

ANCHOR RETAIL FOR LEASE



JOIN TOP PERFORMING NATIONAL RETAILERS

1600 NORTH H STREET LOMPOC, CA SANTA BARBARA COUNTY

MARTIN ZADORIAN
EXECUTIVE BROKER
(818) 275-4888
martin@zadoriangroup.com
License #02024090

property listing page at
www.Brockmont.com

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HIGHLIGHTS

- Anchor Retail Space Available in the Mission Plaza
- Join top national retailers including Albertsons, Ross, Big 5, & 20+ more
- Building Area 62,523 SF, Lot Area 230,432 SF (approx. 5.3 acres)
- Exceptional customer parking, 319 in parcel, 500+ in other parcels in Center
- High car traffic area, North H Street (28,218); East Central Ave. (17,160)
- High exposure property with ease of access and direct street visibility
- Center's location is the most prominent in the area, adjacent to the SR1 highway and the two main thoroughfares
- Great signage opportunities; large building front placement, top placement on the 2 existing center pylon signs, 3rd pylon sign for exclusive use for tenant
- Building boasts an approx. 280 linear feet frontage
- High ceilings, open floor plan, automatic sliding entrance doors, extensive lighting throughout, 2 rear loading docks, a trash compactor,
- metal rack shelving and conveyor system, extra bonus approx. 5,000 SF mezzanine
- Mission Plaza serves Lompoc and its surrounding communities with a trade area in excess of 70,000 people.

PROPERTY SUMMARY

Property Type	Retail, Anchor Space at the Mission Plaza
Address	1600 North H Street, Lompoc, CA, 93436 Santa Barbara County
Rent Amount	\$0.75/SF/M
CAM Estimate	+/- \$0.07 /SF/M
Leasable Area	62,523 SF
Lot Size	230,432 SF
Date Available	Ready to Move In
Parking	319 spaces in parcel, (additional 500+ in neighboring parcels)
Year Built	1992
Zoning	PCD (Planned Commercial Development)
Co-tenants	Albertsons, Ross, Big 5, Starbucks, Chase, & 20+ more



AERIAL IMAGE



PARKING SPACES

319

within parcel

500+

in other parcels at the
Mission Plaza

BUILDING FRONTAGE

280ft ±

AERIAL IMAGE



HIGH STREET VISIBILITY

FROM NORTH H STREET

EASE OF ACCESS

4 ENTRANCES INTO THE MISSION PLAZA

MISSION PLAZA SITEPLAN



Not all retailers of the Mission Plaza are indicated on the Site Plan.

MISSION PLAZA PHOTOS



MISSION PLAZA PHOTOS



MISSION PLAZA PHOTOS



MISSION PLAZA PHOTOS



RETAILERS AT THE MISSION PLAZA

Albertsons Albertsons is one of the largest food and drug retailers in the United States, with both a strong local presence and national scale. We operate 2,200+ across 33 states and the District of Columbia under 18 well-known banners including Albertsons, Safeway, Vons, Jewel-Osco, Shaw's, ACME Markets, Tom Thumb, Randalls, United Supermarkets, Pavilions and Star Market and Carrs. The leadership team of nine Executive Vice Presidents, 15 Senior Vice Presidents and 14 division Presidents have an average of almost 23, 32 and 24 years of service, respectively, with the company.

ROSS Ross Stores, Inc. is an S&P 500, Fortune 500 and Nasdaq 100 (ROST) company headquartered in Dublin, California, with fiscal 2014 revenues of \$11.0 billion. The Company operates Ross Dress for Less® ("Ross"), the largest off-price apparel and home fashion chain in the United States with 1,242 locations in 33 states, the District of Columbia and Guam. Ross offers first-quality, in-season, name brand and designer apparel, accessories, footwear and home fashions for the entire family at savings of 20% to 60% off department and specialty store regular prices every day.

BIG 5 Big 5 is a leading sporting goods retailer in the western United States, operating 437 stores under the "Big 5 Sporting Goods". Big 5 provides a full-line product offering in a traditional sporting goods store. Big 5's product mix includes athletic shoes, apparel and accessories, as well as a broad selection of outdoor and athletic equipment for team sports, fitness, camping, hunting, fishing, tennis, golf, winter and summer recreation and roller sports.

