

FOR LEASE

CONTACT AGENTS FOR AVAILABILITY
Central Towne Square | 533 W. Central Avenue, Lompoc, CA 93436



LOCKEHOUSE

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



Contact Us: (805) 684-7767

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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.

SUMMARY

Shopping Center Retail for Lease

Address	533 W. Central Avenue, Lompoc, CA 93436
Cross Streets	N. O Street and N. L Street
Available	Contact Agents for Availability
Parking	Ample
Zoning	PCD (Planned Commercial Development)
Asking Rents	\$1.50 - \$2.25/SF NNN
NNN	Est. \$0.42/SF
Term	3-5 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 (3,500 people) and Vandenberg Village (6,500 People) bring in Additional Traffic from the North

*Demographic Source: www.wikipedia.org 5/11/22



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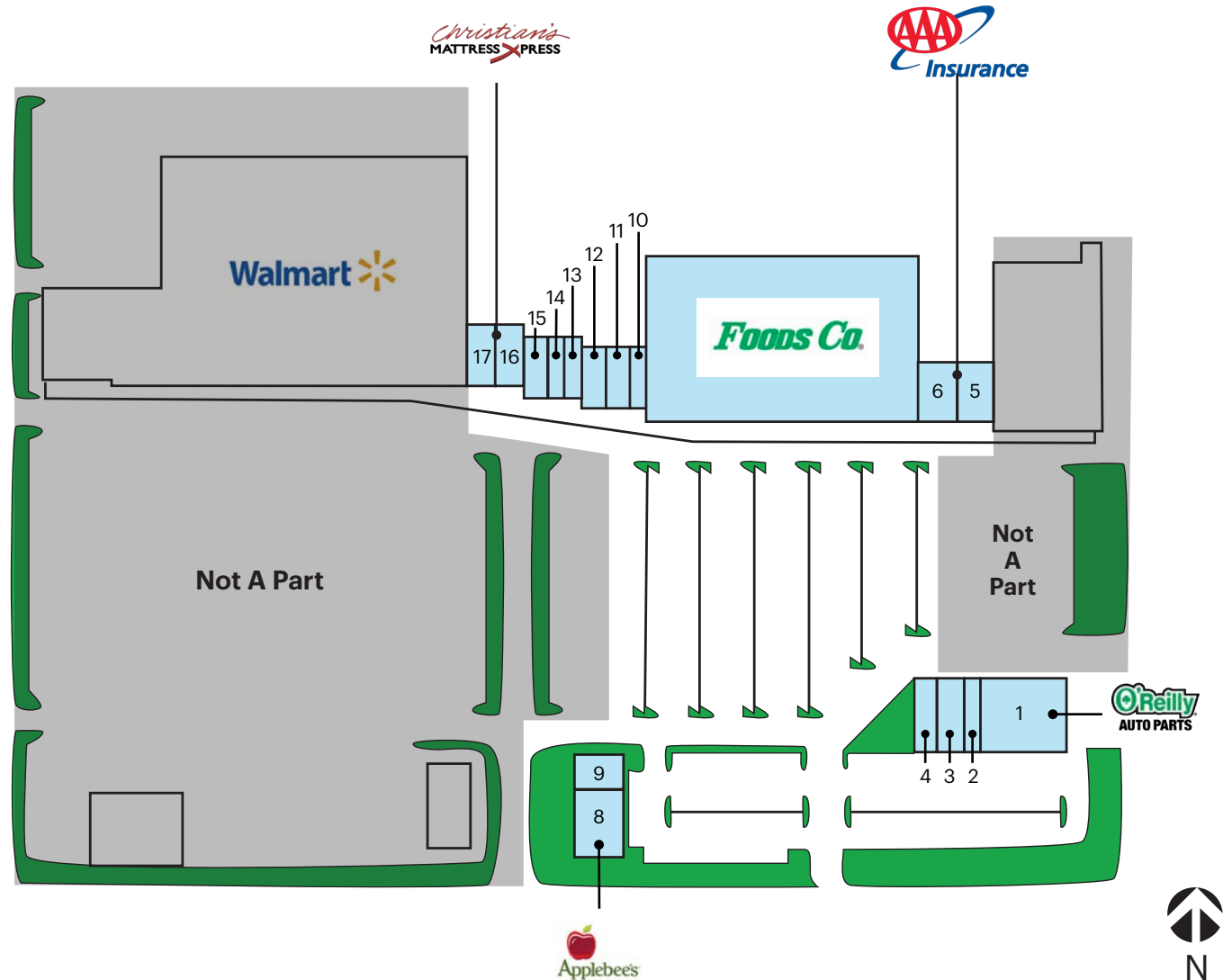
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SUITE	TENANT	SIZE
1	O'Reilly Auto Parts	7,000 SF
2	Aloha BBQ	1,400 SF
3	Teaklish	1,017 SF
4	Armed Forces	2,570 SF
5	AAA	4,224 SF
6	AAA	1,656 SF
7	Foods Co.	57,402 SF
8	Applebee's	5,065 SF
9	Allure Nail Salon	1,656 SF
10	Pizza Hut	2,100 SF
11	GameStop	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	Christian's Mattress	2,140 SF
17	Christian's Mattress	2,760 SF





