

917

WALNUT
AVENUE

LOMPOC, CA

2.87 ACRES

**RARE LOMPOC
DEVELOPEMENT OPPORTUNITY**

125,017 SF OF LAND ZONED BP

OFFERING SUMMARY

Marcus & Millichap, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 917 East Walnut Avenue ("the Property"), located in the city of Lompoc. The Property is located in Santa Barbara County and benefits from its immediate proximity to the area's abundant wineries and vineyards. Located just off the main thoroughfare of East Ocean Avenue (CA-246), the Property's infill location makes it a desirable site for future development.

The Property consists of one 2.87 acre parcel of business park zoned land. Due to the City of Lompoc's recent legalization of recreational cannabis, available industrial buildings and land are becoming increasingly rare and desirable.

Additionally, the adjacent parcels totalling 138,520 square feet of land zoned Industrial are also available for purchase. Please call for more details.

\$2,000,000
LIST PRICE

125,017
SQUARE FEET

\$15.20
PER SF



917 WALNUT AVENUE

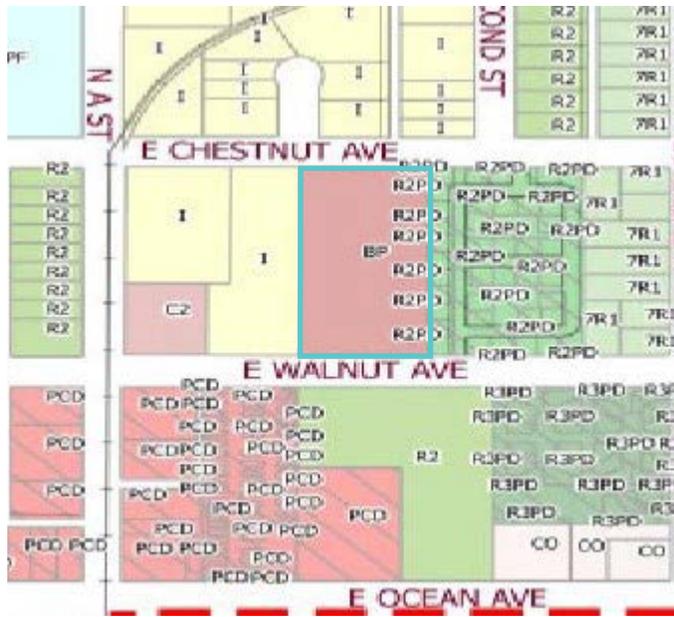
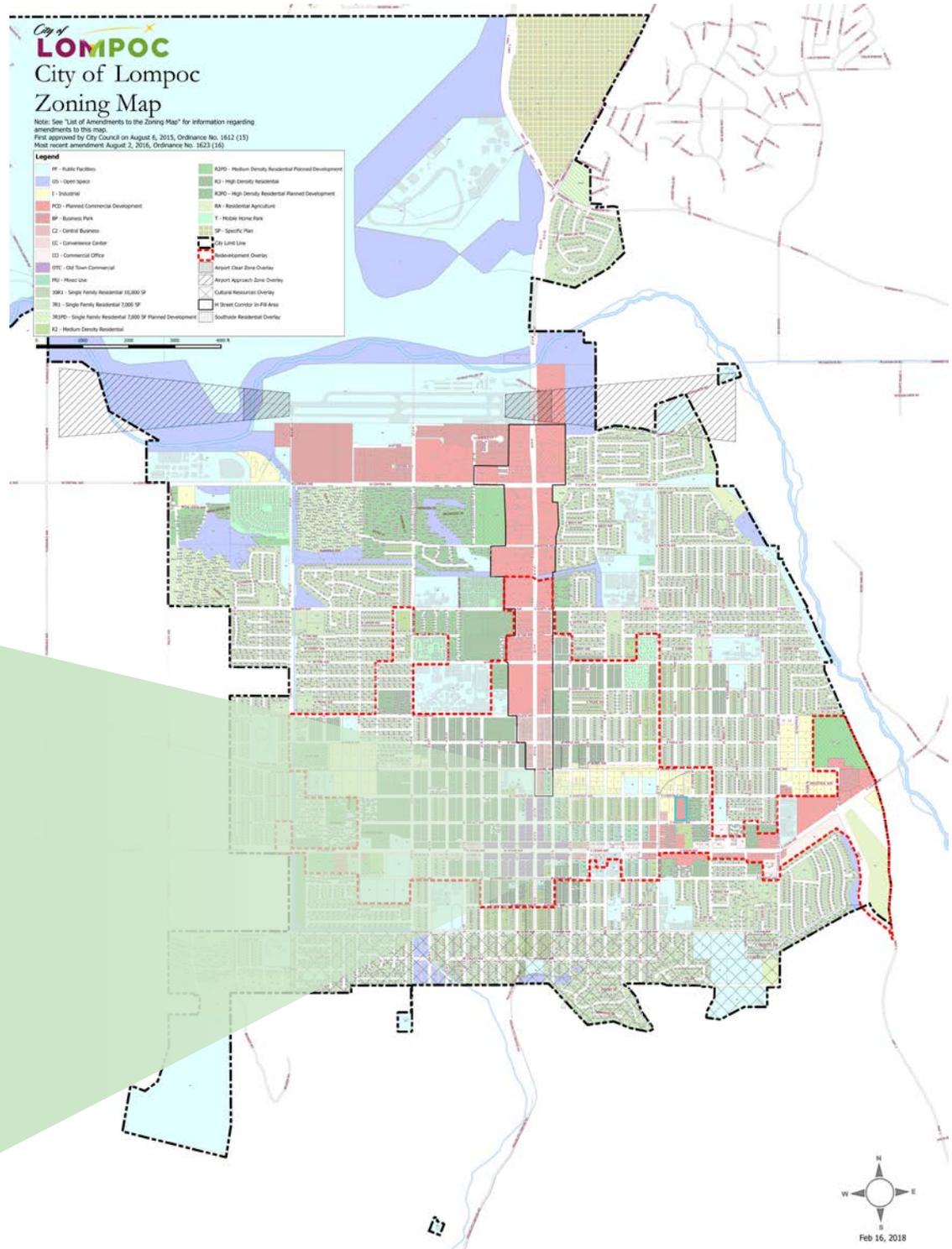
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PROPERTY DETAILS