CHASE JPMorgan Chase Bank, N.A., is a national bank that constitutes the consumer and commercial banking subsidiary of the multinational banking corporation JPMorgan Chase offers more than 5,100 branches and 16,100 ATM's nationwide. JPMorgan Chase has 235,678 employees (as of 2015) and operates in more than 100 countries. JPMorgan Chase currently has assets of approximately US\$2.6 trillion.

Starbucks Starbucks is an American coffee company and coffeehouse chain. As of November 2016 it operates 23,768 locations worldwide, including 13,107 (+170) in the United States, 2,204 (+86) in China, 1,418 (-12) in Canada, 1,160 (+2) in Japan and 872 in South Korea (bumping United Kingdom from 5th place) Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, cafe latte, and more.

Other Retailers of the Mission Plaza including Taco Bell, GNC Nutrition, H&R Block, Edward Jones, Supercuts, Circle K, Sprint Radioshack, Yogurt Creations, Lemo's Pet Supply, and more.

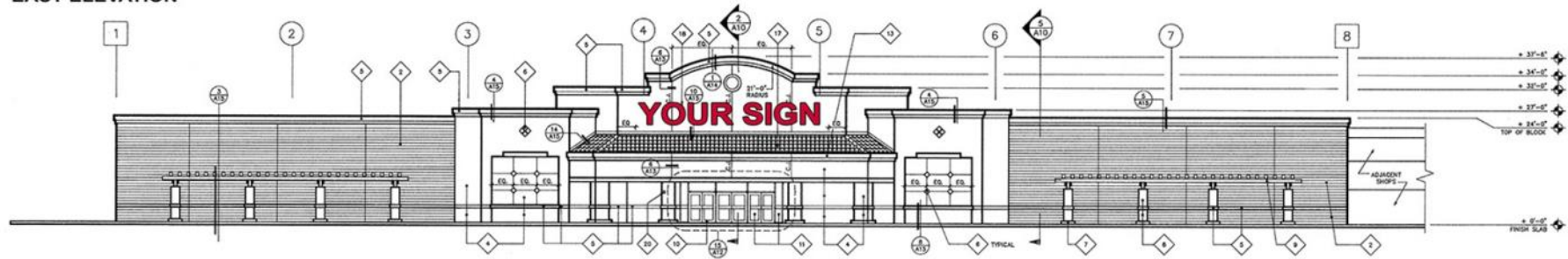


NEIGHBORHOOD MAP

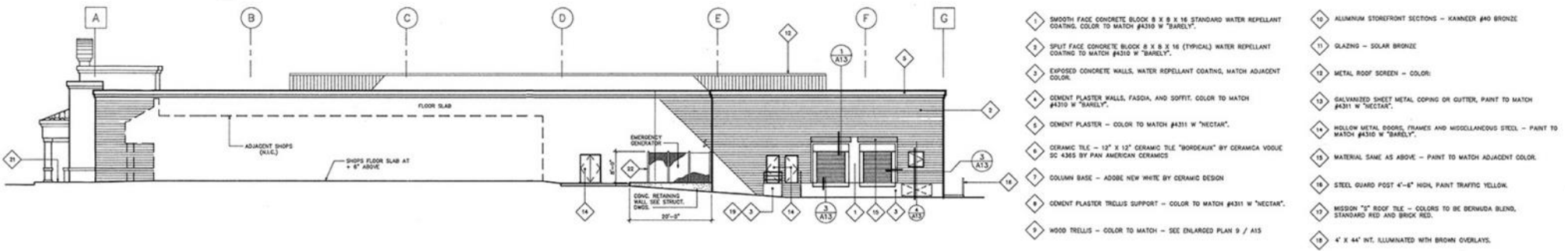


BUILDING ELEVATIONS

EAST ELEVATION



SOUTH ELEVATION

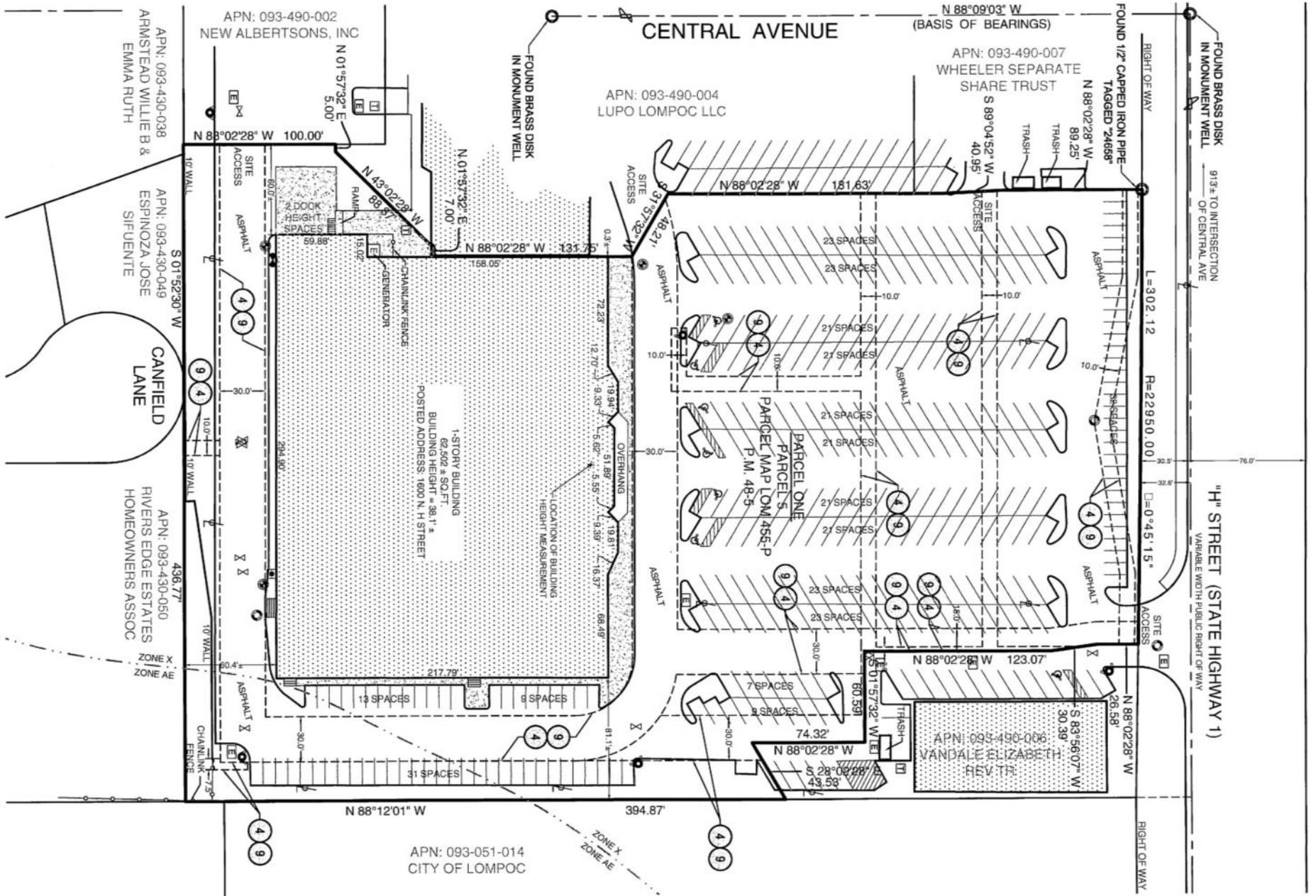


Refer to building plans for complete architectural plans.

