

SAN MIGUELITO ROAD

LOMPOC
CALIFORNIA 93436

FOR LEASE

Rare R&D or Commercial Conversion
Opportunity

±11,000 SF Office / R&D Building

Ideal for Biotech, Defense Contractor,
or Remote Campus Educational Facility



PRESENTED BY

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RADIUSGROUP.COM

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Exceptional and rarely available ±11,000 SF, two-story research & development laboratory. Nestled just south of Lompoc within this unique property features a blend of office and laboratory space with existing lab build-out in place.

The flexible floor plan makes it well-suited for a variety of uses, including biotechnology, aerospace, advanced manufacturing, or education.

Contact Listing Agents for details. Showings by appointment only. Do not disturb tenants.

Lease Rate

\$15,000 Gross

Size

First Floor ±2,000 SF
Second Floor ±9,000 SF

Available

60 Days

Term

Negotiable

Deposit

One months rent

Restrooms

3

Utilities

Not Included

Zoning

R&D

Floors

Two



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SAN MIGUELITO RD.

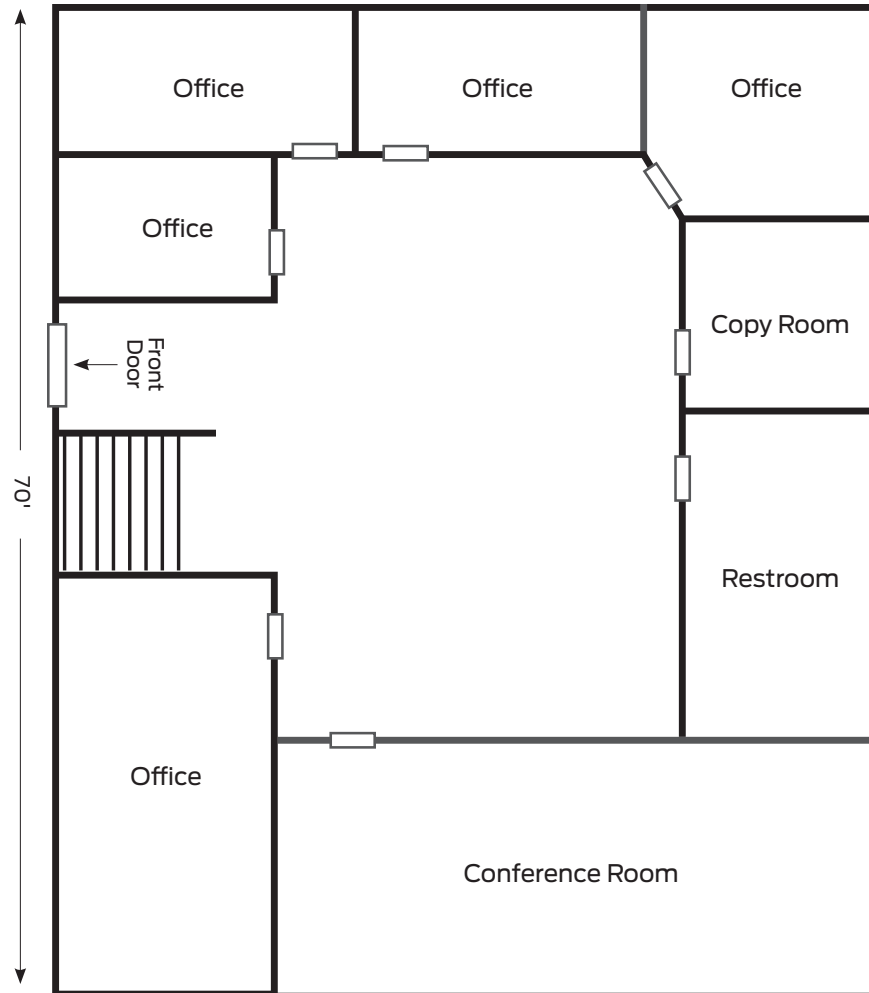
LOMPOC • CA 93436

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±11,000 SF Office / R&D Building

