



1512  
MAIN STREET  
RAMONA, CA 92065

FOR LEASE

**GROUND LEASE OPPORTUNITY**  
**(FORMER UNION BANK)**

**FLOCKE &  
AVOYER**  
Commercial Real Estate

BUILDING: ±3,980 SF DIVISIBLE  
LOT: ±31,363 SF





# 1512

## MAIN STREET

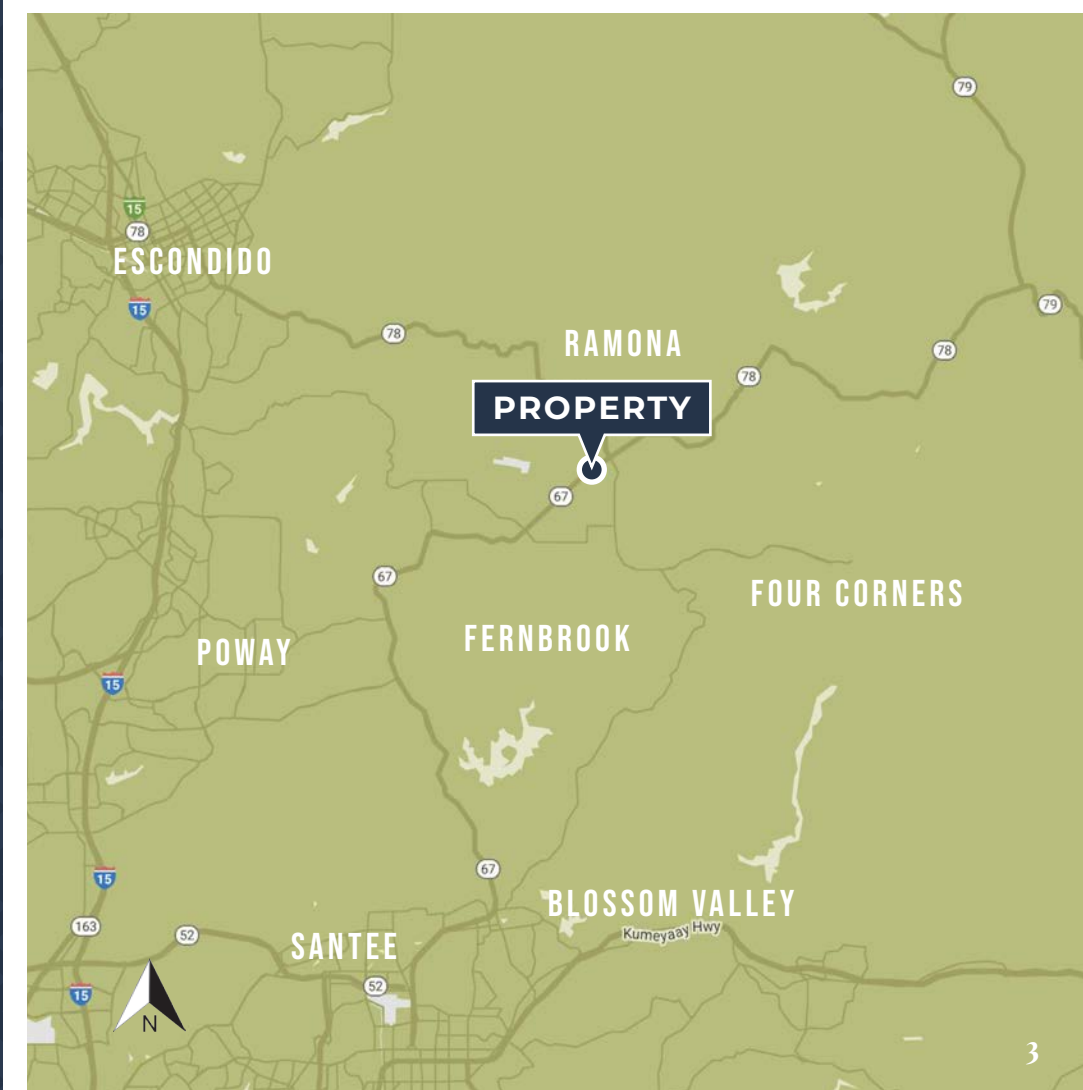
RAMONA, CA 92065

### GROUND LEASE

Building Size: ±3,980 SF

