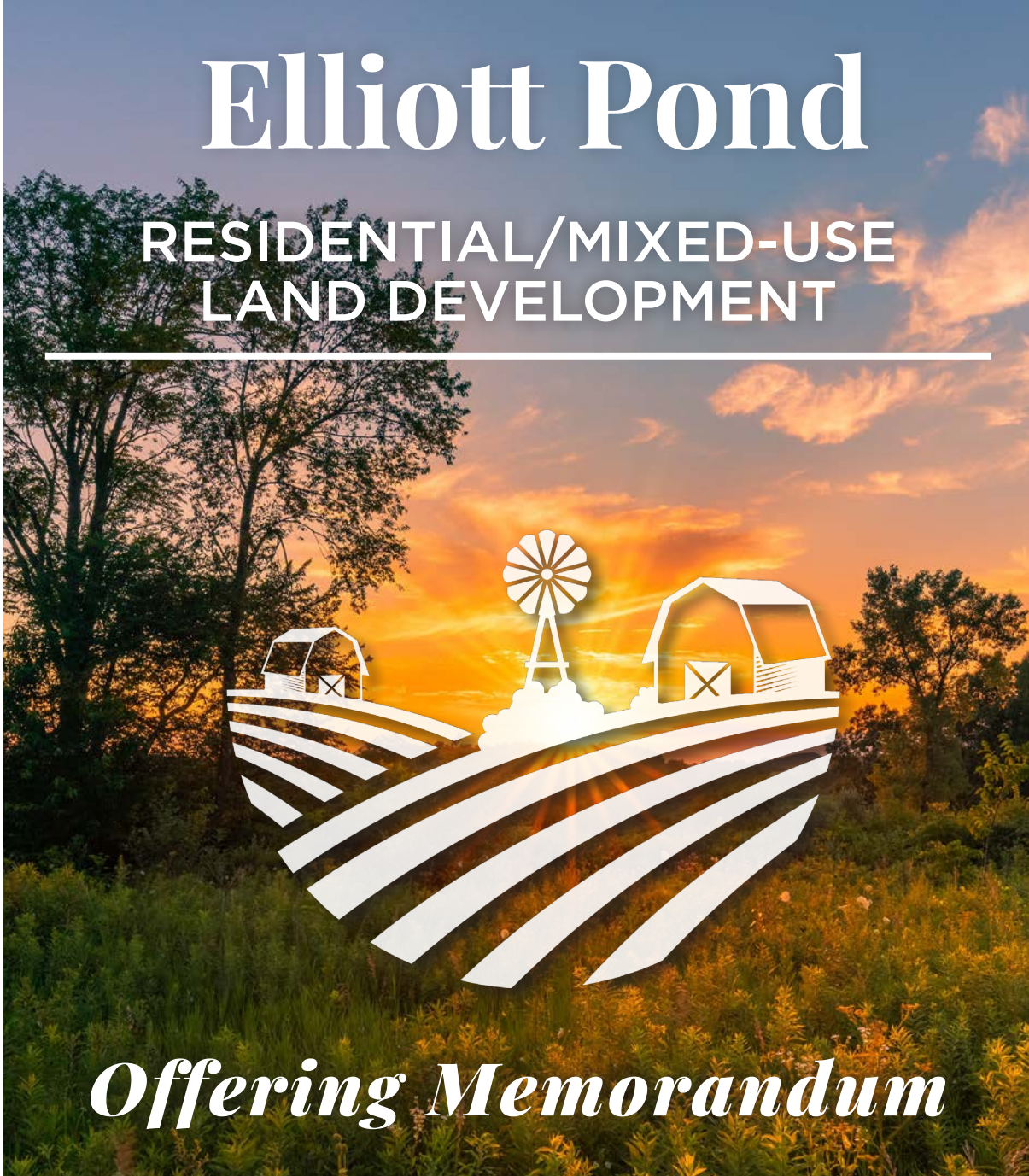




# Elliott Pond

## RESIDENTIAL/MIXED-USE LAND DEVELOPMENT



### *Offering Memorandum*

# Investment Team

FOR MORE INFORMATION

INVESTMENT ADVISORS

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Burch Construction  
Village Place Apartments  
25 Units

# Land for Sale (All or Part)

518 Ramona Street • Ramona • CA 92065

Flocke & Avoyer Commercial Real Estate  
and  
MJN Real Estate  
are pleased to exclusively offer for sale a

**RESIDENTIAL/MIXED-USE OR  
COMMERCIAL LAND OPPORTUNITY.**

## INVESTMENT OVERVIEW

PRICE: Please Contact Broker for Detail

LAND SIZE: ±20.25 Acres | ±882,090 SF

ZONING: RmV4, RS  
(Buyer to Independently Verify)

# LAND SIZE ±20.25 ACRES | ±882,090 SF

## APN PARCEL MAP

LOT	APN	SIZE (ACRES)	ZONE	DUS PER ACRE
A	282-261-06-00	4.24	RmV4	24
B	282-261-62-00	1.38	RmV4	7.3
C	282-370-01-00	1.37	RmV4	4.3
D	282-370-02-00	5.50	RmV4	4.3
E	282-370-19-00	4.65	RS	4.3
F	282-370-20-00	3.11	RS	4.3

## ZONING

**RmV4:**  
Mixed use zone intended for medium - low village development (25% commercial required)

**RS:**  
Single-family residential.

May be eligible for SB 35:  
Allows for density bonuses and expedited processing- see State Board code for details.

