

FOR SALE

3865-75 CONSTELLATION RD.

Lompoc, CA 93436



**SALE PRICE:** \$1,500,000

**BUILDING SF:** 9,599 SF

**CAP RATE:** 5%

**LOT SIZE:** 43,560 SF

**APN:** 097-590-004

**ZONING:** GC

**PARKING:** 52 Spaces

### PROPERTY OVERVIEW

Well-located and nicely maintained, 2 building fully leased commercial property. Good mix of long term tenants. Excellent corner location in Vandenberg Village. CAP rate 5% based on current under market rents.

### PROPERTY HIGHLIGHTS

- Corner Lot
- Ample Parking
- Long Term Tenants

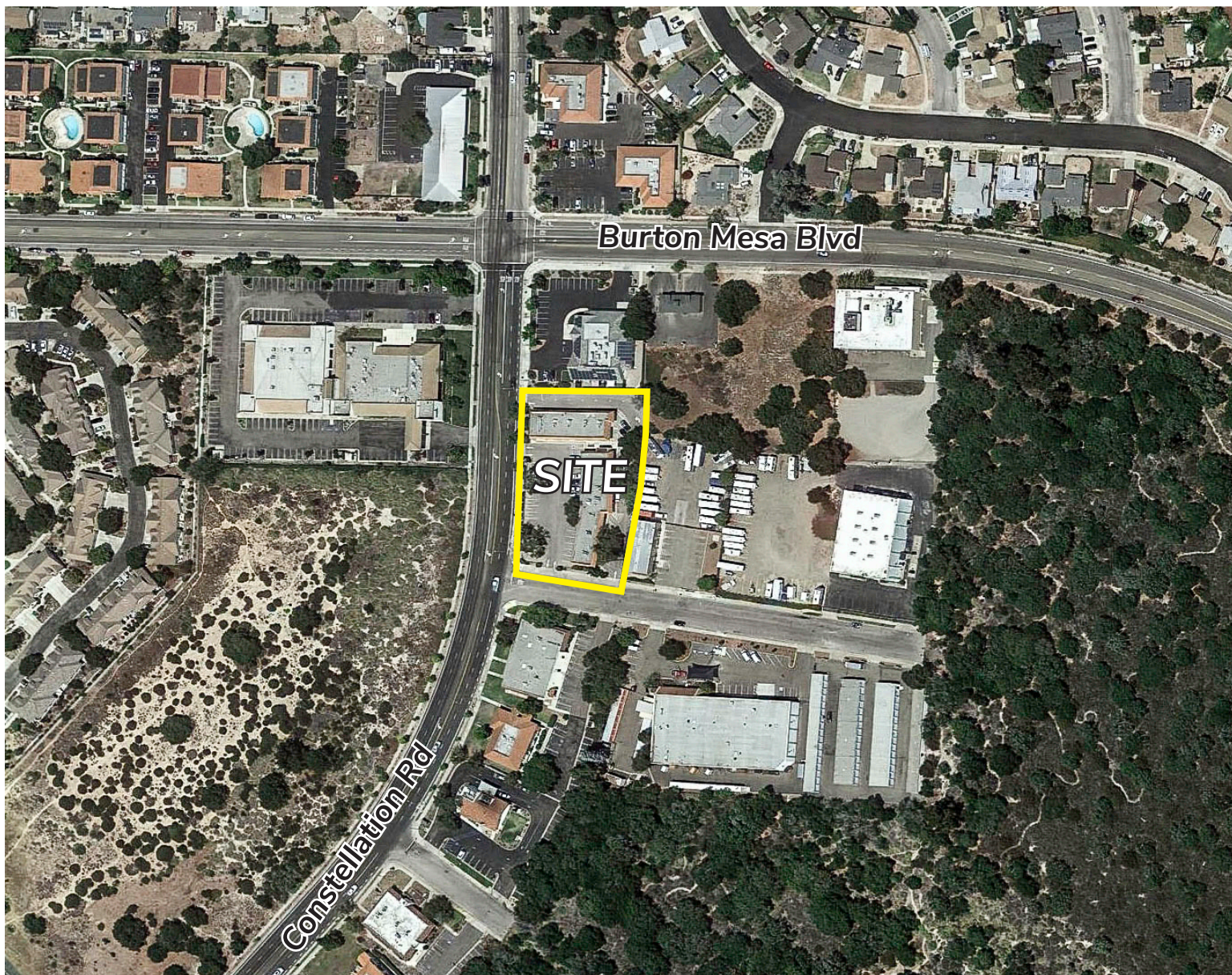
Tom Davidson  
tdavidson@lee-associates.com  
D 805.588.7777  
CalDRE #00595846

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.

