

CENTRAL TOWNE SQUARE

533 W. Central Avenue, Lompoc, CA 93436



LOCATION OVERVIEW

NWC E. Central Avenue and N. O Street



PROPERTY HIGHLIGHTS

- Rent: \$1.50 - \$2.25/SF NNN (est. \$0.32/SF)
- Size: 1,656 SF - 2,760 SF
- 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 Airforce Base (3,500 people) and Vandenberg Village (6,500 people) bring in additional traffic from the north
- Available: Now

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,935	15,721	17,991
Total Population	11,003	47,660	54,914
Average HH Income	\$66,327	\$57,703	\$60,934

EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	O'Reilly Auto Parts	7,000 SF	10	Pizza Hut	2,100 SF
2	Aloha BBQ	1,400 SF	11	GameStop	1,480 SF
3	Teaklish	1,017 SF	12	Royal Smoke Shop	1,320 SF
4	Armed Forces	2,570 SF	13	New China Massage	1,376 SF
5	Vitamin & Herbs Store	4,224 SF	14	Wells Fargo	2,047 SF
6	Available	1,656 SF	15	Sally Beauty	1,500 SF
7	FoodsCo	57,402 SF	16	Metro PCS	2,140 SF
8	Applebee's	5,065 SF	17	Available	2,760 SF
9	Available	1,656 SF			

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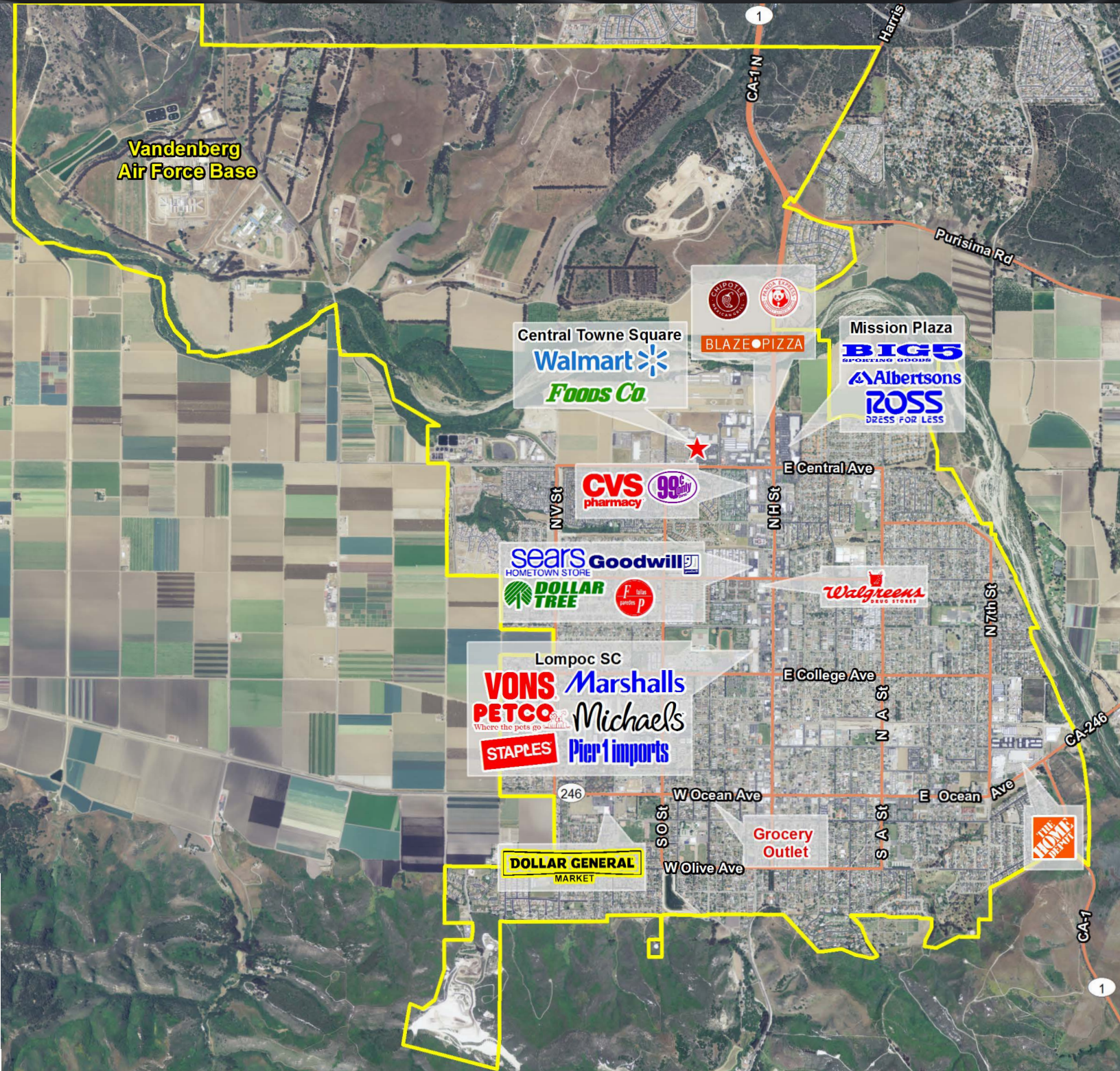
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