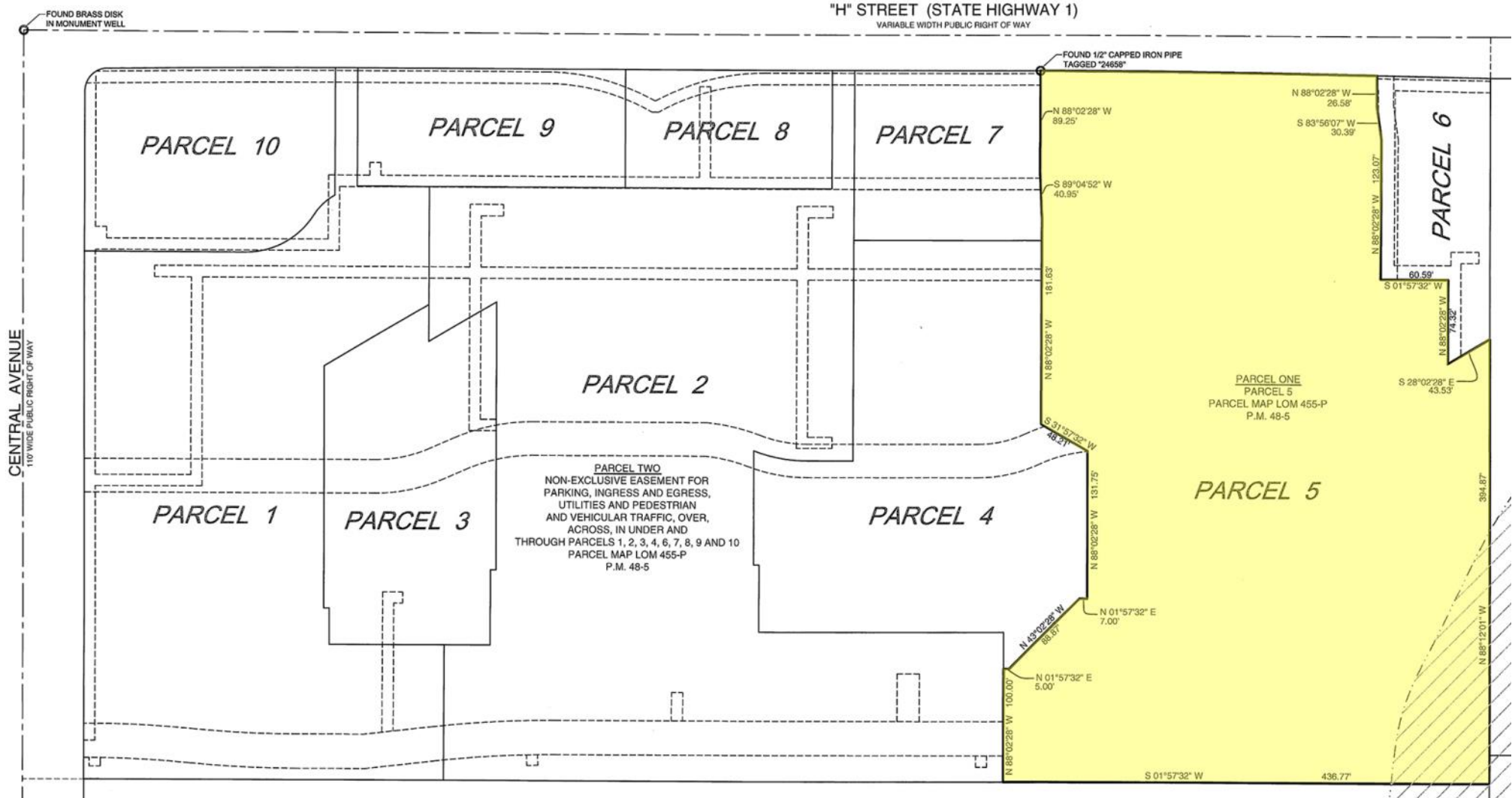
INTERIOR VIEW



SURVEY









PARCEL MAP

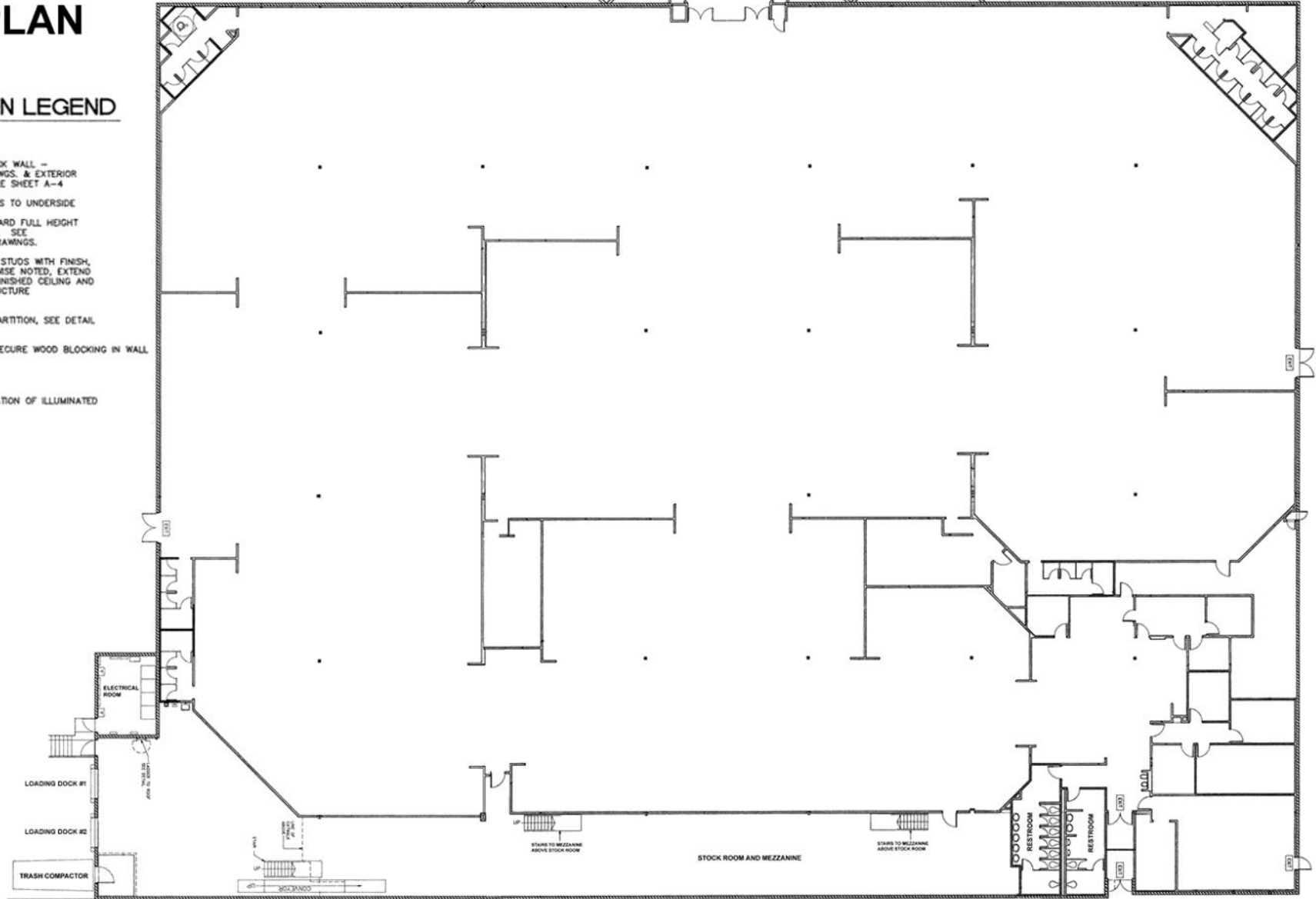


ENTRANCE

FLOOR PLAN

WALL AND PARTITION LEGEND

-  CONCRETE BLOCK WALL - SEE STRUCT. DWGS. & EXTERIOR FINISH SCHEDULE SHEET A-4
-  6" METAL STUDS TO UNDERSIDE OF ROOF DECK
NOTE: GYP. BOARD FULL HEIGHT AT BOTH SIDES. SEE STRUCTURAL DRAWINGS.
-  3-5/8" METAL STUDS WITH FINISH, UNLESS OTHERWISE NOTED, EXTEND TO 6" ABOVE FINISHED CEILING AND BRACE TO STRUCTURE
-  SOUND WALL PARTITION, SEE DETAIL 20/A-13
-  PROVIDE AND SECURE WOOD BLOCKING IN WALL
-  INDICATES LOCATION OF ILLUMINATED EXIT SIGNS