FOR SALE

# 3865-75 CONSTELLATION RD.

Lompoc, CA 93436



Tom Davidson  
tdavidson@lee-associates.com  
D 805.588.7777  
CalDRE #00595846

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.

FOR SALE

3865-75 CONSTELLATION RD.

Lompoc, CA 93436



Tom Davidson

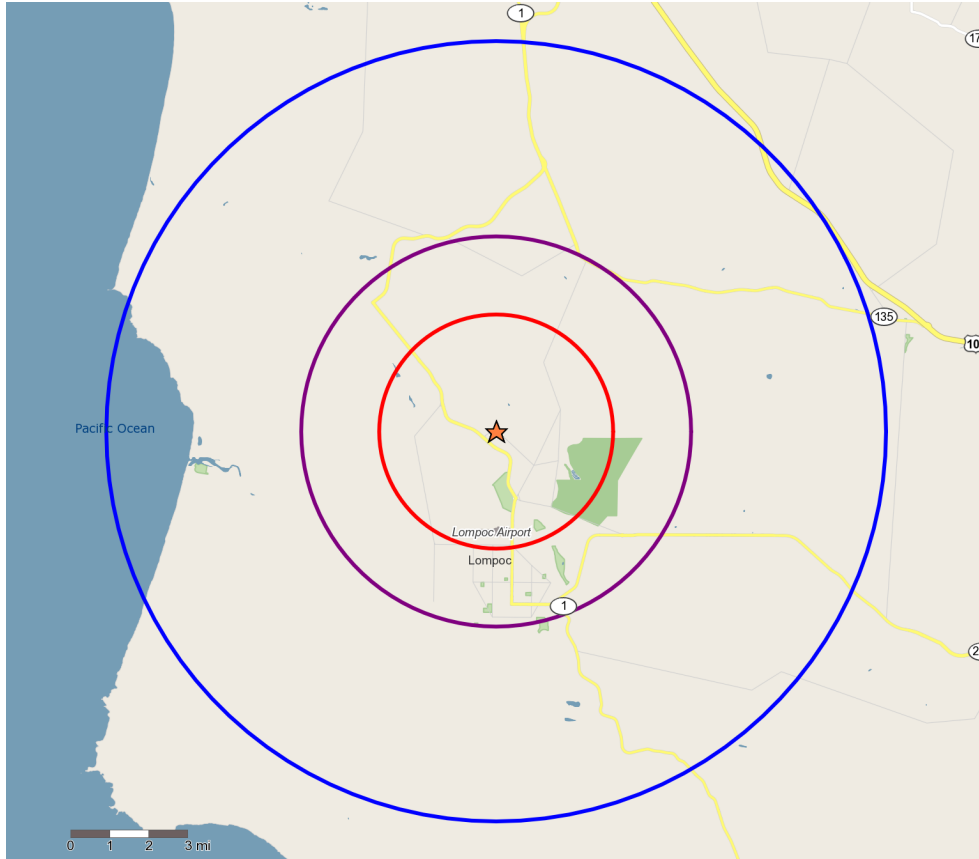
[tdavidson@lee-associates.com](mailto:tdavidson@lee-associates.com)

D 805.588.7777

CalDRE #00595846

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.

Demographics:



Demographics	3 MILE	5 MILE	10 MILE
Total Population:	15,929	56,256	59,908
Total Households:	4,546	18,441	19,638
Average Household Income:	\$71,773	\$51,339	\$51,620

Tom Davidson  
 tdavidson@lee-associates.com  
 D 805.588.7777  
 CalDRE #00595846

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.