Mitigation Land:  
Can be available if needed.

\*Environmental, Biological, and Soil Reports available. (To be independently verified by Buyer)

See zoning pages 14 & 15.





## Offering Highlights

### ONE OF A KIND LOCATION

Located 14 minutes northeast of Poway, Ramona is known for its vineyards, golf courses, horses, cows & chickens. The property is located in the heart and commercial center of Ramona, near Main Street - the main artery of the town.

The property is positioned within a walk or short drive to 9 public and private schools, 5 restaurants, as well as numerous regional and local national retailers which drives traffic to the area.

Nearby Retail:



# Ramona Demographics



Cars Per Day

Ramona St

Main St

10,956

24,783



Average HHI

\$109,682



Population

Ramona 37,000

Trade Area 52,000



Daytime Population

12,508



Drivetime Population

10 Min

20 Min

30 Min

22,855 39,098 145,766



Distance

13 Miles To Poway

18 Miles to Escondido





**VIEW LOOKING WEST**

**SITE**



# Nearby Retail



**Albertsons**  
**CHASE**  
**Bank of America**



**POPEYES**  
**DOLLAR TREE**  
**Little Caesars**

**GROCERY OUTLET**  
**Marshalls**  
**PROPOSED**

MAIN ST. ADT: 24,783



**99c ONLY STORES**  
**Domino's**  
**Pizza**  
**BIG 5**  
**SPORTING GOODS**

**TSC**  
**TRACTOR SUPPLY CO.**



**SITE**

**STATER BROS. markets**  
**rubio's**  
**COASTAL GRILL**  
**Wendy's**  
**RITE AID**  
**goodwill**



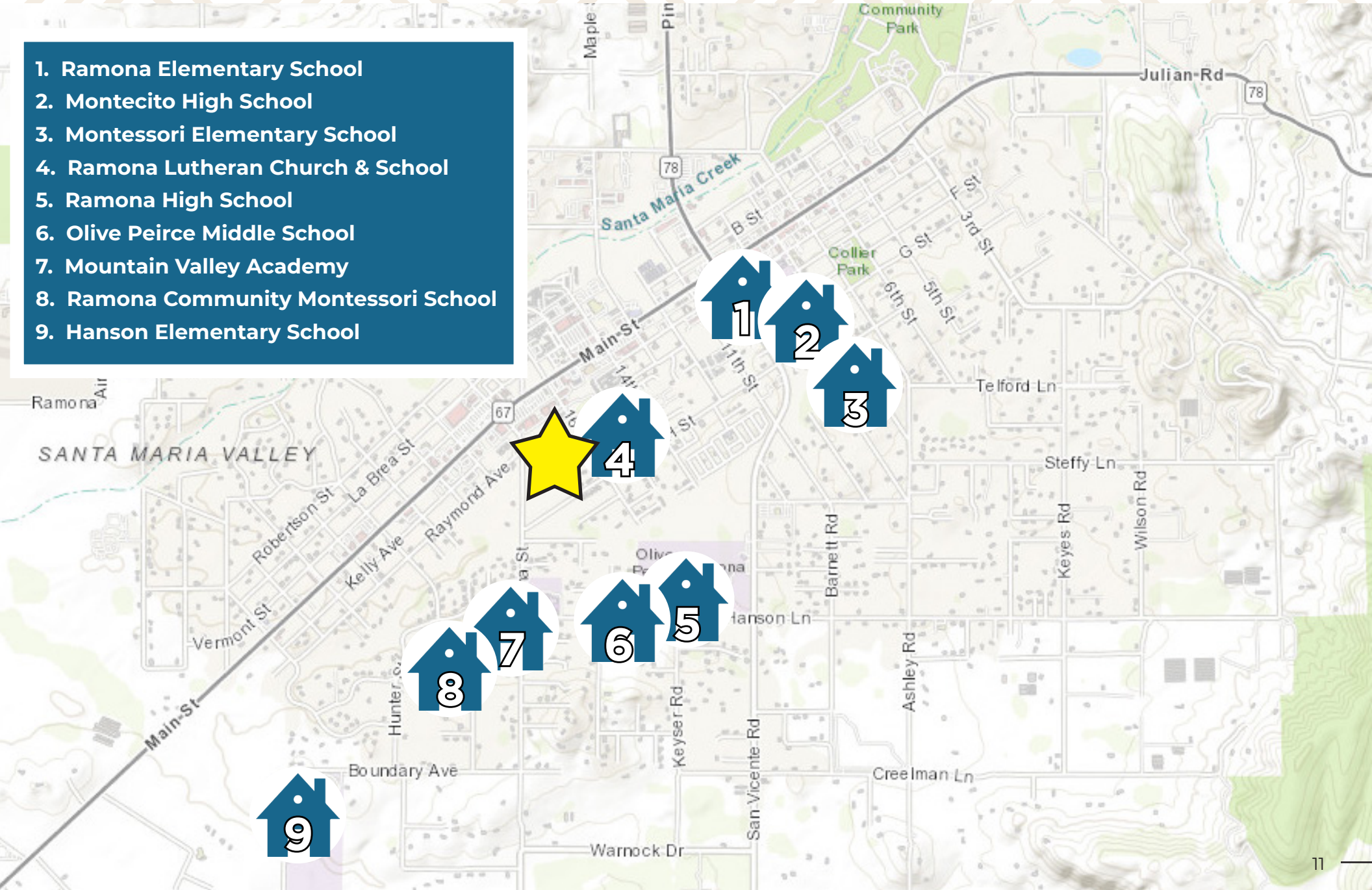
**CVS pharmacy**  
**jiffy lube**  
**Auto Zone**