Address	917 East Walnut Avenue Lompoc, CA 93436
Land Size SF	125,017
Land Size Acres	2.87
Price Per SF	\$15.20
APN	085-110-026
Zoning	BP (Business Park)

ZONING MAP



VONS
Marshalls

Carl's Jr.
Michaels

Jack
IN THE BOX

BR baskin
robbins

BREWING COMPANY
Solvang

Transcendence

Longoria

917 WALNUT
AVENUE

Lompoc Wine Ghetto

Bank of America



**LOMPOC VALLEY
MEDICAL CENTER**
Hospital

Sushi Teri

**SOUTH SIDE
COFFEE**

**AMERICAN
TIRE
DEPOT**



SUBWAY

Chevron



Lompoc is located on scenic Pacific Coast Highway (California Highway 1) and Highway 246, 55 miles northwest of Santa Barbara. The city is known as the flower seed capital of the world. Vandenberg Air Force Base dominates the economy, directly employing a large percentage of Lompoc's residents, and contributes \$1.7 billion to the regional economy. Other mainstays of the economy include the Federal Correctional Institution, a diatomaceous

earth mine, the Lompoc Oil Field and associated oil processing facilities north of town, and agriculture (especially seed flowers and vegetables). 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. Wine production and wine tourism comprise the rapidly expanding value-added agricultural sector of the Lompoc economy. Lompoc Valley is the gateway to the Santa Rita Hills AVA wine appellation, internationally recognized for premium pinot noir and chardonnay. Thirty premium boutique wine labels are produced in Lompoc at wineries in the affectionately-termed "Lompoc Wine Ghetto" industrial park and other locations across town.

