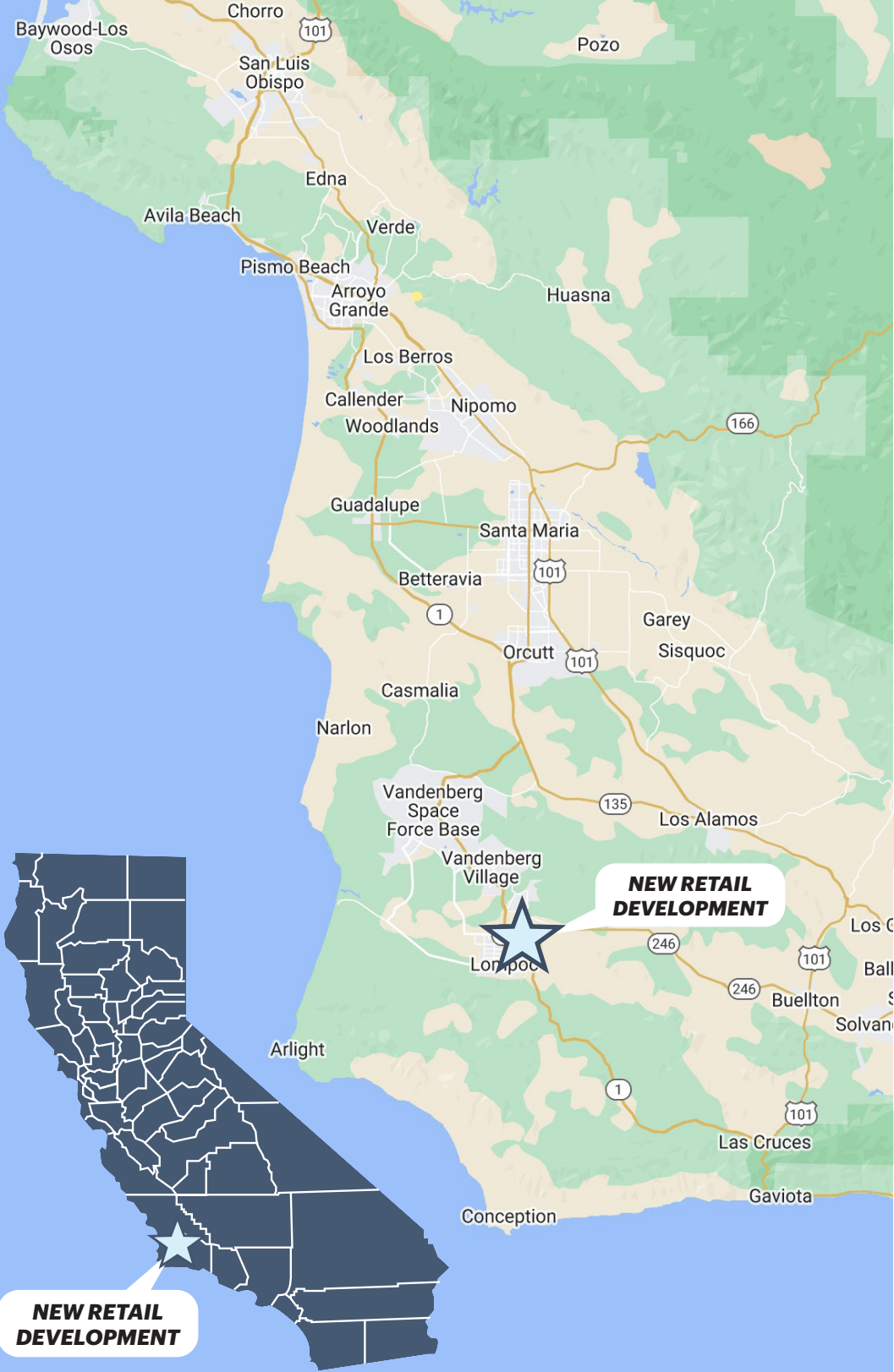
Contact Leasing Agents

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

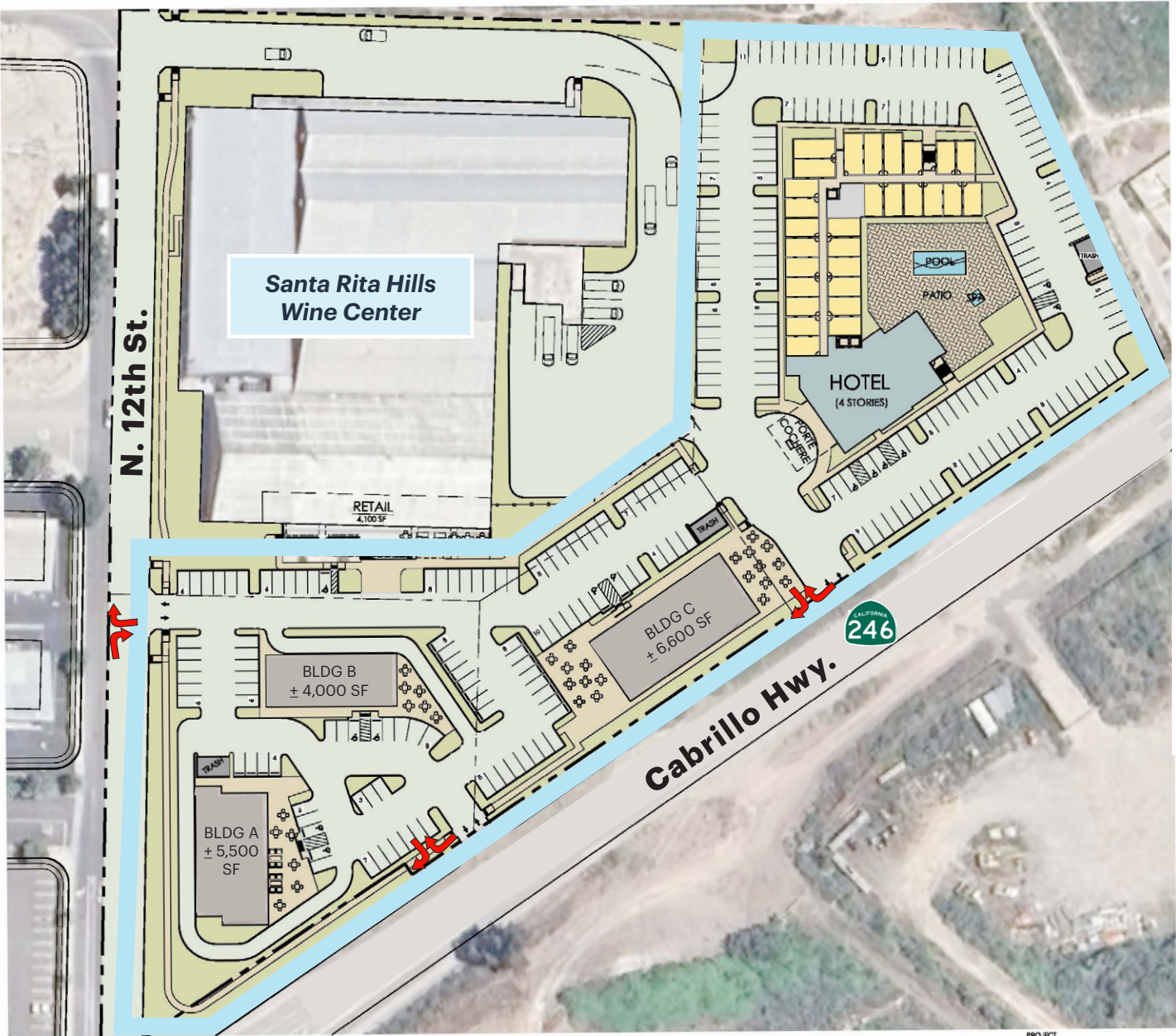
The property is located in Northern Santa Barbara County, 54 miles north of Santa Barbara. The trade area is home to numerous prestigious wineries, La Purisma Golf Course, 60,000 residents, and Vandenberg Space Force Base. The region benefits from tourism that loves its incredible wineries and culinary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



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PROPOSED SITE PLAN



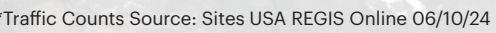
PROPOSED OVERALL SITE PLAN

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.

	SANTA RITA WINE CENTER LOMPOC, CALIFORNIA	DATE 04/17/2024
		APPROVED BY A23241
		SCALE 1" = 40' @ 11x17 1" = 30' @ 24x36
A2.0		





Wine Ghetto

Sandhi  **Campelos cellars**

PALI WINE CO  **STOLPMAN VINEYARDS**

Santa Rita Hills Wine Center

 **ZOTOVICH**

Transcendence

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



POPULATION

3 MILE	5 MILES	10 MILES
8,695	41,824	53,285



ESTIMATED AVERAGE HOUSEHOLD INCOME

3 MILE	5 MILES	10 MILES
\$87,954	\$94,591	\$101,241



HOUSEHOLD INCOME DISTRIBUTION > \$200K

3 MILE	5 MILES	10 MILES
6.8%	9.4%	10.9%



HOME VALUES > \$1M

3 MILE	5 MILES	10 MILES
11.3%	11.6%	12.4%



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

3 MILE	5 MILES	10 MILES
20.1%	20.2%	21.8%



TOTAL HOUSEHOLD RETAIL EXPENDITURES

3 MILE	5 MILES	10 MILES
\$14.34 M	\$700.96 M	\$883.57 M