*\*Disclaimer pg. 24*

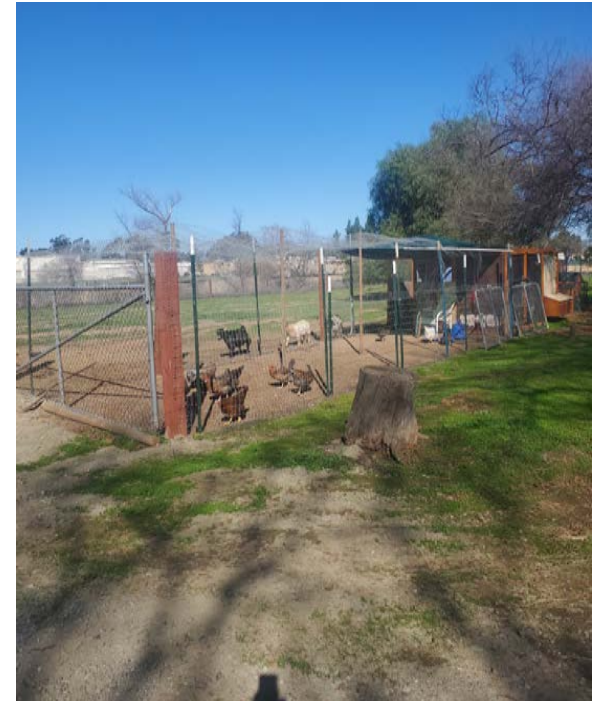
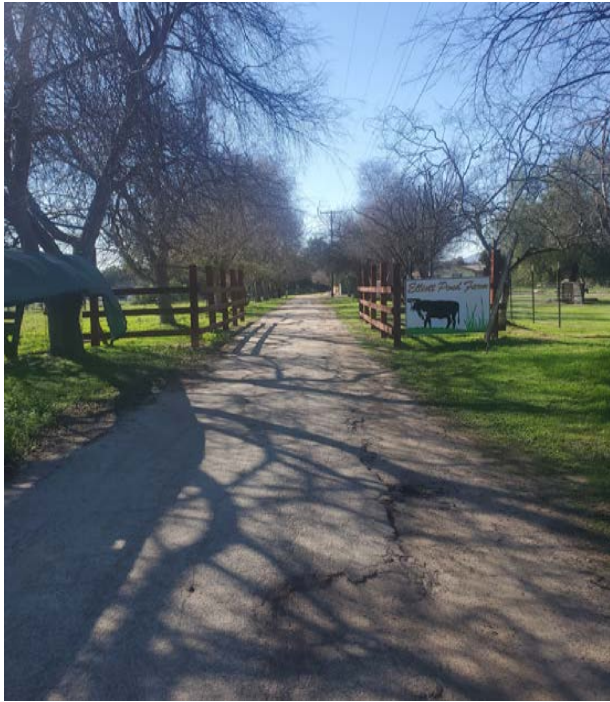


# Nearby Schools

1. Ramona Elementary School
2. Montecito High School
3. Montessori Elementary School
4. Ramona Lutheran Church & School
5. Ramona High School
6. Olive Peirce Middle School
7. Mountain Valley Academy
8. Ramona Community Montessori School
9. Hanson Elementary School



# Property Photos (Current)



\*Disclaimer pg. 24



67

ANYTIME FITNESS



Bank of America

DUNKIN'



CHASE



STATER BROS



POPEYES



MAIN ST. ADT ±24,783



SITE

H ST.

