

# 729 D Street

Ramona, CA 92065



**RE/MAX**  
DIRECT

Exclusively Listed By: ReMax Direct



## PROPERTY DESCRIPTION

729 D Street | Ramona, CA 92065

### PROPERTY HIGHLIGHTS

- *Property Address: 729 D Street, Ramona, CA 92065*
- Parcel Number: 281-321-26-00
- Lot Size: 0.25 acres
- Zoning: RMV4 – General Zoning District
- Located adjacent to Ramona's Historic Downtown District
- 4,000 total square feet
- Durable concrete block and metal construction
- Excellent visibility from D Street
- Conveniently located off Main Street
- Two points of ingress / egress
- Fully fenced



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729 D Street, Ramona, CA 92065

TRADE AREA PROXIMITY MAP

729 D Street | Ramona, CA 92065



729 D St, Ramona



5 Miles



TRADE AREA LOW AERIAL

729 D Street | Ramona, CA 92065



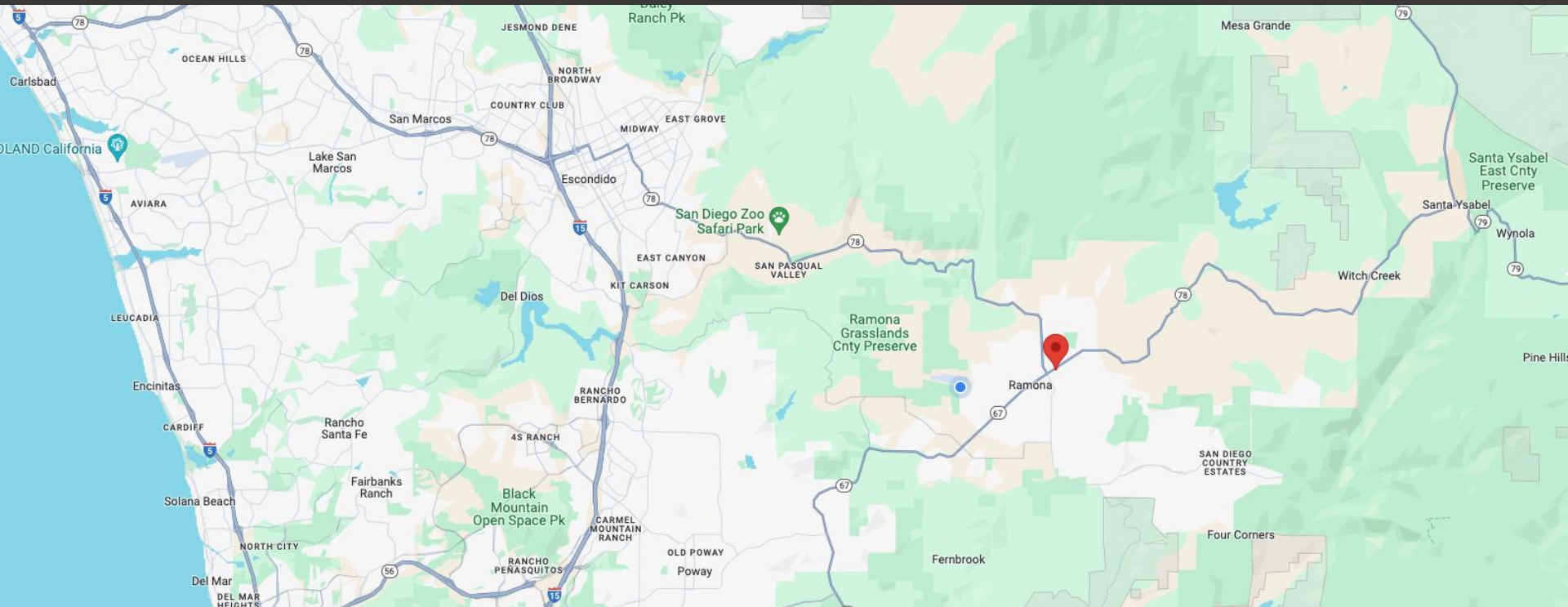
Subject Property

729 D Street



## LOCATION MAP & DEMOGRAPHICS

729 D Street | Ramona, CA 92065

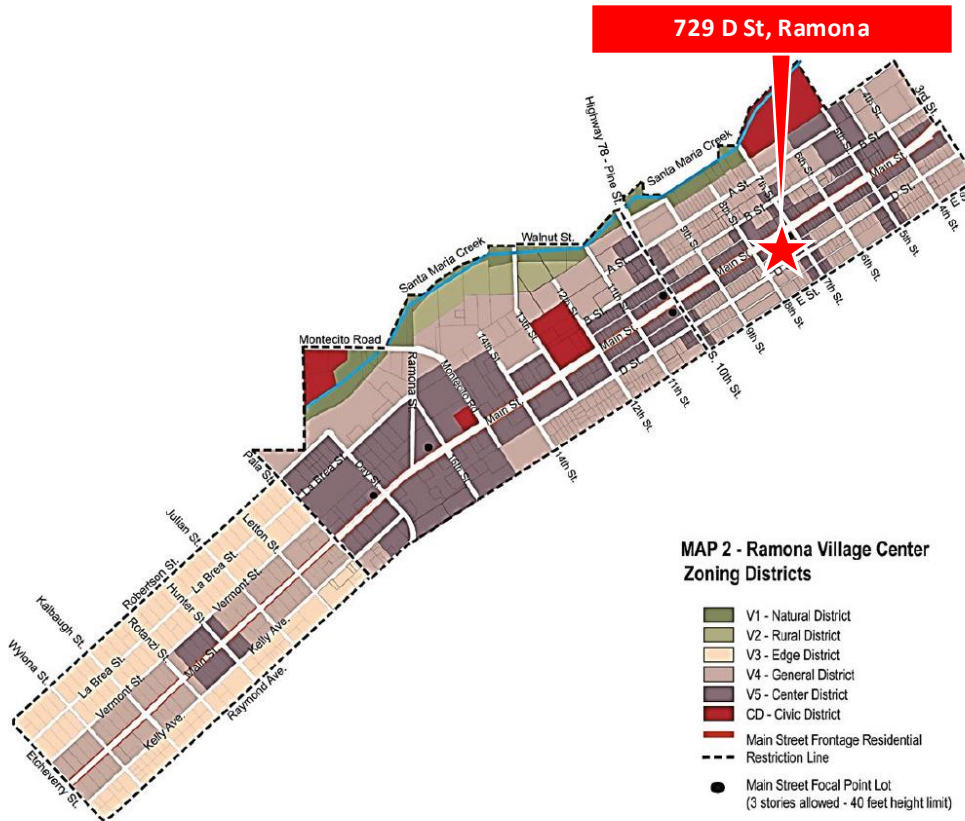


### Population

1 MILES	3 MILES	5 MILES
9,637	19,098	31,300

### Average HH Income

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



**PART EIGHT: 8750 RM-V4 - General District**

**TABLE 3.0 PERMITTED USES**

RESIDENTIAL	V4
Accessory Dwelling Unit Apartment	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	
OFFICE	V4
Professional Office Space (Class A)	
COMMERCIAL	V4
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	R
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	m
Fleet Storage	m
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	R
Sales/Rentals (Heavy Equipment)	R
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	m
Business Equipment and Sales Services	R
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	R

R by RIGHT  
 A BY ADMINISTRATIVE PERMIT  
 m by MINOR USE PERMIT  
 M by MAJOR USE PERMIT  
 □ NOT ALLOWED

COMMERCIAL (continued)	V4
Convenience Sales and Service	R
Cottage Industries	R
Eating and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	R
Financial, Insurance and Real Estate	R
Funeral and Internment Services	
Cremating / Interning	M
Undertaking	A
Gasoline Sales	R
Laundry Services	R
Medical Services	R
Participant Sports and Recreation	
Indoor	R
Outdoor	m
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	A
Retail Sales	
General	R
Specialty	R
Scrap Operations	
Spectator Sport and Entertainment	
Limited	R
General (Private Gymnasium)	M
Swap Meets (not to exceed 5,000 sf)	M
Transient Habitation	
Campground	
Lodging	R
Resort	m
Wholesale Storage and Distribution	
Mini-Warehouse	A
Light	A
Heavy	M

INDUSTRIAL	V4
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V4
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V4
Mining and Processing	
Sire Preparation	M
CIVIC	V4
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	m
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	R
Law Enforcement Services	R
Lodge, Fraternal and Civic Assembly	R
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	R
Small Schools (50 or fewer students)	R





## OFFERING PROCEDURES

738-46 Main Street | Ramona, CA 92065