Floor Plan • 1st Floor • ±2,000 SF



Not to Scale



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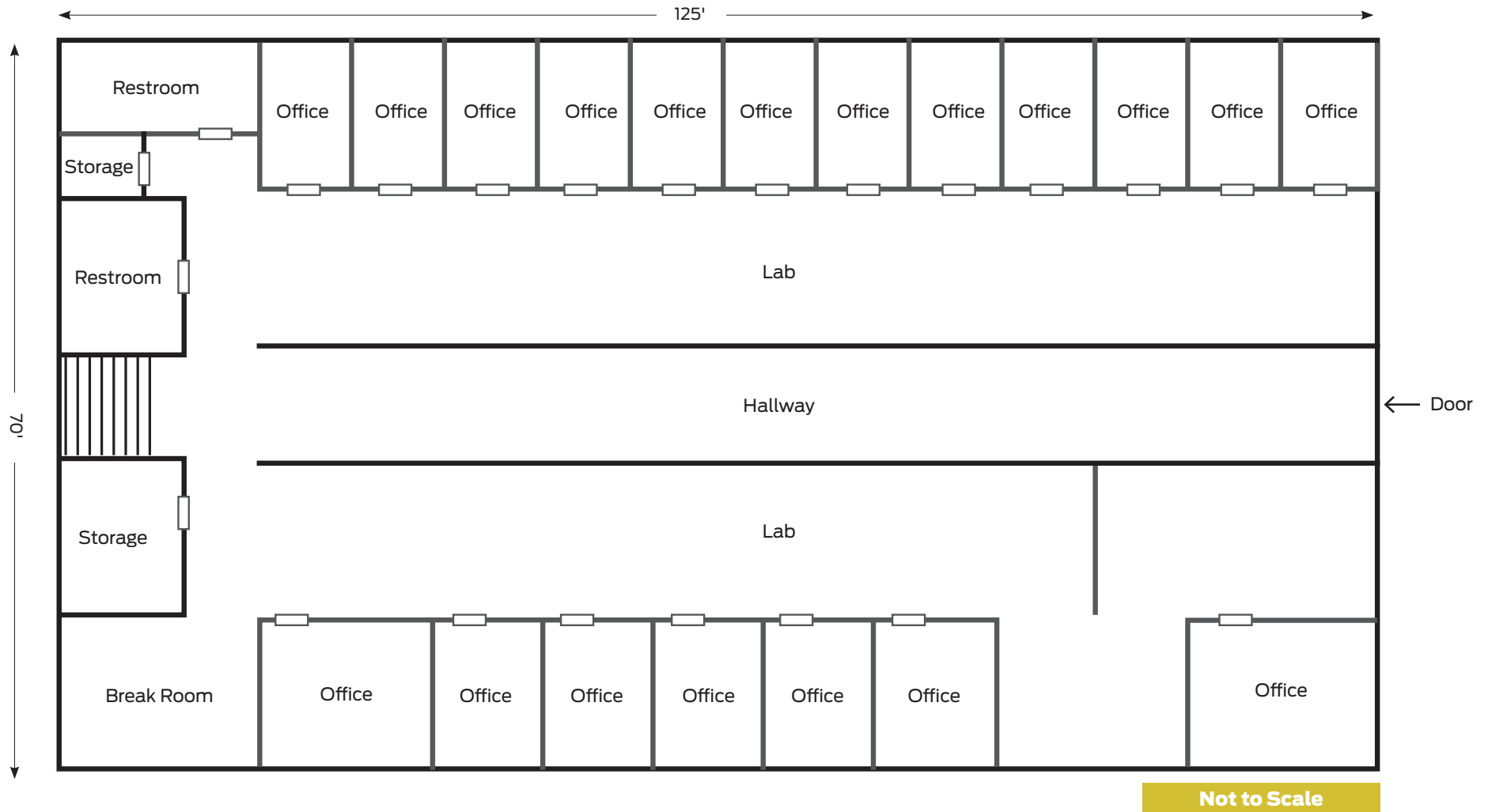
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Rare R&D / Commercial Conversion Opportunity

±11,000 SF Office / R&D Building

Floor Plan • 2nd Floor • ±9,000 SF



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SELECT NEARBY AMENITIES & POINTS OF INTEREST

VANDENBERG VILLAGE

LA PURISIMA GOLF COURSE, BUELLTON & SOLVANG

- | | |
|------------------------------------|---------------------------------|
| 1 Cypress Gallery | 17 Lompoc Valley Medical Center |
| 2 Lompoc Museum | 18 The Home Depot |
| 3 Lompoc Valley Middle School | 19 Montemar Wines |
| 4 Ryon Park | 20 Lompoc Aquatic Center |
| 5 Lompoc Valley Historical Society | 21 Lompoc High School |
| 6 Sushi Teri Lompoc | 22 ALDI |
| 7 Lompoc Civic Center | 23 Marshalls |
| 8 Starbucks | 24 Ulta Beauty |
| 9 Solvang Brewing Company | 25 La Botte Italian |
| 10 Bread Board Deli | 26 Embassy Suites by Hilton |
| 11 Brewer Clifton Winery | 27 Albertsons |
| 12 Longoria Winery & Tasting room | 28 Lompoc City Airport |
| 13 Stolpman Winery | 29 Lompoc Theatre |
| 14 South Side Coffee Co. | 30 Hangar7 Pizza Restaurant |
| 15 Grocery Outlet | 31 Eye on I (Industrial Eats) |
| 16 Pier Fitness Health Club | |

SURF BEACH

W. OCEAN AVE.

OLD TOWN LOMPOC

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CITY OF ARTS & FLOWERS

OLD TOWN LOMPOC

This charming and storied section of Lompoc showcases an array of boutiques and cafés, including the Lompoc Museum and the Cypress Gallery. With nearly 40 murals adorning street corners, alleyways, and the sides of prominent buildings, Old Town Lompoc has transformed into an open-air art gallery.

The Lompoc Murals stand out as one of the city's premier attractions, portraying vignettes of Lompoc's heritage, floral industry, historic landmarks, cultural diversity, scenic magnificence, and beyond. Adding to the ambiance, Lompoc's neon signs illuminate Old Town, evoking a nostalgic vintage ambiance.

Come Friday nights during the summer season, Old Town Market bustles with energy, offering live music, a farmers market, local artisans, and engaging events. Throughout the year, the Lompoc Farmers Market takes its place every Friday afternoon in Old Town, showcasing locally cultivated produce and flowers.

Located on scenic Pacific Coast Highway, Lompoc is approximately 55 miles northwest of Santa Barbara, 155 miles northwest of Los Angeles and 270 miles southeast of San Francisco. The Pacific Ocean is roughly nine miles from town. The Lompoc Valley is a key part of the Central California region with a population of approximately 44,398. Vandenberg Air Force Base — a major regional employer — is 10 miles northwest of the City and is among the nation's most important military and aerospace installations.