

**FOR SALE**

**3880 CONSTELLATION ROAD**

**LOMPOC, CA**

HEADQUARTERS CAMPUS / DEVELOPMENT SITE

OWNER/USER OR DEVELOPER OPPORTUNITY



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# Executive Summary



## PROPERTY DETAILS

Address	3880 Constellation Road   Lompoc, CA
Asking Price	\$3,850,000 (\$126/SF)
Building	30,560 SF
Land	117,612 SF
APN	097-371-037
Parking	3.27/1,000 SF (100 Surface Stalls)
Signage	Building
Zoning	SC - Shopping Center Zone

## PROPERTY HIGHLIGHTS

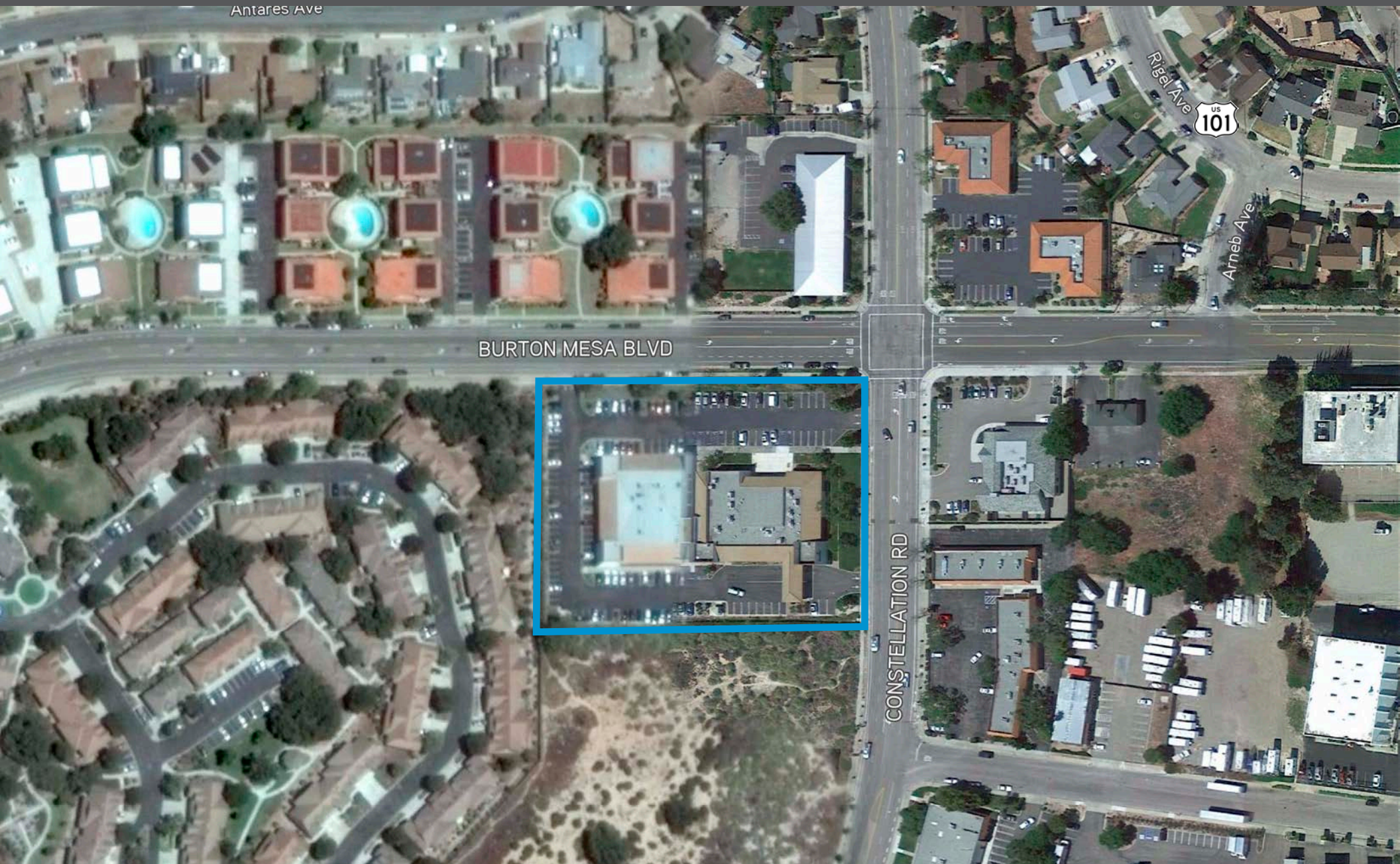
3880 Constellation Road ("Subject Property") consists of a one-story office building with a drive-thru currently owned and occupied by CoastHills Credit Union ("CHCU") as their headquarters. The Subject Property is comprised of a 30,560 square foot office building situated on approximately 117,612 square feet of land. CHCU will either vacate the property in its entirety or leaseback approximately 2,500 SF branch located in the building on a long term basis. The Subject Property is located at the intersection of Burton Mesa Boulevard and Constellation Road and the immediate area is comprised of retail, senior living and residential. This area offers easy access to the Cabrillo Highway.



