



PALM SQUARE

1009-1041 NORTH H STREET 

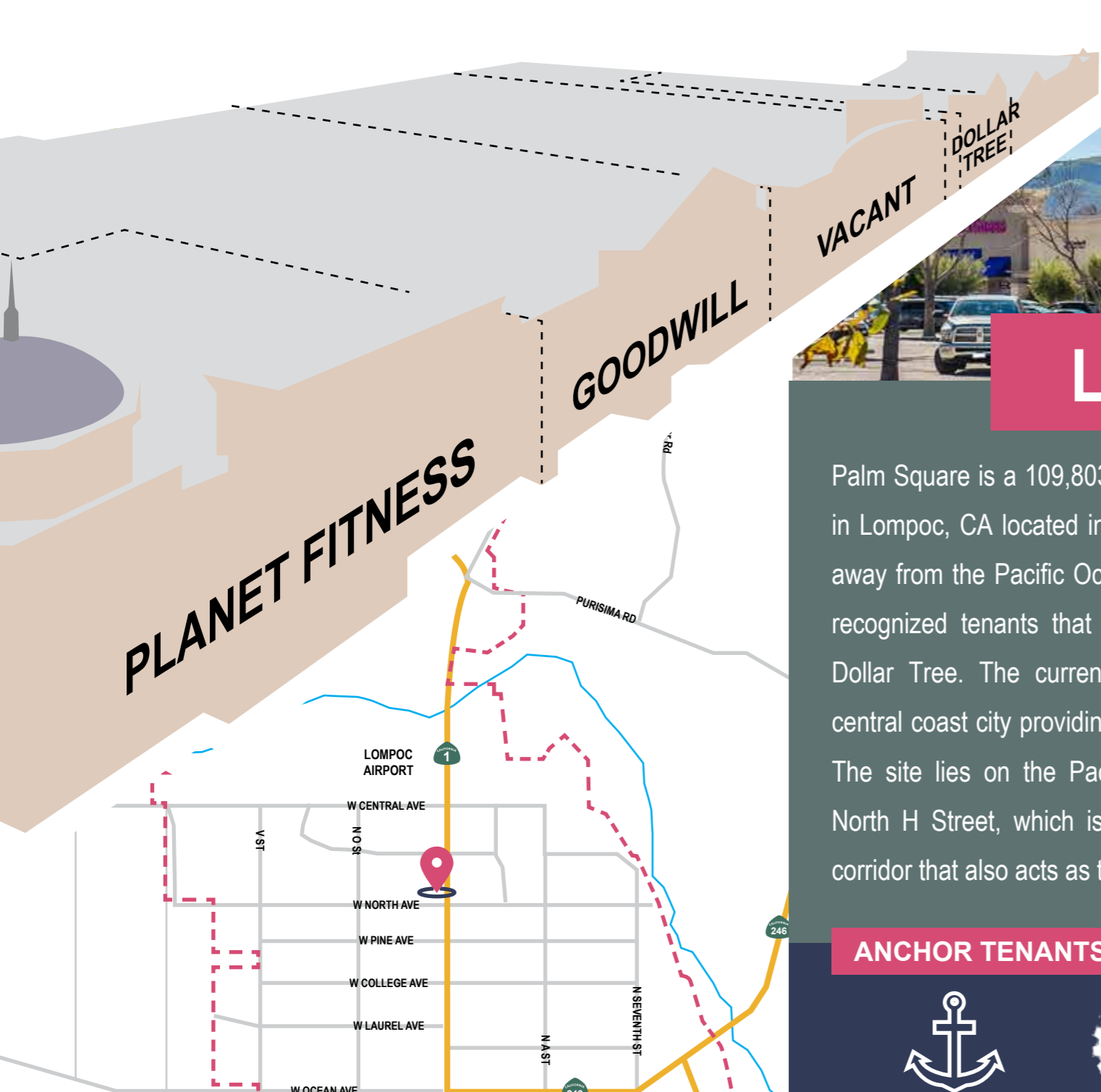
LOMPOC, CA

SANTA BARBARA COUNTY



RETAIL SPACE AVAILABLE
FOR LEASE


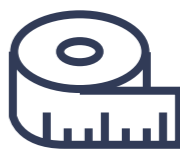






LOMPOC, CA

SANTA BARBARA COUNTY

Palm Square is a 109,803 net rentable square foot shopping center in Lompoc, CA located in Santa Barbara County and just 10 miles away from the Pacific Ocean. The center is anchored by nationally recognized tenants that consist of Planet Fitness, Goodwill, and Dollar Tree. The current tenant line-up caters to the charming central coast city providing a daily needs presence for its residents. The site lies on the Pacific Coast Highway (CA Hwy-1) portion, North H Street, which is the city's primarily travelled commercial corridor that also acts as the main gateway to Lompoc.

			
1009-1041 NORTH H STREET (CALIFORNIA HIGHWAY-1)	109,803 BUILDING SQ FT	8.82 AC TOTAL LOT SIZE	OCCUPANCY 10 TOTAL UNITS

The approximate 4-mile portion of the Pacific Coast Highway (CA Hwy-1) consists of the main retail corridor North H Street and travels through Lompoc. The thoroughfare accounts for the fair majority of the city's credit tenant presence that the site is strategically positioned on.