Refer to building plans for complete floor plans.

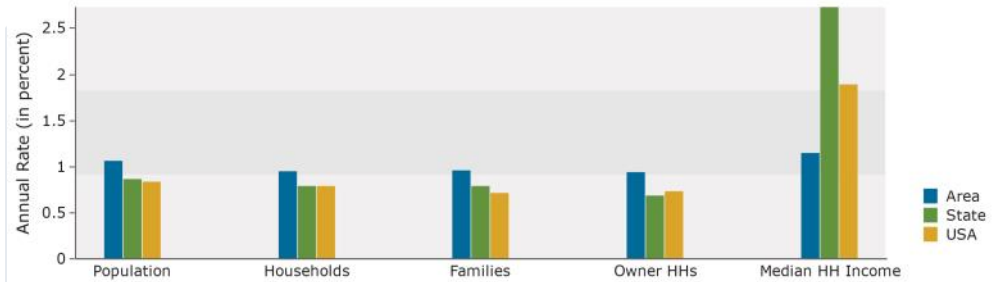
DEMOGRAPHICS & INCOME PROFILE

Summary	Census 2010	2016	2021
Population	49,009	51,342	54,117
Households	15,708	16,311	17,102
Families	11,141	11,588	12,154
Average Household Size	2.90	2.94	2.97
Owner Occupied Housing Units	8,393	8,540	8,949
Renter Occupied Housing Units	7,315	7,771	8,153
Median Age	34.7	35.0	
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.06%	0.87%	0.84%
Households	0.95%	0.79%	0.79%
Families	0.96%	0.79%	0.72%
Owner HHs	0.94%	0.69%	0.73%
Median Household Income	1.15%	2.73%	1.89%

