

Prime Ramona Retail Space

711 Main Street, Ramona

For Lease: ± 1,500 Square Feet + Attic

**Your Name
Here**



SDRE
ADVISORS

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CalDRE #01960128

Highlights:

- **Prime Downtown Ramona Location** – Situated in the heart of Ramona’s main commercial corridor with strong local traffic and visibility.
- **Excellent Street Exposure** – Highly visible storefront along Main Street with approximately **26,600 vehicles per day** passing the site.
- **Strong Signage Opportunity** – Prominent signage visibility facing Main Street and the nearby intersection.
- **Convenient Parking** – Direct access to a rear parking lot providing easy customer and employee parking.
- **Turn-Key Condition** – Space is move-in ready with existing improvements in place.
- **Attractive Interior Features** – Tall ceilings, wood flooring, private restroom, and dedicated HVAC system.
- **Bonus Attic Area** – Additional usable space ideal for storage.
- **Excellent Visibility & Access** – Easy ingress/egress with strong exposure to both vehicular and pedestrian traffic.



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Great Signage



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Plentiful Off-Street Parking



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Interior



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Bonus Attic Area!



Tall Ceilings



Private Restroom



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Excellent Visibility

Great Parking

Available

Main Street $\pm 21,000$ ADT

7th Street $\pm 5,600$ ADT

Regional View



*Disclaimer: The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.

Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2020 Census	9,651		19,507		31,072	
2024 Population by Hispanic Origin	3,840		6,675		8,628	
2024 Population	9,138		18,321		29,160	
White	5,040	55.15%	11,037	60.24%	19,256	66.04%
Black	97	1.06%	162	0.88%	276	0.95%
Am. Indian & Alaskan	149	1.63%	272	1.48%	331	1.14%
Asian	149	1.63%	298	1.63%	555	1.90%
Hawaiian & Pacific Island	45	0.49%	62	0.34%	79	0.27%
Other	3,657	40.02%	6,490	35.42%	8,662	29.71%
U.S. Armed Forces	102		131		273	
Households						
2020 Census	3,221		6,483		10,552	
Owner Occupied	1,527	50.46%	3,704	61.37%	7,007	71.42%
Renter Occupied	1,499	49.54%	2,331	38.62%	2,804	28.58%
2024 Households by HH Income	3,025		6,038		9,811	
Income: <\$25,000	514	16.99%	758	12.55%	890	9.07%
Income: \$25,000 - \$50,000	488	16.13%	849	14.06%	1,204	12.27%
Income: \$50,000 - \$75,000	610	20.17%	1,130	18.71%	1,359	13.85%
Income: \$75,000 - \$100,000	314	10.38%	645	10.68%	1,129	11.51%
Income: \$100,000 - \$125,000	330	10.91%	671	11.11%	1,290	13.15%
Income: \$125,000 - \$150,000	297	9.82%	639	10.58%	1,060	10.80%
Income: \$150,000 - \$200,000	213	7.04%	581	9.62%	1,354	13.80%
Income: \$200,000+	259	8.56%	765	12.67%	1,525	15.54%
2024 Avg Household Income	\$94,904		\$111,202		\$126,515	
2024 Med Household Income	\$70,842		\$85,930		\$106,269	