

FOR LEASE

±2,100 SF RETAIL SPACE AVAILABLE
Central Towne Square | 625A Central Avenue, Lompoc, CA 93436



LOCKEHOUSE

616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



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SUMMARY

Shopping Center Retail for Lease

| | |
|---------------|--|
| Address | 625A W. Central Avenue, Lompoc, CA 93436 |
| Cross Streets | N. O Street and N. L Street |
| Available | ±2,100 SF |
| Parking | Ample |
| Zoning | PCD (Planned Commercial Development) |
| Asking Rents | \$2.25/SF, NNN |
| NNN | Est. \$0.65/SF |
| Term | 5+ Years |
| Available | Now |

HIGHLIGHTS

- Captive Trade Area with over \$100 Million in Daily Needs Volume at the Center (Walmart & Foods Co.)
- Surrounded by Biggest Daytime Businesses in the Trade Area (Raytheon)
- Vandenberg Space Force Base (18,000 people) and Vandenberg Village (6,700 People) bring in Additional Traffic from the North

*Demographic Source: www.vandenberg.spaceforce.mil & www.datausa.io - 01/27/24



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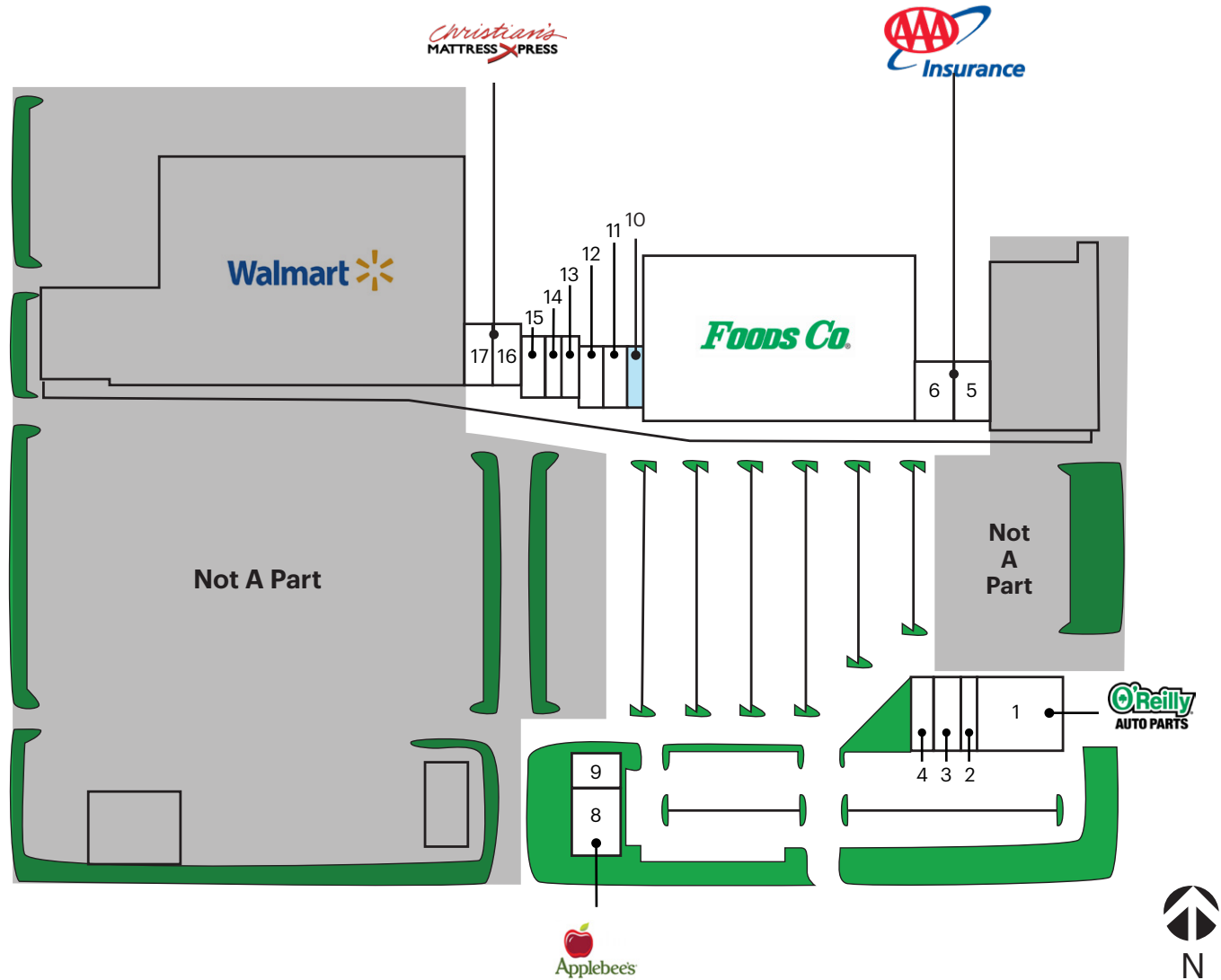
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| SUITE | TENANT | SIZE |
|-----------|----------------------|-----------------|
| 1 | O'Reilly Auto Parts | 7,000 SF |
| 2 | Aloha BBQ | 1,400 SF |
| 3 | Teaklish | 1,017 SF |
| 4 | Armed Forces | 2,570 SF |
| 5-6 | AAA | 5,880 SF |
| 7 | Foods Co. | 57,402 SF |
| 8 | Applebee's | 5,065 SF |
| 9 | Allure Nail Salon | 1,656 SF |
| 10 | Available | 2,100 SF |
| 11 | GameStop | 1,480 SF |
| 12 | Royal Smoke Shop | 1,320 SF |
| 13 | New China Massage | 1,376 SF |
| 14 | Wells Fargo | 2,047 SF |
| 15 | Sally Beauty | 1,500 SF |
| 16-17 | Christian's Mattress | 4,900 SF |