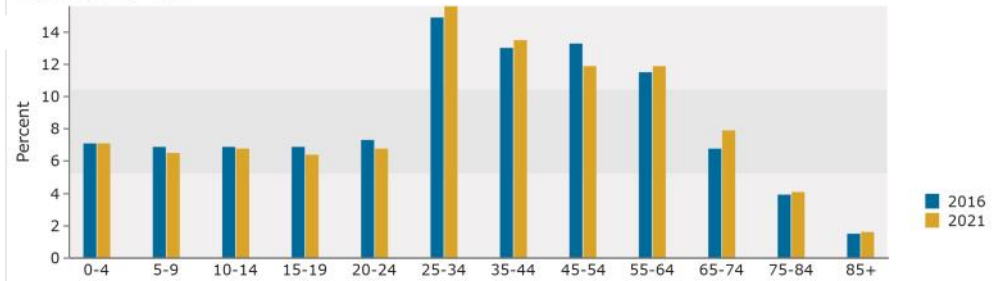
Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,886	11.6%	2,165	12.7%
\$15,000 - \$24,999	1,743	10.7%	1,634	9.6%
\$25,000 - \$34,999	1,781	10.9%	1,766	10.3%
\$35,000 - \$49,999	2,315	14.2%	2,289	13.4%
\$50,000 - \$74,999	2,924	17.9%	2,374	13.9%
\$75,000 - \$99,999	2,385	14.6%	2,769	16.2%
\$100,000 - \$149,999	2,225	13.6%	2,824	16.5%
\$150,000 - \$199,999	614	3.8%	778	4.5%
\$200,000+	439	2.7%	503	2.9%
Median Household Income	\$52,572		\$55,652	
Average Household Income	\$67,702		\$73,214	
Per Capita Income	\$22,653		\$24,221	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,645	7.4%	3,629	7.1%	3,841	7.1%
5 - 9	3,386	6.9%	3,545	6.9%	3,539	6.5%
10 - 14	3,584	7.3%	3,528	6.9%	3,684	6.8%
15 - 19	3,839	7.8%	3,551	6.9%	3,442	6.4%
20 - 24	3,478	7.1%	3,759	7.3%	3,692	6.8%
25 - 34	6,784	13.8%	7,669	14.9%	8,433	15.6%
35 - 44	6,842	14.0%	6,679	13.0%	7,292	13.5%
45 - 54	7,407	15.1%	6,854	13.3%	6,429	11.9%
55 - 64	4,815	9.8%	5,899	11.5%	6,430	11.9%
65 - 74	2,762	5.6%	3,473	6.8%	4,252	7.9%
75 - 84	1,843	3.8%	1,994	3.9%	2,204	4.1%
85+	623	1.3%	763	1.5%	880	1.6%
Race and Ethnicity	Census 2010		2016		2021	
White Alone	30,862	63.0%	31,258	60.9%	32,126	59.4%
Black Alone	2,631	5.4%	2,787	5.4%	2,895	5.3%
American Indian Alone	858	1.8%	876	1.7%	904	1.7%
Asian Alone	1,894	3.9%	2,185	4.3%	2,486	4.6%
Pacific Islander Alone	221	0.5%	209	0.4%	207	0.4%
Some Other Race Alone	9,690	19.8%	10,795	21.0%	11,936	22.1%
Two or More Races	2,854	5.8%	3,232	6.3%	3,564	6.6%
Hispanic Origin (Any Race)	23,368	47.7%	26,010	50.7%	28,964	53.5%