RAMONA ST. ADT ±10,956

GROCERY OUTLET  
bargain Market  
Marshalls  
Proposed

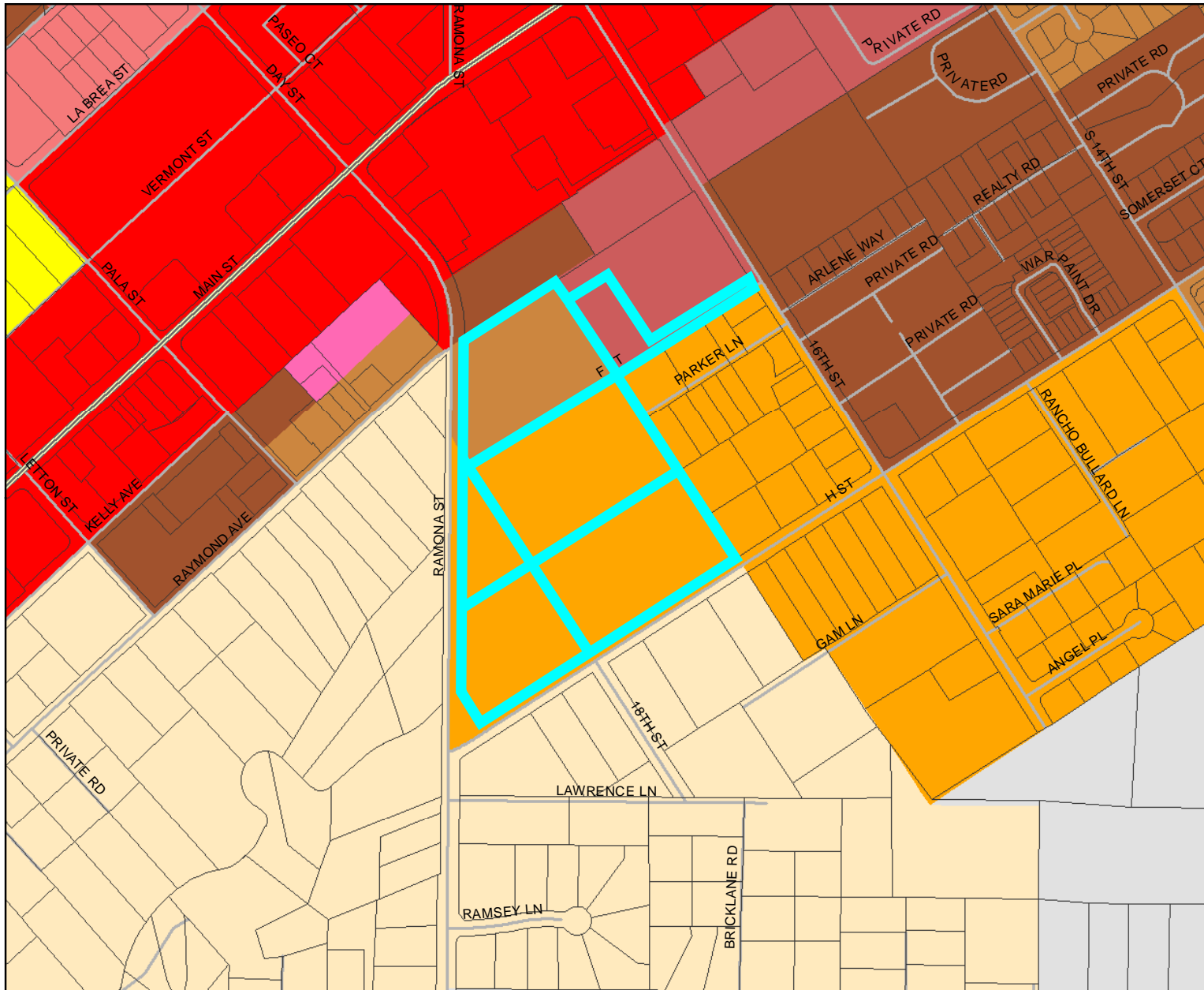
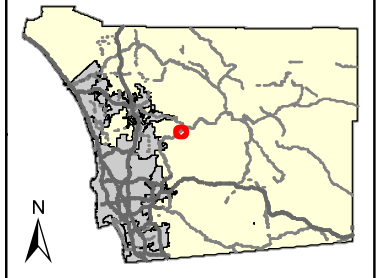