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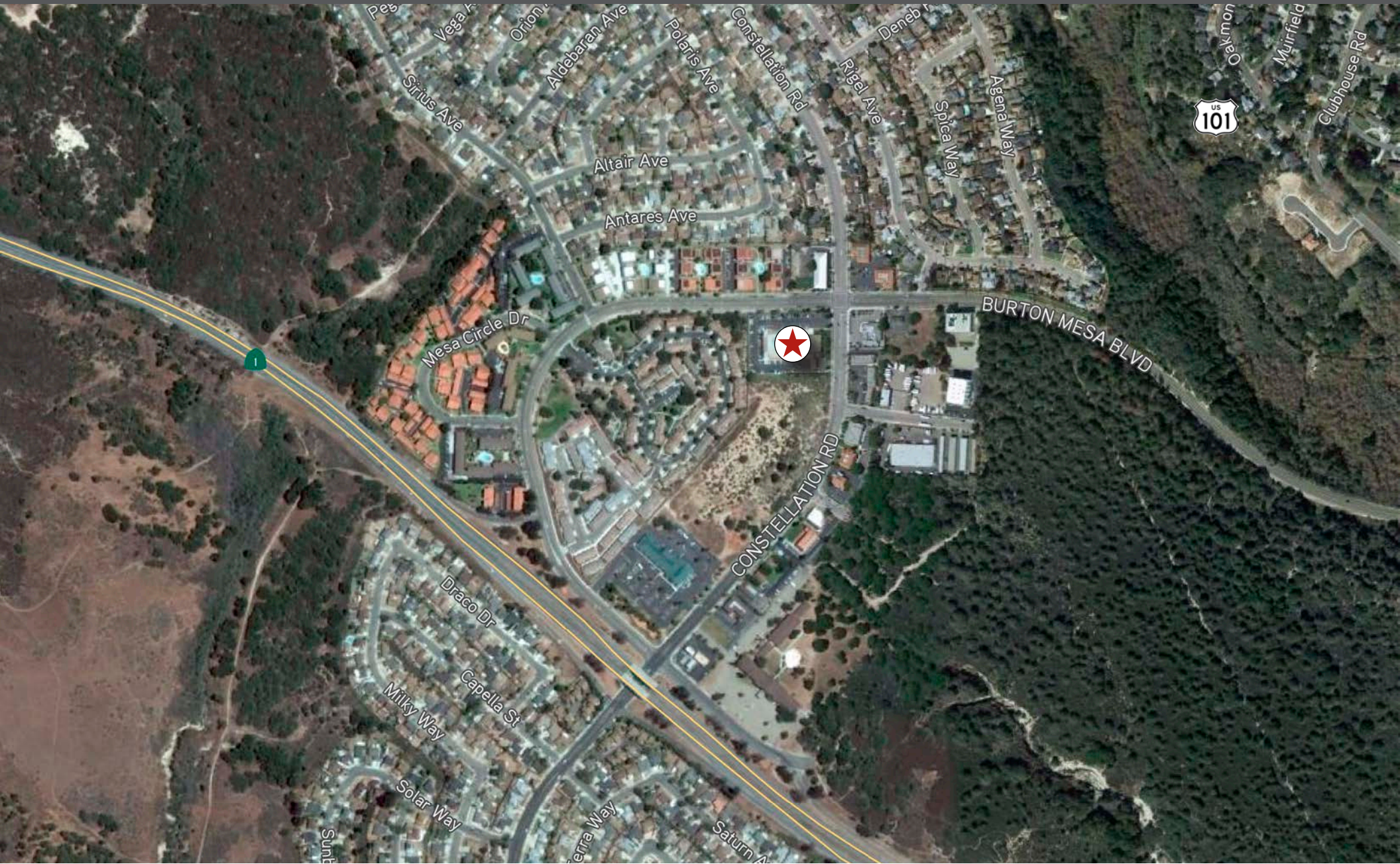


# Property Aerial





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# Photos







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