Lompoc is just south of the Vandenberg Air Force base famous for live missile launches, and is just 10 miles from the nearest beach of the Pacific Ocean. Situated on the scenic Pacific Coast, the well-accessed city is 20 miles south of Santa Maria, 50 miles north of Santa Barbara, and 150 miles north of Los Angeles. The charming town provides its residents and visitors with attractions in every direction such as wineries, flower fields, and Pacific Coast Beaches.

ANCHOR TENANTS





W NORTH AVENUE

N H STREET (CA HWY-1) "CABRILLO HWY"



SITE PLAN



ADDRESS

1009-1041 N H Street
Lompoc, CA 93436



GLA

109,803
Net Rentable Sq Ft



LOT SIZE

8.82 Acres
384,199 Sq Ft



UNITS

10 Units



TRAFFIC COUNTS

+29.6k Cars Per Day
at intersection of
North Ave & N H St



PARKING

450
Surface Spaces



YEAR BUILT

1986 Built
2009/2010 Renovated



PARCEL

089-011-036
089-011-022



ZONING

C Commercial - PCD
(Planned Commercial
Development Zone)



WALK SCORE

81
Very Walkable



ANCHOR
TENANTS



PROPERTY DESCRIPTION



1009-1041 NORTH H STREET

LOMPOC, CA

SANTA BARBARA COUNTY



AVAILABLE
26,760 SF
FORMER FALLAS

CALIDENTAL
(FRONT)

AVAILABLE
7,373 SF
(REAR)