44,881
Population

34.0
Median Age

*Marcus & Millichap Research and Zillow

\$338,500
Median Home Value

22,648
Total Labor Force

\$62,738
Average Household Income

14,106
Total Households

LOMPOC OVERVIEW



Vandenberg Air Force Base is a Department of Defense space and missile testing base, with a mission of placing satellites into polar orbit from the West Coast using expendable boosters (Pegasus, Taurus, Minotaur, Atlas V, and Delta IV) and reusable boosters (SpaceX's Falcon 9). Wing personnel also

support the Service's LGM-30G Minuteman III Intercontinental Ballistic Missile Force Development Evaluation program. In addition to its military mission, the base also leases launch pad facilities to SpaceX (SLC-4E), as well as 100 acres leased to the California Spaceport in 1995.

- 3rd Largest Air Force Base in the U.S.
- 465 Facilities
- 99,578 Acres
- 2.84 Mile Runway
- 7,000+ Range Operations per Year
- 2,000 Launches to Date



Allan Hancock College

Since the first classes taught in 1952 at the Camp Cooke Army barracks (now Vandenberg Air Force Base), the college has

offered extensive courses in the community and remains committed to serving the Lompoc and Santa Ynez valleys. The college opened its Vandenberg Air Force Base Center in 1957. Classes have been taught in the Santa Ynez Valley since 1971 and in Lompoc since 1974. The college completed construction of a permanent Lompoc Valley Center in spring 1999 and opened the Solvang Center in August 2000. In 2006, district voters passed a \$180 million bond Measure I to upgrade facilities and technology.



manufacturer and space transportation services company headquartered in Hawthorne, California. It was founded in 2002 by entrepreneur Elon Musk with the goal of reducing space transportation costs and enabling the colonization of Mars. SpaceX has since developed the Falcon launch vehicle family and the Dragon spacecraft family, which both currently deliver payloads into Earth orbit. SpaceX's achievements include the first privately funded liquid-propellant rocket to reach orbit (Falcon 1 in 2008), the first privately funded company to successfully launch, orbit, and recover a spacecraft (Dragon in 2010), the first private company to send a spacecraft to the International Space Station (Dragon in 2012), the first propulsive landing for an orbital rocket (Falcon 9 in 2015), the first reuse of an orbital rocket (Falcon 9 in 2017), and the first private company to launch an object into orbit around the sun (Falcon Heavy's payload of a Tesla Roadster in 2018). SpaceX has flown 14 resupply missions to the International Space Station (ISS) under a partnership with NASA. NASA also awarded SpaceX a further development contract in 2011 to develop and demonstrate a human-rated Dragon, which would be used to transport astronauts to the ISS and return them safely to Earth. Vandenberg Air Force Base Space Launch Complex 4 East (SLC-4E) is used for payloads to polar orbits. The Vandenberg site can launch both Falcon 9 and Falcon Heavy.



Wine Trail/Wine Ghetto

Lompoc has the second largest concentration of tasting rooms in Santa Barbara County, making it the perfect beginning or ending of a tasting trip along our local Wine Trail. Known previously as the flower seed capital of the world, Lompoc now is home to a thriving wine community. Lompoc is the gateway to the Sta. Rita Hills AVA, which is renowned for exceptional Pinot Noir and Chardonnay. Many of the wine producers in Lompoc have their vineyards, or source grapes from this region. A section of F Street tucked in one block north of Hwy 246 has fostered a number of wineries and tasting rooms, while the Lompoc Wine Ghetto is close to bursting at the seams, with close to two dozen tasting rooms and production facilities.

Subject Property
1 Parcel
2.87 Acres
APN: 085-110-026
\$2,000,000
Business Park Zoning

Also For Sale:
2 Parcels
3.18 Acres
224 North A Street (1.45 Acres)
812 Chesnut Avenue (1.73 Acres)
APN: 085-110-001 & 085-110-011
\$2,600,000
Industrial Zoning

SALE CONTACTS

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