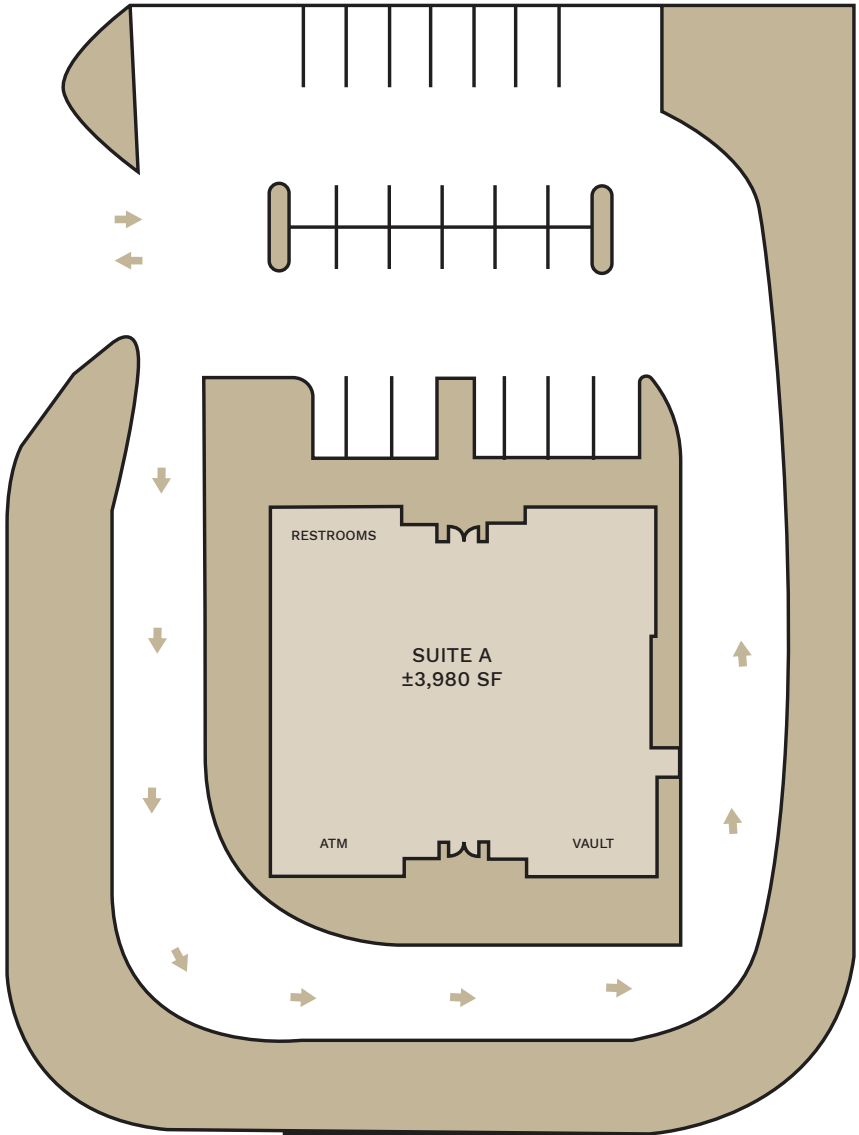
Lot Size: ±31,363 SF

- ◆ Located at signalized intersection
- ◆ Direct frontage on highly trafficked State Route 67 (±34,385 CPD)
- ◆ Freestanding drive thru opportunity in the dominant Ramona retail corridor
- ◆ RMV5 ZONING
- ◆ 26 parking spaces including 2 handicap stalls
- ◆ In the well established Ramona trade area





