

# FOUR (4) RETAIL BUILDINGS FOR SALE PRICE REDUCTION!

110-118 W. Ocean Avenue, Lompoc, CA 93436



**NEW SALE PRICE:** \$1,400,000

**NO. OF BUILDINGS:** Four (4)

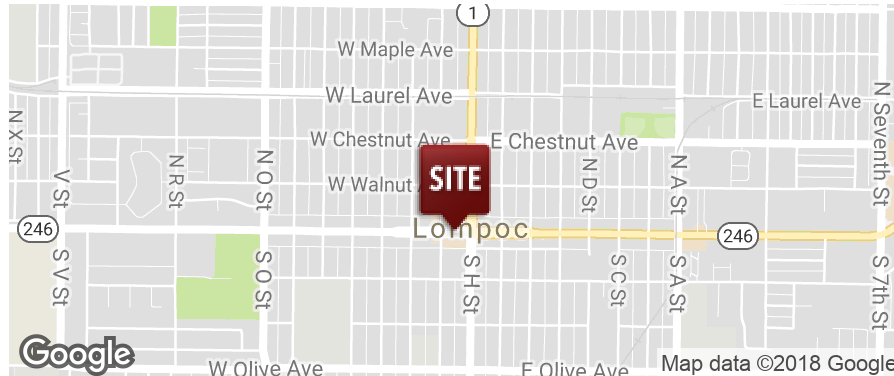
**BUILDING SF:** 28,271 SF

**LOT SIZE:** 52,271 SF  
1.2 Acres

**APN:** 085-161-002; 003;  
021; 023

**ZONING:** OTC - Old Town  
Commercial

**OCCUPANCY:** 100%



## PROPERTY OVERVIEW

The historic Moore Department Store property is located in the core of the downtown district of Lompoc and consists of four (4) buildings located on 1.2 acres, with 65 off-street parking spaces. The property includes 24,000 SF of retail space and a 4,271 SF fully equipped restaurant building; it is 100% leased. This is a unique opportunity to acquire a signature property that is being offered for the first time in 100 years.

Call broker for further details on leases.