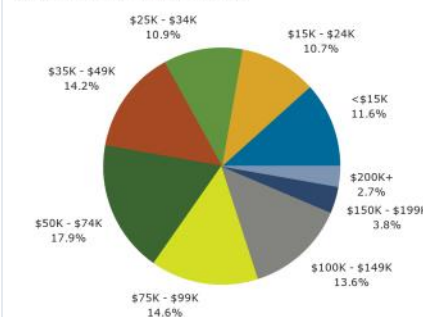
Trends 2016-2021



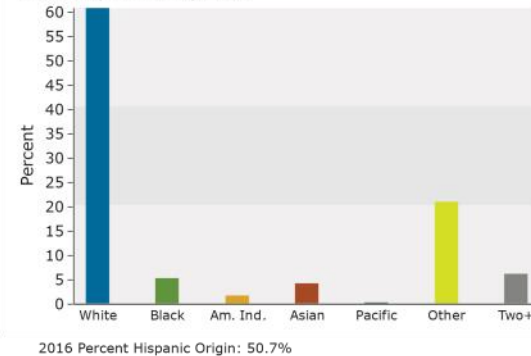
Population by Age



2016 Household Income



2016 Population by Race

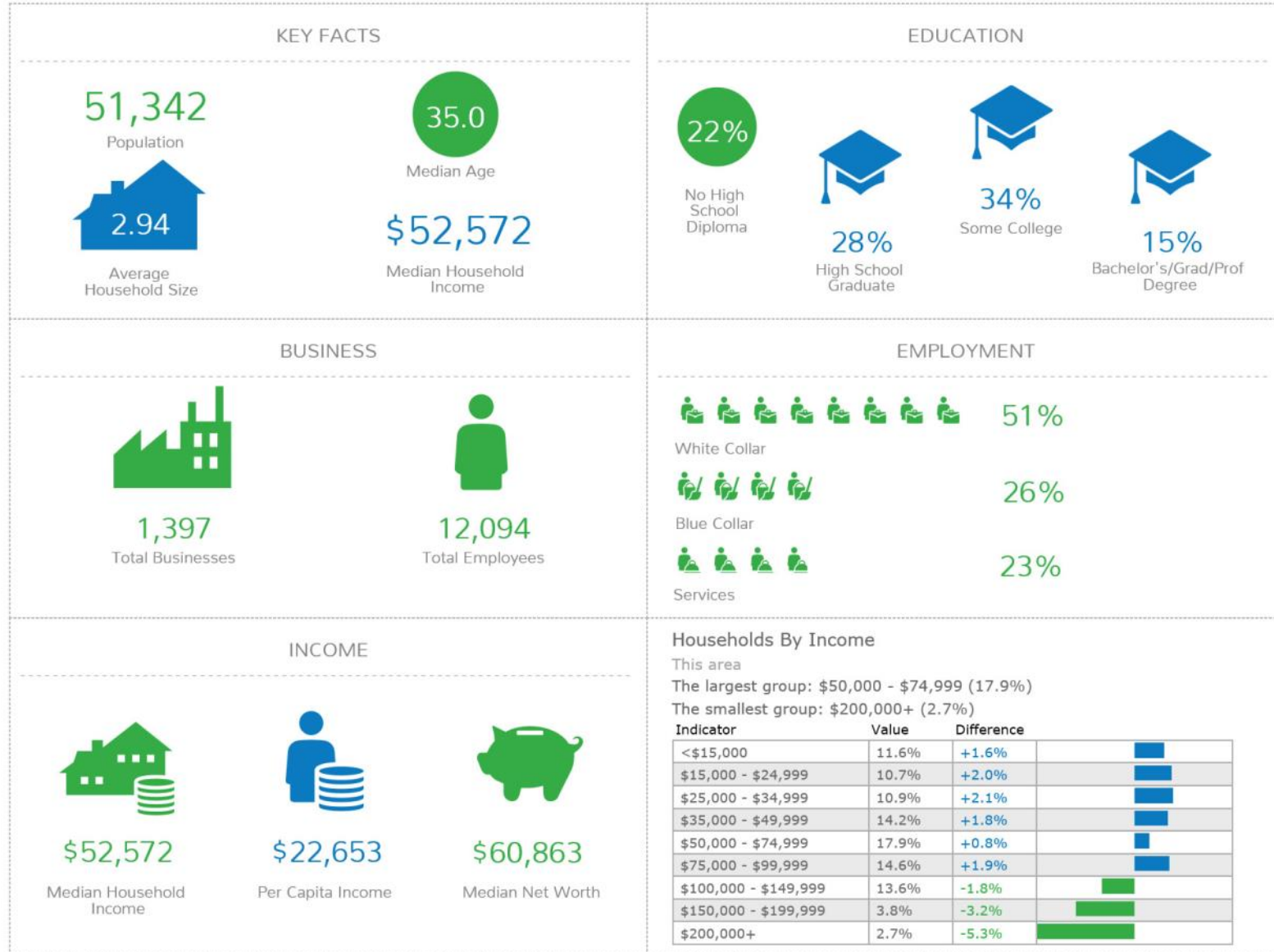


Ring 3 mile radius. Data Note: Income is expressed in current dollars. U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2020

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.