CALIFORNIA 67



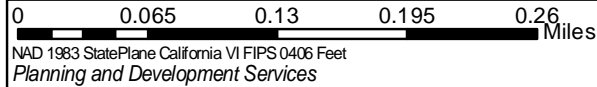
\*Disclaimer pg. 2

# GENERAL PLAN - LAND USE



**Legend:**

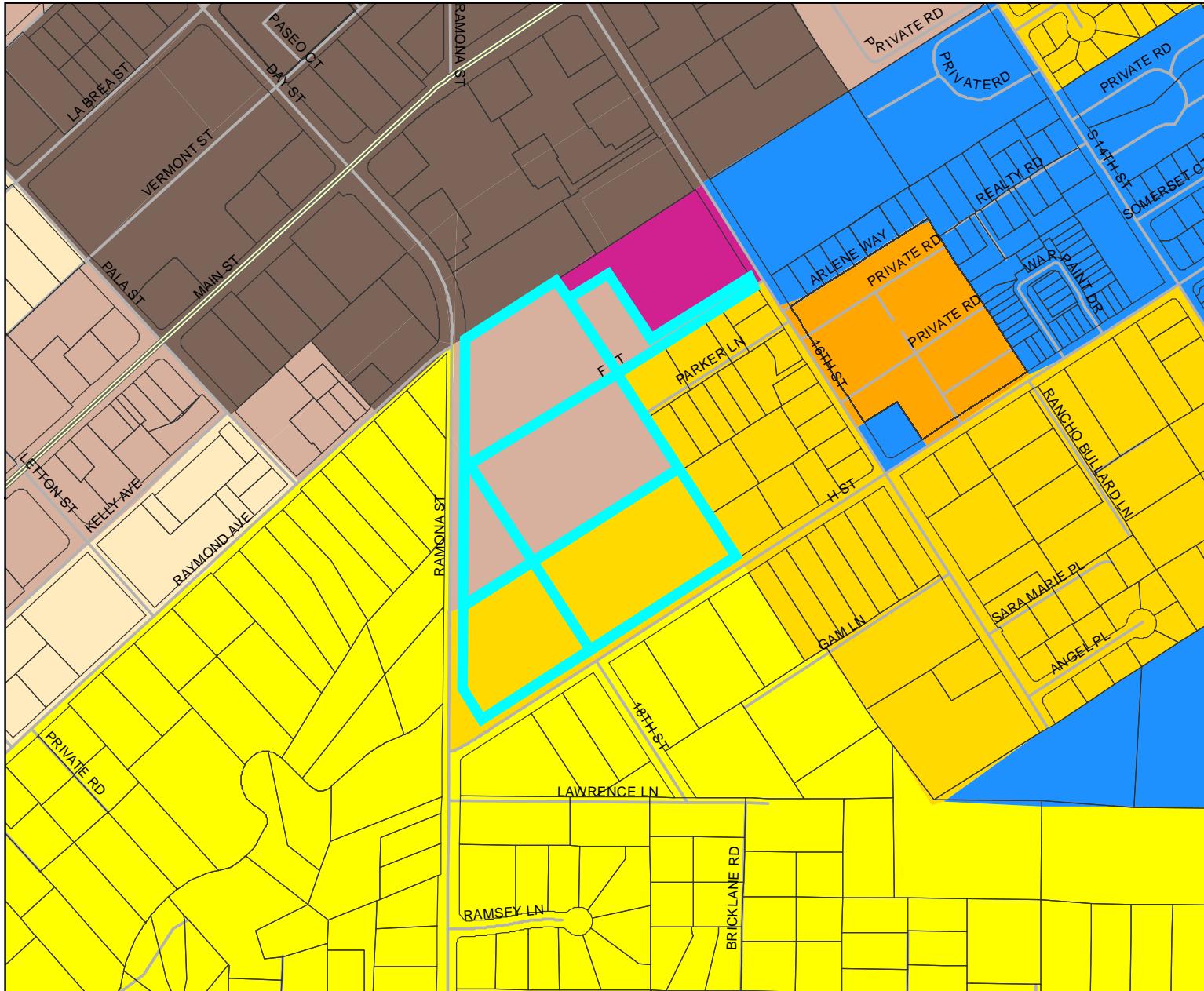
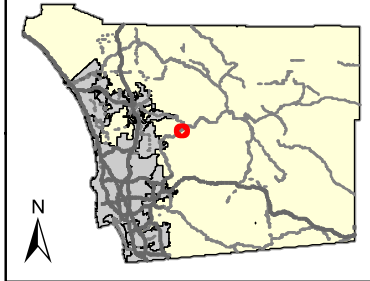
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area\*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)



This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

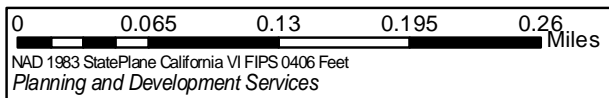
**Notes:**  
\*Residential densities in italics