SMOKE
SHOP

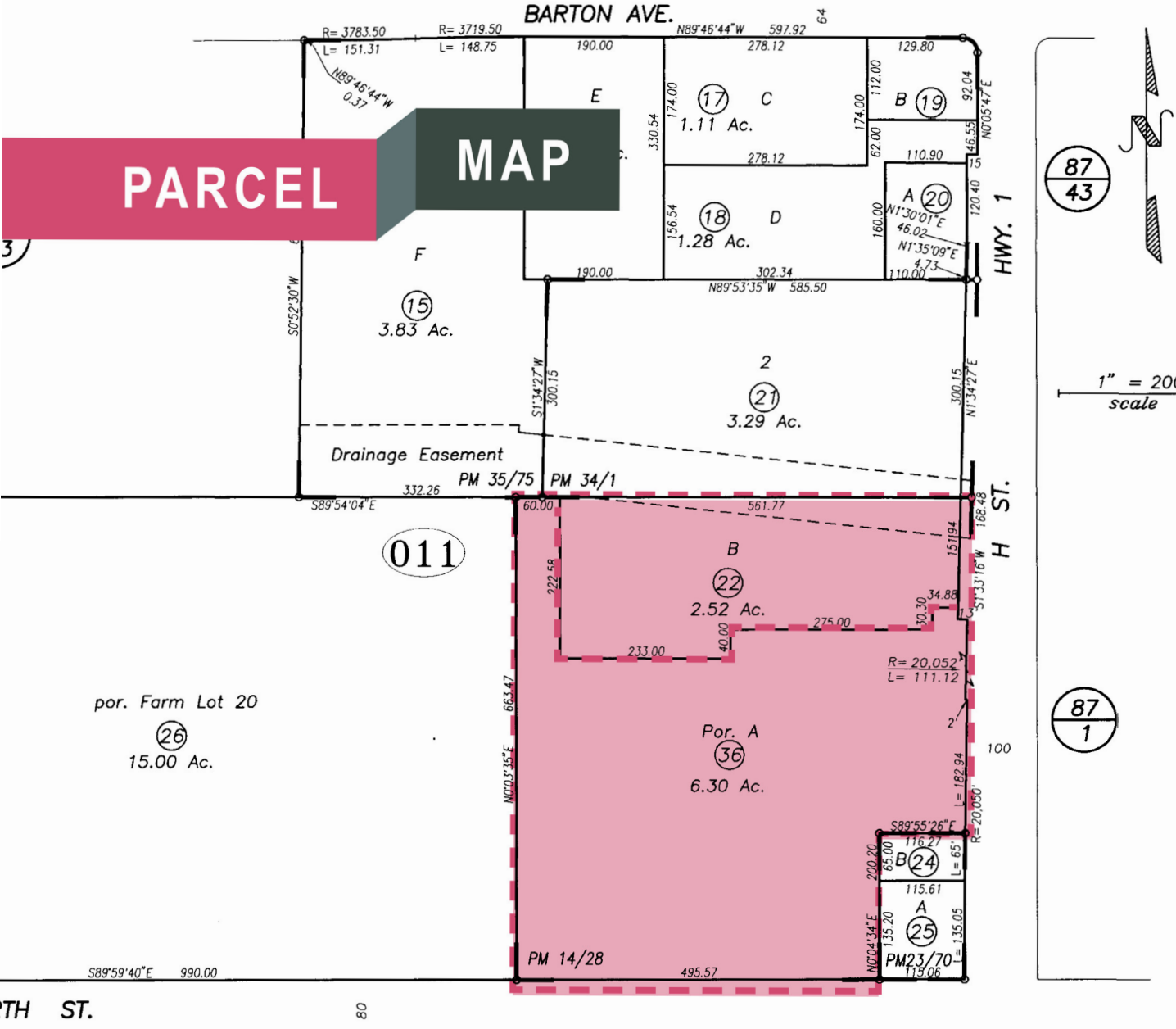
AUTHORIZED
DEALER

AVAILABLE
4,058 SF
FORMER
PIZZA GARDEN

AVAILABLE
4,440 SF
FORMER BUFFET

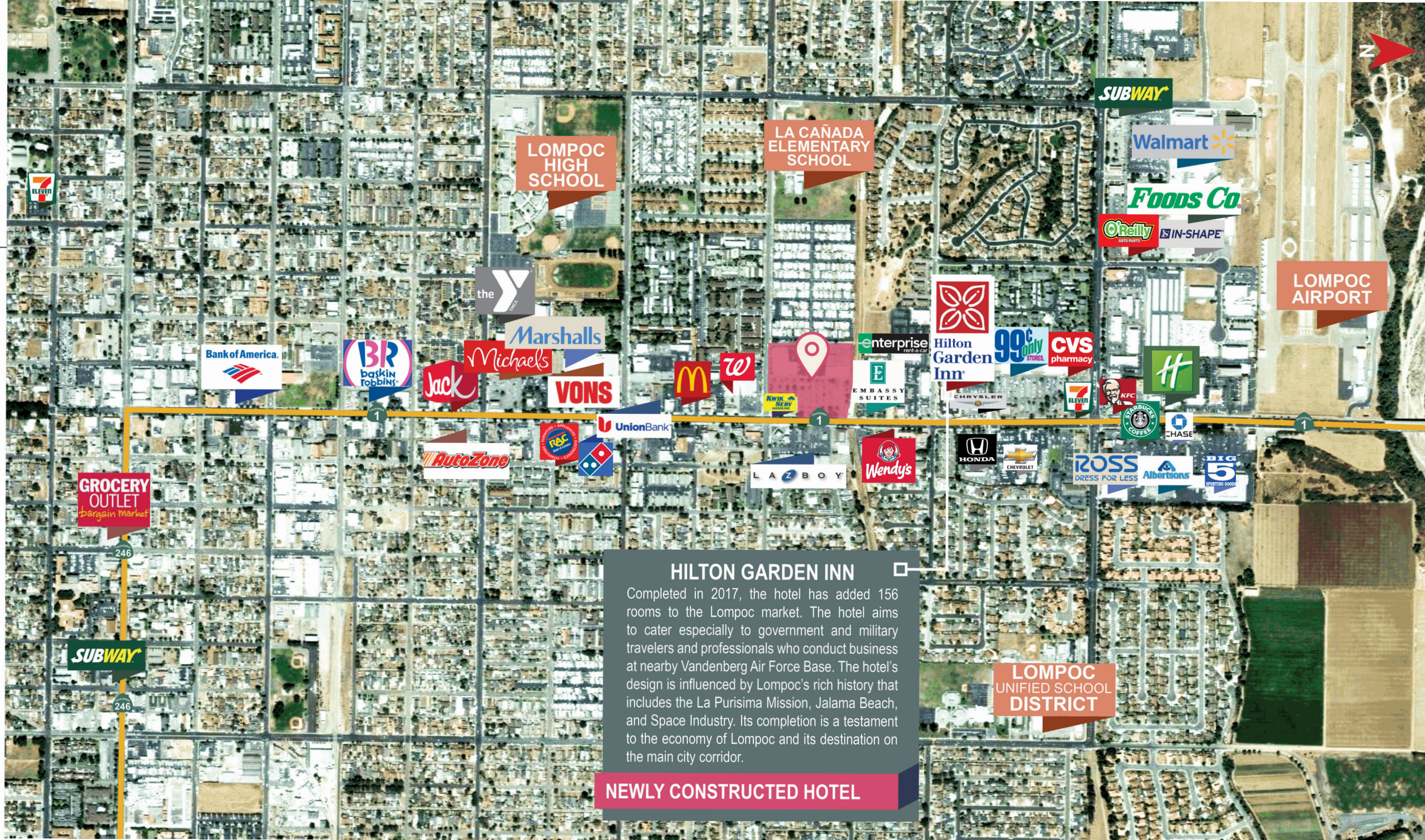






NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Lompoc
Assessor's Map Bk, 089-Pg, 01
County of Santa Barbara, Calif.





Lompoc is a relaxing destination on the California Central Coast, acclaimed for its scenic beauty, abundant outdoor murals, fully restored historic mission, and exceptional wines. With a mild Mediterranean climate year-round, Lompoc is ripe for adventure – golf, biking, hiking, surfing, and even sky diving. Lompoc provides an exceptional wine tasting experience in the Lompoc Wine Ghetto or in the Sta. Rita Hills - Lompoc has more than 30 wineries and tasting rooms to choose from. The city's coastal proximity provides for scenic drives to beaches such as Jalama Beach for picture-perfect photo ops around every bend.

Lompoc is located in Santa Barbara County, California, on the west coast of the United States. It's nickname is the "Flower Seed Capital of the World" or the "City of Arts and Flowers".