Tom Davidson  
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



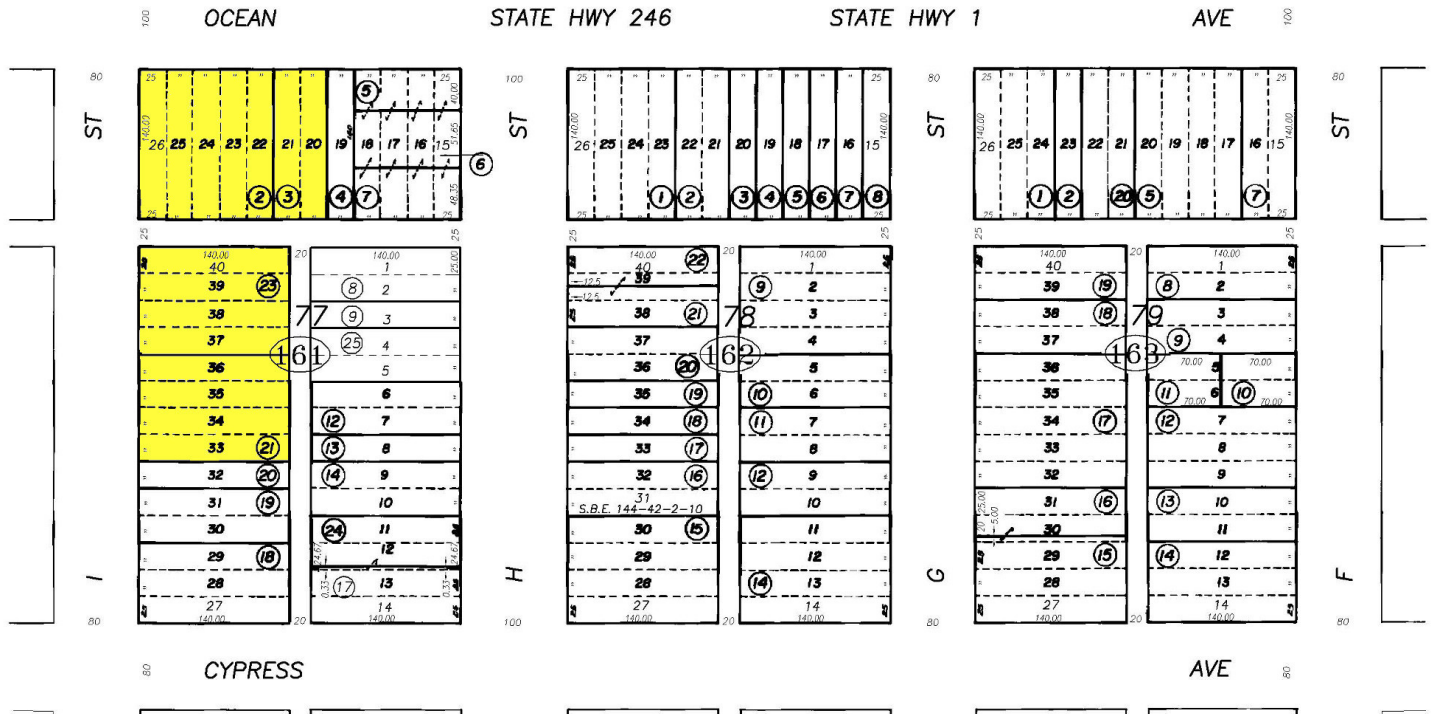
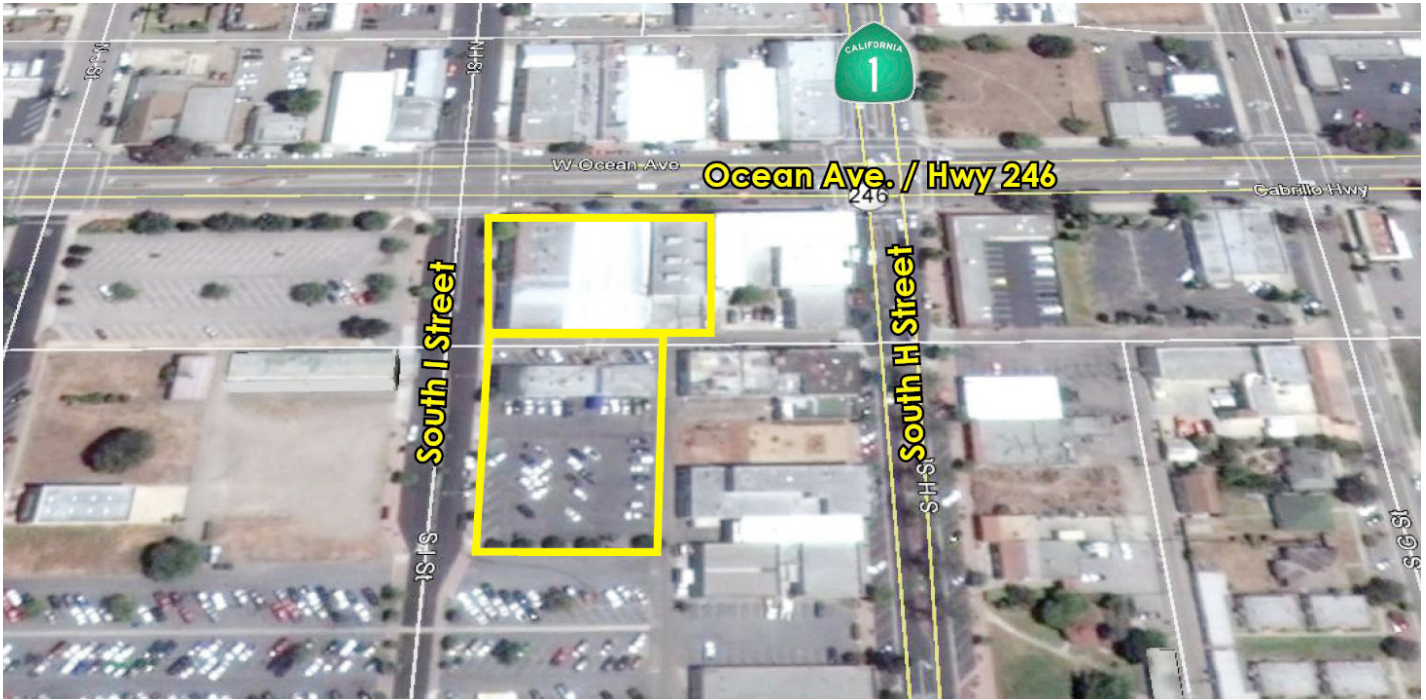
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## PRICE REDUCTION!