# ZONING - USE



**Legend:**

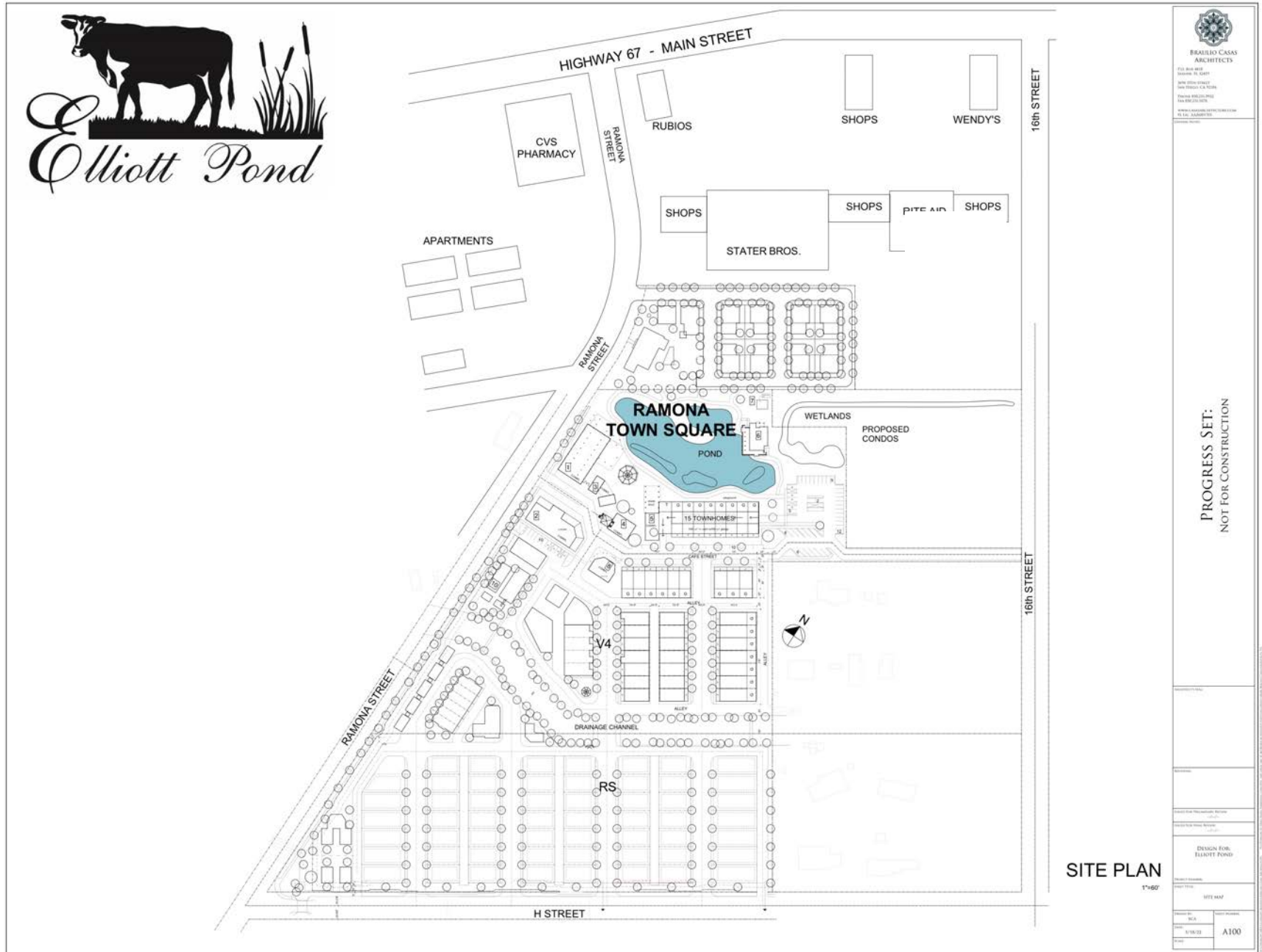
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commercial and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation



This map is generated automatically from an internet mapping site and is for reference only.  
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