Vandenberg Air Force Base dominates the economy, directly employing a large percentage of Lompoc's residents and contributing \$1.7 billion to the regional economy. Vandenberg Air Force Base employs the most residents of Lompoc. They employ 6,889 residents. Other mainstays of the economy include the Federal Correctional Institution, the diatomaceous earth mine, the Lompoc Oil Field and associated oil processing facilities north of town, and agriculture.

Since the end of the Cold War, many workers employed in Santa Barbara have moved to Lompoc to take advantage of lower housing costs, effectively making Lompoc a bedroom community of Santa Barbara. The character of the town has changed considerably with the growth associated with this demographic shift. In addition, new housing developments are spreading into the adjacent hills on the north side of town.

www.explorelompop.com

LOMPOC, CA



LA PURISIMA MISSION ST PARK



LOMPOC WINE TRAIL

NEARBY ATTRACTIONS

www.lompoc.com/attractions

LA PURISIMA MISSION

The restored mission and the nearly 2,000 acre park is home to 25 miles of hiking trails, a modern Visitor Center and Exhibit Hall, and livestock.

WINE TASTING

Lompoc's wine trail is an assemblage of small to medium wine production and tasting facilities. Renowned for growing Pinot Noir and Chardonnay.

FLOWER FIELDS

Approximately 80% of US cut flower production comes from California, and over half of that comes from Santa Barbara County.

VANDENBERG AIR FORCE BASE

Space Launch Complex-10 is the only landmark at Vandenberg AFB to be listed on the national Registry of Historic Places. It is the site of Thor missile tests.

SKYDIVING AT LOMPOC AIRPORT

Home to Skydive Santa Barbara, which offers thrill-seekers the chance to jump out of an airplane and catch some amazing views of the Central Coast.

BEACH PROXIMITY

Access and proximity to the pacific ocean provide many scenic and relaxing adventures. Nearby Beaches include Surf Beach and Jalama Beach.

AMTRAK PACIFIC SURFLINER

The Pacific Surfliner is a 350-mile passenger train operated by Amtrak, serving the communities on the coast of Socal between SD and SLO.

SKYDIVE SANTA BARBARA



FALCON 9 SPACEX LAUNCH



VANDENBERG AIR FORCE BASE



LOMPOC FLOWER FIELDS



JALAMA BEACH COUNTY PARK



SURF BEACH LOMPOC STATION





Santa Barbara County, often branded as the American Riviera, is home to a beautiful landscape and great climate for living, playing and working. The County is well known for its strong sense of community, prime agricultural land, award winning wineries, and attractive cultural and tourism opportunities. However, Santa Barbara County also touts its talented and highly skilled workforce, and growing business sectors, from high tech to health care to design. Quality institutions like UC Santa Barbara and Vandenberg Airforce Base continue to attract high quality individuals to the County. It is these attributes that attract and retain businesses in the area.

Southern Santa Barbara County is sometimes considered the northern cultural boundary of Southern California. Mainstays of the county's economy include engineering, resource extraction (particularly petroleum extraction and diatomaceous earth mining), wine-making, agriculture, and education. The software development and tourism industries are important employers in the southern part of the county. Santa Maria, Santa Barbara, and Lompoc make up the largest cities in the county.



KEY INDUSTRY SECTORS The following key industry clusters account for 40% of employment in the County and 66% of new jobs www.countyofsb.org/economicinfo.sbc

Agriculture, Tourism and Wine: Employs 36,088 people (15% of workforce, 5% growth expected from 2011-2016). Comprised of food production and services industries such as wineries, accomodation, amusement and recreation industries.

