

Prime Ramona Retail Space

711 Main Street, Ramona

For Lease: \pm 1,500 Square Feet + Attic



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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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Interior

Bonus Attic Area!



Tall Ceilings



Private Restroom



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Excellent Visibility



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			
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			
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