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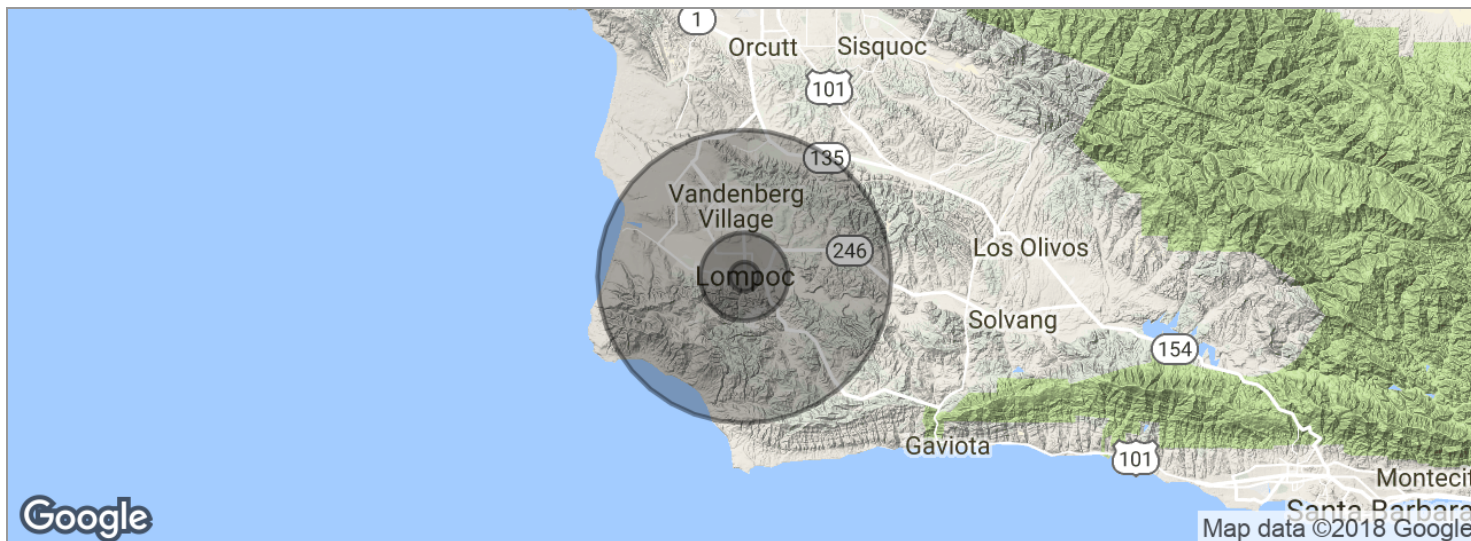


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>10 MILES</b>
Total population	19,521	44,614	64,524
Median age	29.5	32.0	34.5
Median age (male)	27.8	30.2	32.9
Median age (Female)	30.7	33.4	35.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>10 MILES</b>
Total households	6,739	15,212	21,470
# of persons per HH	2.9	2.9	3.0
Average HH income	\$47,745	\$56,684	\$65,121
Average house value	\$342,652	\$352,303	\$401,781

\* Demographic data derived from 2010 US Census

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