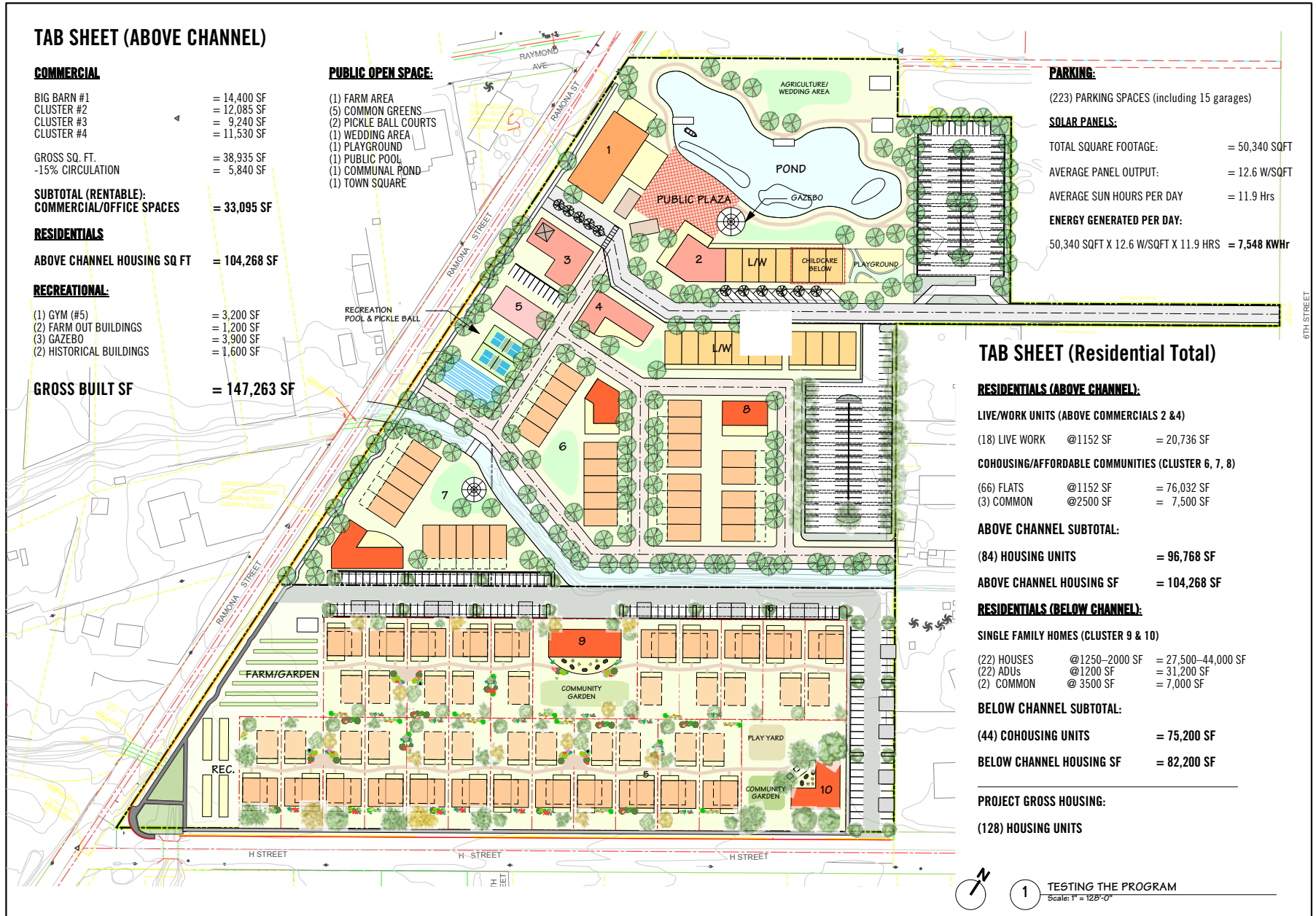
**Notes:**

# Sample Site Plan I (for example purposes only)





# Sample Site Plan II (for example purposes only)



REVISIONS	BY

**THE COHOUSING COMPANY**  
 2118 Commercial Street, Nevada City CA 95959  
 Tel: 530.265.9960 Fax: 530.265.4398  
 E-mail: cohousing@sigco.com  
 www.cohousing.com

**RAMONA MASTERPLAN**  
 Ramona Street, Ramona, CA, 92065

**TESTING THE PROGRAM MASTERPLAN**

Date: 10 MAY 2023  
 Scale: 1/128" = 1'-0"  
 Drawn: NK  
 Job: RAMONA  
 Sheet:

**A1**  
 of 0 sheets

\*Disclaimer pg. 24

# Community Overview

The Ramona community plan area consists of approximately 84,000 acres situated east of the City of Poway and north of Lakeside.

Ramona has emerged as one of California Wine Country's more popular regions, since numerous winemakers have chosen to establish themselves among the town hills. Vineyards pair with the fine restaurants and welcoming cafes of the town center, and agricultural treasures span farms that offer the best of fresh fruit, vegetables, and even eggs harvested that same day.





# About San Diego County

*Great Weather · Miles of Beaches*

Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, Carlsbad, Escondido, La Mesa, Hillcrest, Barrio Logan and Chula Vista just to name a few. San Diego is renowned for its idyllic climate, 70 miles of pristine beaches and a dazzling array of world-class family attractions.

## OUR REGION

# \$253.1B

SAN DIEGO GDP

# 98%

OF SAN DIEGO  
FIRMS ARE SMALL  
BUSINESSES



# *Where good vibes and awesomeness shine day and night*

**3.3M**

population

**2<sup>ND</sup>**

largest county in CA  
& 5th in the nation

San Diego County is a world-renowned destination for travel and business. Driven by creativity, entrepreneurship and innovation, San Diego's economy is thriving and driving growth across the region. With the largest concentration of military in the world and accompanying defense industry, third largest biotech sector in the country, largest craft beer market and one of the world's strongest tourism industries, San Diego has one of the most diverse and dynamic economies in the country.