Central Towne Square

| | | | |
|---|---|---|---|
|  |  | | |
|  |  |  |  |
|  |  |  |  |



N. O STREET - 4,702 ADT

N. L STREET

COMMERCE COURT



W. CENTRAL AVENUE - 16,030 ADT

*Traffic Counts Source: Sites USA REGIS Online 01/27/25

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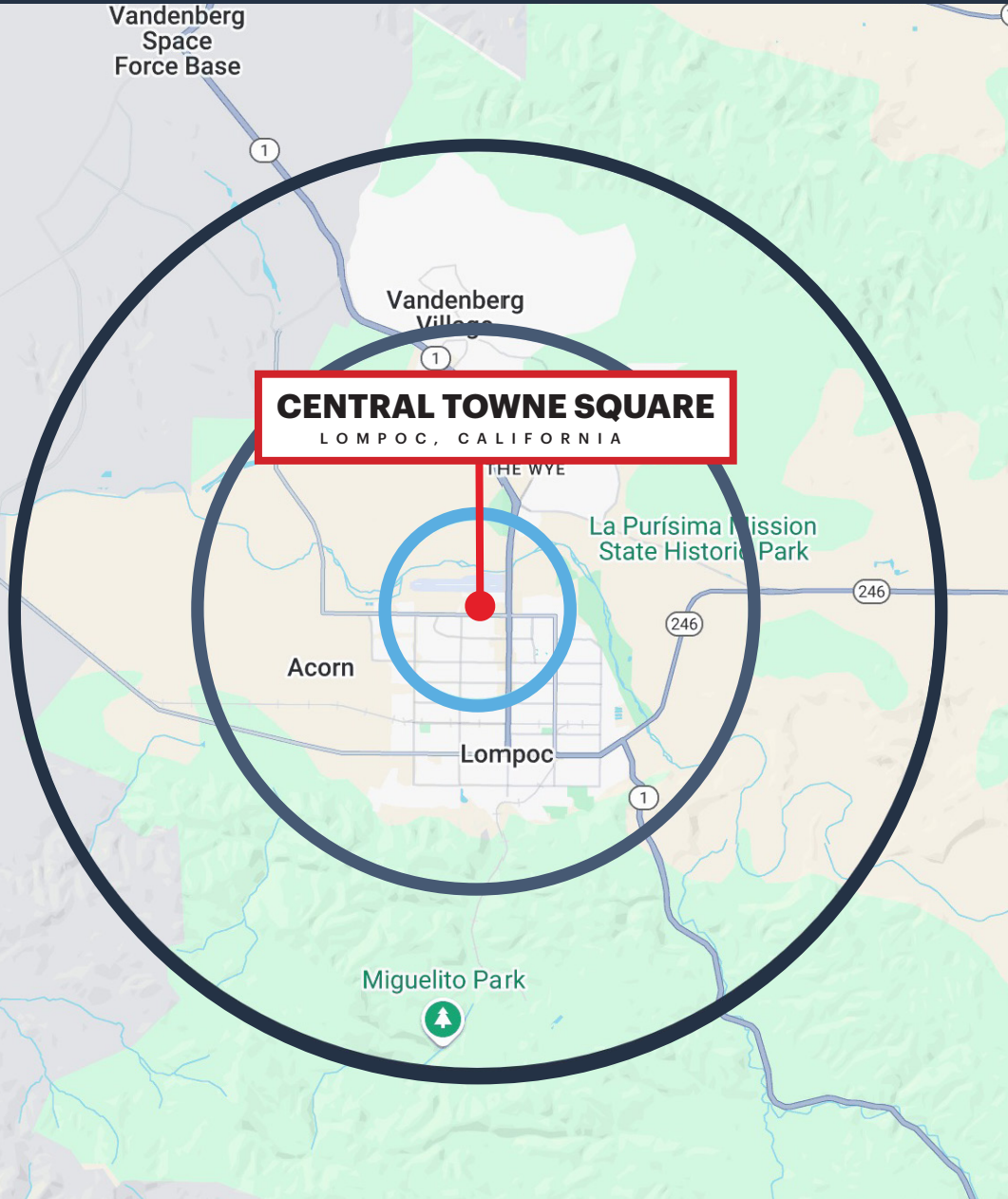
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CENTRAL TOWNE SQUARE
LOMPOC, CALIFORNIA

ESTIMATED POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 12,262 | 449,512 | 54,577 |



DAYTIME EMPLOYEES

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 8,254 | 29,163 | 35,060 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|----------|-----------|-----------|
| \$96,922 | \$101,943 | \$106,594 |



BACHELOR'S DEGREE OR HIGHER

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 18.0% | 21.1% | 23.0% |



HOUSEHOLD RETAIL EXPENDITURES

| 1 MILE | 3 MILES | 5 MILES |
|------------|------------|-----------|
| \$127.11 M | \$471.53 M | \$549.2 M |



HOUSEHOLD DENSITY PSM

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 3,905 | 1,752 | 695 |



HOUSEHOLDS WITH CHILDREN

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 34.0% | 33.8% | 32.4% |



HOME VALUES OVER 1 MILLION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 244 | 890 | 1,129 |



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