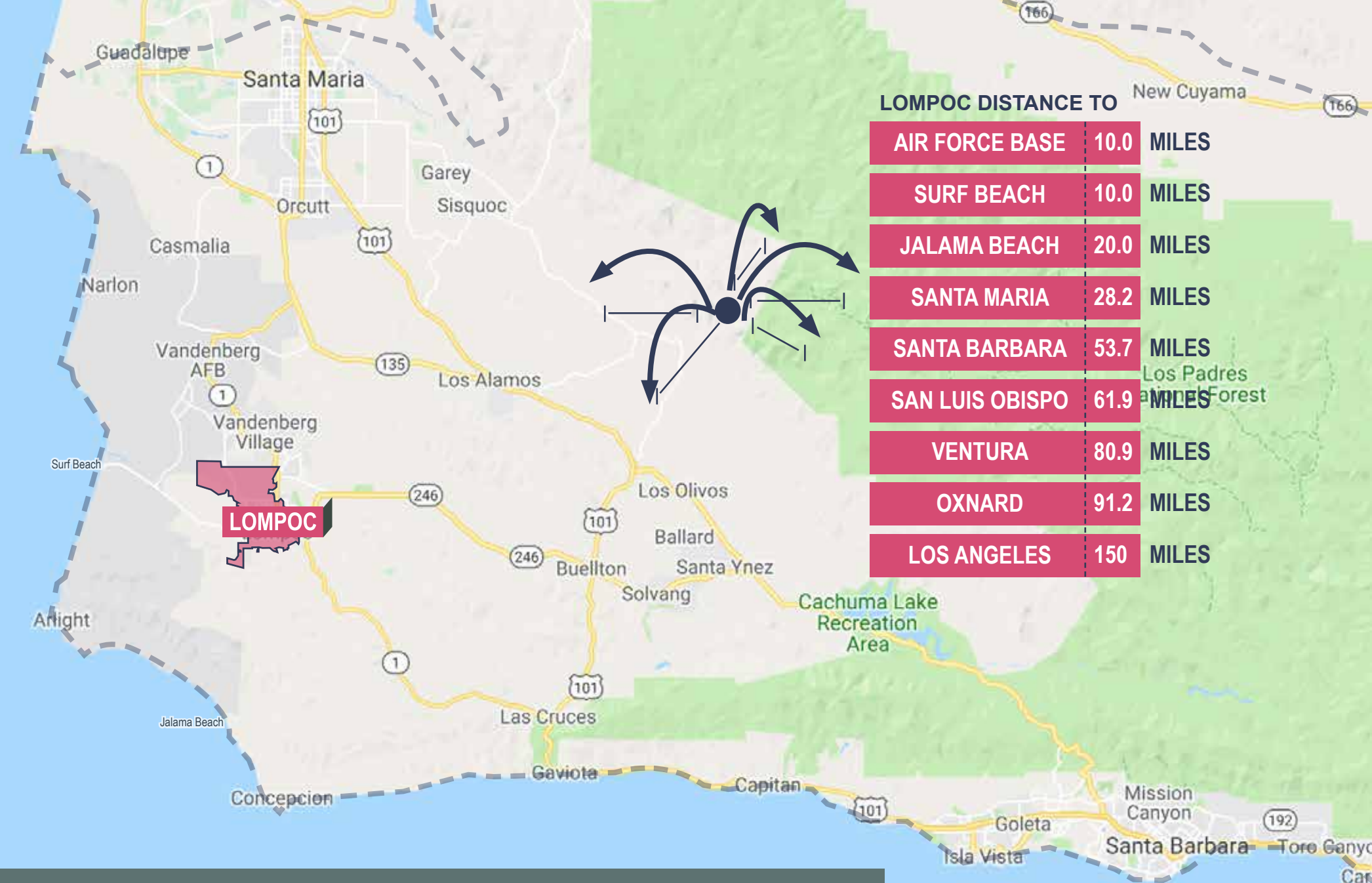
Business Support Services: Employs 18,534 people (8% of the workforce). Comprised of ten subsectors including graphic design, accounting, advertising and employment services.

Healthcare: Employs 18,259 people (7% of all jobs, 9% expected growth from 2011-2016). Comprised of three subsectors: Ambulatory Health Care Services, Hospitals, and Nursing and Residential Care Facilities.