# About San Diego County

## DEMOGRAPHICS



AVG HH INCOME

\$112,653



HOUSEHOLDS

1.2 M



POPULATION

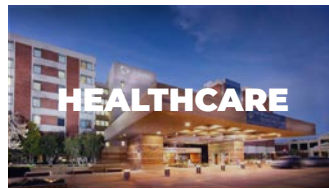
3.35 M



WORKFORCE

2.72 M

## TOP INDUSTRIES



## LARGEST EMPLOYERS



San Diego Unified  
SCHOOL DISTRICT



SAN DIEGO  
COMMUNITY COLLEGE  
DISTRICT



KAISER PERMANENTE®

# WEATHER

**263**  
SUNNY DAYS

**73°**  
AVERAGE HIGH

**53°**  
AVERAGE LOW

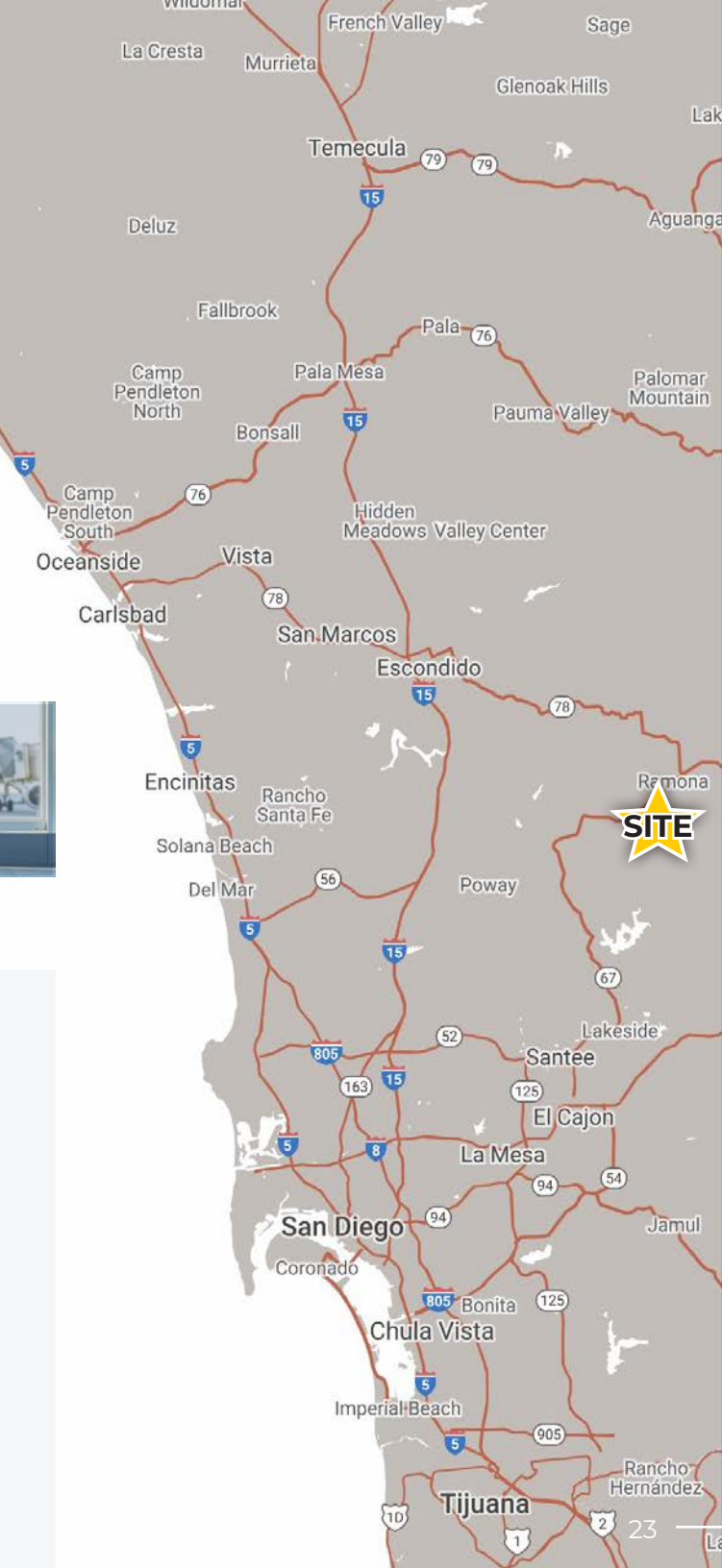
# ECONOMIC BASE SECTORS



# TOP ATTRACTIONS



\*Disclaimer pg. 24



## Disclaimer

Flocke & Avoyer Commercial Real Estate and MJN Real Estate collectively herein after referred to as "Brokers" has been retained as an exclusive advisor to the Seller for the sale of the APN's identified on pg. 6, Ramona, CA ("Property").

This Offering has been prepared by the Brokers for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by the Brokers, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and the Brokers, therefore, are subject to variation. No representation is made by the Brokers or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, the Brokers, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and the Brokers each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. the Brokers are not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or the Brokers, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or the Brokers, and (v) to return it to the Brokers immediately upon request of the Brokers or Owner. If you have no further interest in the Property, please return this Investment Offering forth with.

All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.



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SUITE 110  
SAN DIEGO, CA 92122  
619.280.2600



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RAMONA, CA 92065  
760.440.9941

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