# PROPOSED SINGLE TENANT OPTION

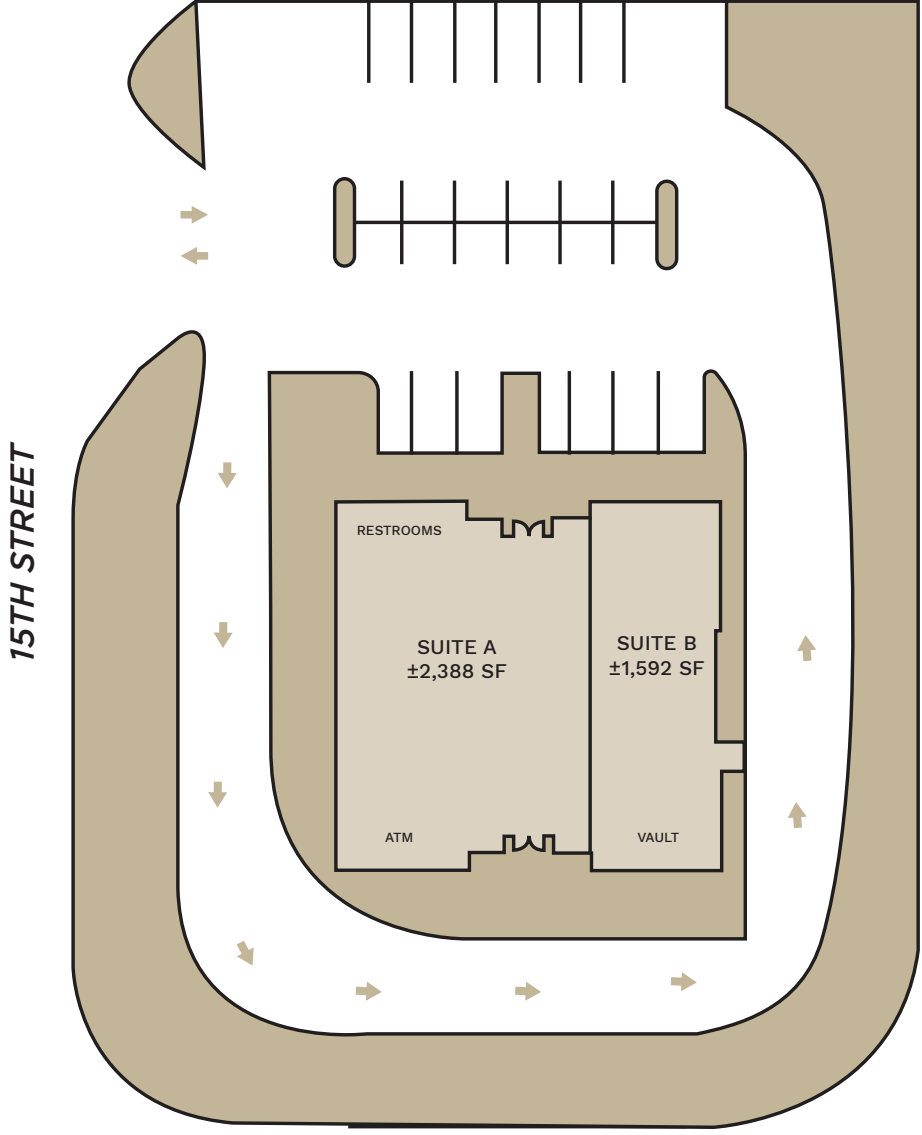


67 / MAIN STREET



\*Disclaimer pg. 12

# PROPOSED TWO TENANT OPTION



67 / MAIN STREET



\*Disclaimer pg. 12







**APN**  
282-262-17-00

**LOT SIZE**  
±31,363 SF

**BUILDING SIZE**  
±3,980 SF

**ZONING**  
RMV5

**DRIVE THRU USES**  
ALLOWED



**Population**

1 MILE	3 MILES	5 MILES
9,637 7,169 (Day)	19,098 11,224 (Day)	31,300 16,101 (Day)



**Average HH Income**

1 MILE	3 MILES	5 MILES
\$107,001	\$122,849	\$140,948



**Traffic Counts**

SR 67/Main St: ±34,385 CPD



\*Disclaimer pg. 12



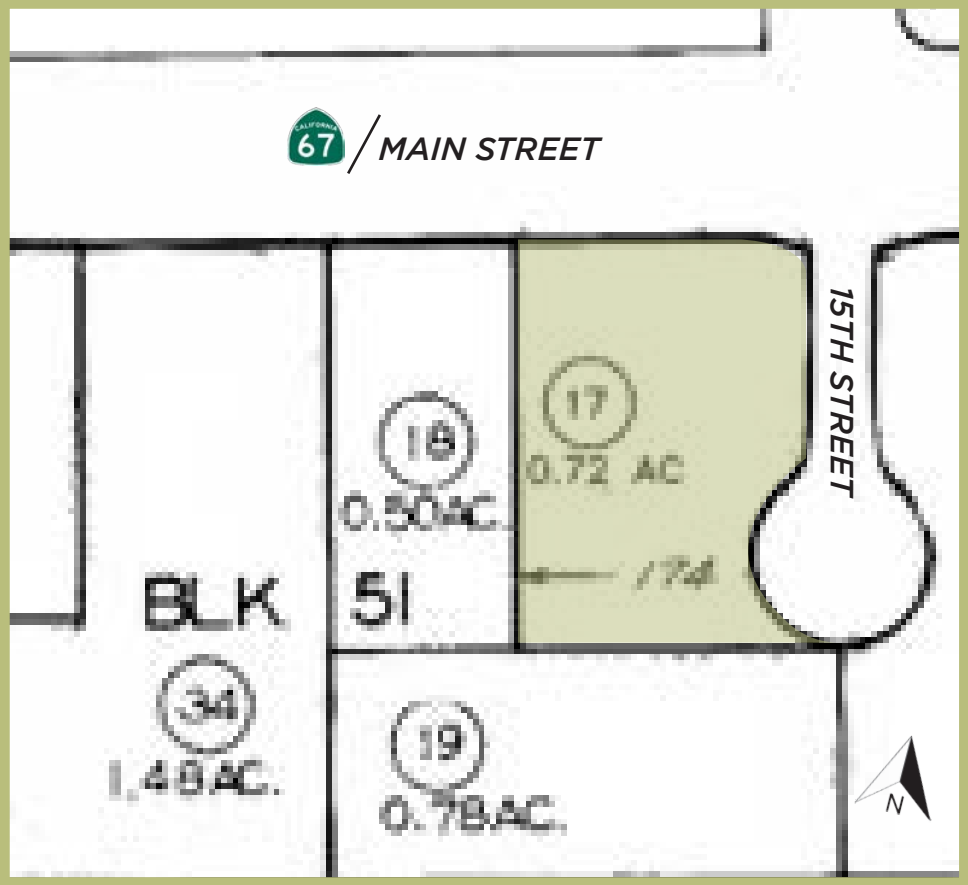


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MAIN STREET



## PLAT MAP



## AERIAL MAP







- ◆ Ramona is situated in the beautiful Santa Maria Valley.
- ◆ The area attracts visitors year-round with miles of scenic hiking trails.
- ◆ The Ramona Valley Wine Region has over 20 wineries. Many have wine tasting tours and many of the wineries are located within just a mile or two of one another.
- ◆ Annual Ramona community events includes: Ramona Country Fair, Ramona Air Show.





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