*Traffic Counts Source: Sites USA REGIS Online 5/11/22



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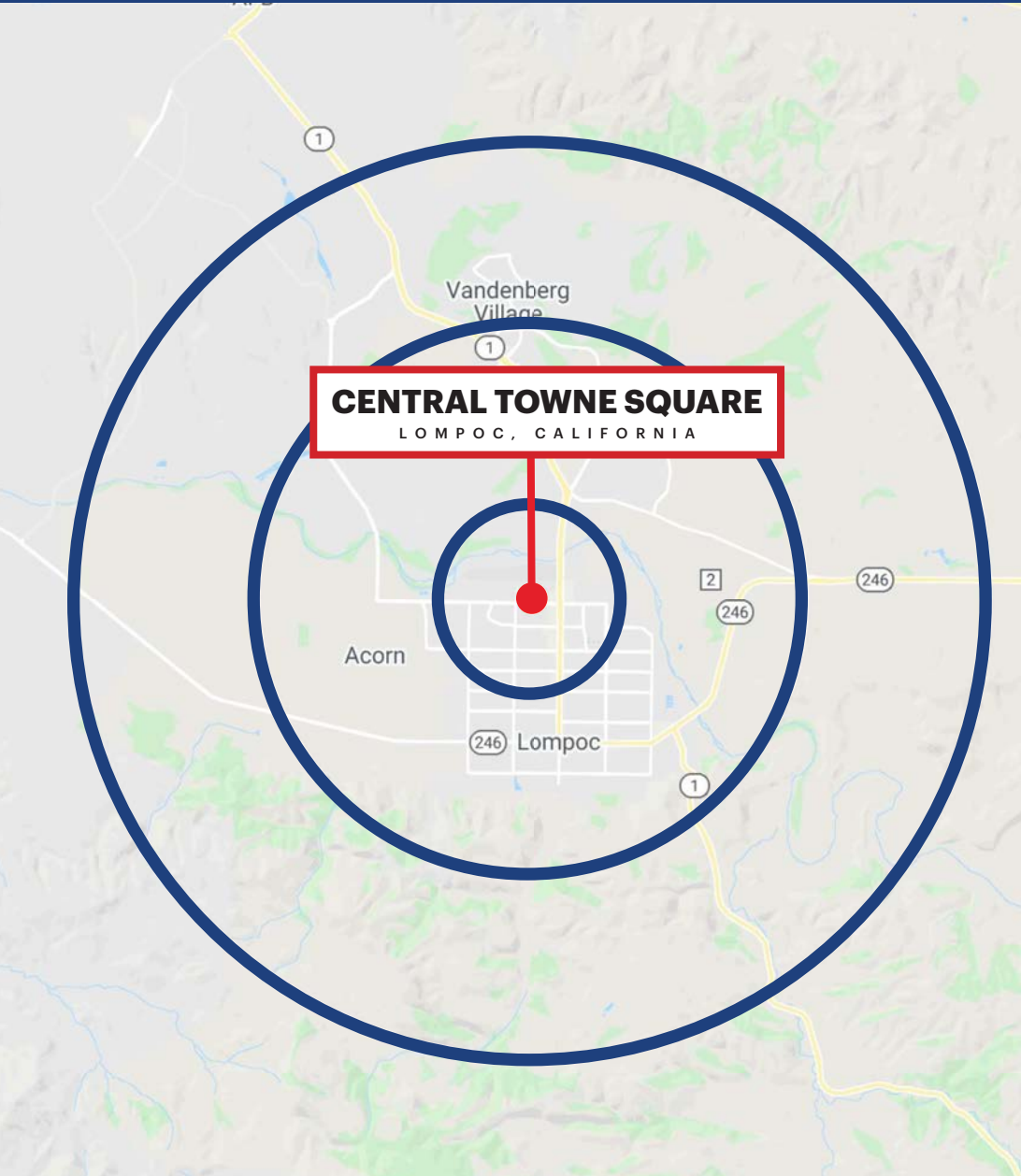
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ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
11,545	48,975	53,888



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
4,950	12,258	13,063



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$89,662	\$85,765	\$89,706



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
1,090	5,188	6,480



HOUSEHOLD RETAIL EXPENDITURES

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



HOUSEHOLD DENSITY

1 MILE	3 MILES	5 MILES
1,322	563	229



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,567	6,018	6,547



HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
149	505	686



*Demographics Source: Sites USA REGIS Online 4/6/22

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