The city of **Lompoc** is located in North Santa Barbara County, with a population of over 45,000 and trade area in excess of 70,000 people. The city is located in close proximity to the Vandenberg Air Force Base and benefits greatly from the nearly \$2 billion that it contributes to the local economy. Similar to other cities in north Santa Barbara County, Lompoc is engaged in agriculture, oil, wine production, and hosts large numbers of wine tourists every year to its wineries. Public transportation is ample and connects the Mission Plaza and Lompoc to all of the cities in the county.

DEMOGRAPHICS KEY FACTS



Ring 3 mile radius. Data Note: Income is expressed in current dollars. U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2020

AREA OVERVIEW

Location

The City of Lompoc, California, is conveniently located on the beautiful Central Coast, nestled in the St. Rita Hills, just 55- miles north of Santa Barbara, and just 60-miles south of San Luis Obispo. In addition to Lompoc's closest neighboring cities, it is also situated near the center of California's coast, just 155 - miles north of the Los Angeles region, and 270- miles south of the San Francisco Bay Area. Lompoc is located on the scenic Pacific Coast Highway, California Highway 1, and has major arteries running through the City, including Highway 1 and Highway 246, connecting the residents to San Luis Obispo to the north, and Santa Barbara to the south. In addition to access to major interstates and highways, the Amtrak rail also runs through Lompoc, taking passengers to major cities regionally. Lompoc is just nine miles from the ocean, which invites residents and tourists to enjoy the Pacific Coast with Lompoc's beach areas. Lompoc is also home to the Lompoc Airport, situated on the northern side of town and on the south bank of the Santa Ynez River, west of State Highway 1. The fully functional and self sustaining airport provides an aerial gateway to the Lompoc Valley. In addition to connectivity by multiple modes of transit, the City of Lompoc is connected to major cities in California along the fiber highway. Regional fiber optic technology runs through Lompoc connecting the City to large portion of the California coast.



Climate

Just a short ten minute drive to the ocean, the City of Lompoc enjoys a mild year-round climate, with an average daily temperature range from the high 40s at night to a the high 70s or low 80s during the daytime. Year-round, Lompoc enjoys a mild climate with an average temperature of 68.4 °F. Located just nine miles from the shoreline, Lompoc is 98 feet above mean sea level. A northwest breeze is common with an average hourly wind speed of six miles per hour. There is moderate rainfall, daily fog and no snow in the area. The temperate climate in the Lompoc Valley has become famous for producing some of the best Pinot Noir and Chardonnay wines in the county labeled under the new Santa Rita Hills appellation. While Lompoc does not show definite season changes, Lompoc sees rainfall during the early months of the calendar year, and highs in temperature, sunny days in the latter months of August through December.

AREA ECONOMIC ACTIVITY UPDATE

- The Hilton Garden Inn is under construction and will be located at 1201 North H Street and is expected to include 156 guest rooms, multiple meeting rooms, dining areas, an exercise area, and a swimming pool. The hotel is moving forward and is on targeted to open in the first quarter of 2017.
- LAFCO approved the annexation of the land for the Summit View Homes Development. The residential development is projected to create about 44 homes in Lompoc and it is expected to attract approximately 120 to 130 new residents.
- The Towbes Group is moving forward on their residential development at the northern end of town that will create approximately 460 new homes.
- Solvang Brewery Company is under construction and is planned to open soon at 234 North H Street in Old Town.
- Development projects that include Chipotle Mexican Grill and The Habit Burger Grill, have been both computed, located 1413 North H Street.
- Lompoc's new 40- Acre Industrial Park, Central Coast Business Park is also underway. The EIR was approved in October 2015, and plans to move forward on this project are in works.
- A Motorsports Park development project recently completed the Public Review Period of the Environmental Impact Report process. This park will be in a prime location near the Lompoc Airport.
- Harbor Freight Tools has recently opened.

Area Top Employers

Vandenberg Air Force Base; Chumash Casino; Lompoc Unified School District
Lompoc Valley Medical Center; City of Lompoc; U.S. Department of Justice (FCC)
Allan Hancock College (Lompoc Campus); County of Santa Barbara – Public Social Services; Denmat Holdings, LLC; Walmart; Big E Produce; Imery's (World Minerals); Vons; Albertsons; Sansum Clinic; Foods Co





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