Building and Design: Employs 16,623 people (7% of workforce). Comprised of the design, interior design and building of residential and non-residential buildings.

Technology and Innovation: Employs 10,756 people (4% of workforce). Comprised of industries focused on development and production of new technologies and products.

Energy and Environment: Employs 566 people (.2% of workforce, 17% expected growth from 2011-2016). Comprised of industries that produce and sell energy, improve environmental sustainability and meet environmental regulations.



SANTA BARBARA COUNTY

Direct LifeMode Group:

BRIGHT YOUNG PROFESSIONALS

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students).

Adjacent LifeMode Group:

PLEASANTVILLE

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth.

WWW.ESRI.COM/TAPESTRY



WORK FORCE



LABOR FORCE : 18.5k
EMPLOYMENT : 17.2k

TOP EMPLOYERS EMPLOYEES ('15/'16)

Vandenberg Air Force Base	6,889
Chumash Casino	1,700
Lompoc Unified School District	1,019
Lompoc Valley Medical Center	655
City of Lompoc	545
U.S. Department of Justice (FCC)	495
Allan Hancock College (Lompoc Campus)	391
County of Santa Barbara – Public Social Services	356
Denmat Holdings, LLC	331
Walmart	298
Big E Produce	197
Imery's (World Minerals)	173
Vons	125
Albertsons	82
Sansum Clinic	80
Foods Co	74

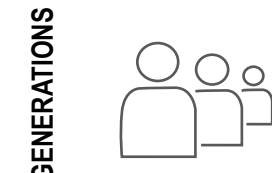
www.cityoflompoc.com/government/departments/economic-community-development/economic-development-division/major-industries

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2010 Census Population	23,199	45,478	53,331
2018 Population	24,177	47,717	55,620
2023 Population	24,908	49,450	57,611
Percent Pop Change: 2010 to 2018	0.50%	0.58%	0.51%



GENERATIONS

	1 MILE	3 MILES	5 MILES
Generation Z (Born 1999-2016)	27.9%	25.1%	24.0%
Millennials (Born 1981-1998)	27.4%	26.5%	25.9%
Generation X (Born 1965-1980)	18.0%	19.4%	19.9%
Baby Boomers (Born 1946-1964)	17.7%	19.4%	20.1%



HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2010 Census Households	7,630	14,947	17,390
2018 Households	7,913	15,749	18,328
2023 Households	8,126	16,290	18,962
Percent HH Growth: 2010 to 2018	0.44%	0.64%	0.64%
Average Household Size	3.03	2.91	2.87



INCOME

	1 MILE	3 MILES	5 MILES
2018 Average Household Income	\$63,761	\$72,867	\$77,398
2023 Average Household Income	\$74,934	\$85,620	\$90,740
2018 Median Household Income	\$47,520	\$54,502	\$57,526
2023 Median Household Income	\$54,129	\$62,187	\$65,931



HOUSING

	1 MILE	3 MILES	5 MILES
2018 Housing Units	8,570	16,855	19,606
2018 Occupied Housing Units	7,913	15,748	18,328
2018 Vacant Housing Units	657	1,106	1,278
2018 Owner-Occupied Units	3,365	8,108	9,959
2018 Renter-Occupied Units	4,548	7,640	8,369



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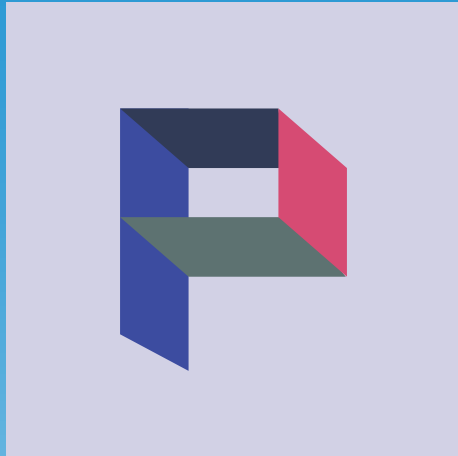
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