### **CONFIDENTIAL OFFERING MEMORANDUM DISCLOSURE FOR 729 D ST / DANNY'S TRUCK AND AUTO**

This Confidential Offering Memorandum ("Memorandum") is provided under the terms of the Confidentiality Agreement ("Confidentiality Agreement") that you have signed, and it forms a part of the Confidential Information as defined therein. This document is intended solely for your assessment of a potential investment in the property located in Ramona, CA (the "Project"). It is not to be utilized for any other purpose or shared with any third parties without prior written approval from ReMax Direct.

Prepared by ReMax Direct, this Memorandum relies substantially on information provided by the Ownership. It presents selected data regarding the Project and the surrounding real estate market but does not encompass all information necessary for a thorough evaluation. The financial forecasts herein (and in any accompanying Confidential Information) are intended for general reference only and are based on various assumptions related to the broader economy and local market conditions. Therefore, actual results may differ significantly from these projections.

To assist in your review, various documents have been summarized; however, these summaries are not comprehensive statements of the terms or a legal interpretation of the documents. While we believe the information in this Memorandum and other Confidential Information to be reliable, neither ReMax Direct nor the Ownership warrants its accuracy or completeness. Given this context, and since the investment in the Project is being offered on an "As Is, Where Is" basis, prospective investors and their authorized representatives must conduct their own independent due diligence, assessments, and conclusions regarding the investment without reliance on this Memorandum or any other Confidential Information.

While additional Confidential Information, which may include engineering, environmental, or other reports, may be made available to qualified parties as the marketing process progresses, prospective purchasers are encouraged to consult their own legal, financial, engineering, and environmental advisors. ReMax Direct and the Ownership do not guarantee the accuracy or completeness of any information contained within this Memorandum or any other Confidential Information provided.

The Ownership retains the right, at its sole discretion, to decline any investment offer or to terminate negotiations with any party at any time, with or without prior notice. No legal obligations or commitments to any prospective investor will exist unless a written sale agreement has been fully executed, delivered, and approved by the Ownership, and all conditions related to the Ownership's obligations have been satisfied or waived. The Ownership has engaged ReMax Direct as the exclusive broker and will be responsible for any commission due to ReMax Direct in connection with a transaction related to the Project, as outlined in a separate agreement.

### **THE PROCESS**

Please do not contact existing tenants. For any questions, please reach out to the brokers on the sale.

#### **OFFERS SHOULD BE SENT TO THE ATTENTION OF:**

#### **JEFF GAN**

1410 Main Street, Suite A  
Ramona, CA 92065

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+1 619 980 5603  
CA License #00878941

#### **BRANDON POWELL**

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CA License #02098986

Offers should be in the form of a Letter of Intent (LOI) and at minimum, offers should include the following:

- ❖ Price
- ❖ Earnest Money Deposit
- ❖ Due Diligence Time Period
- ❖ Closing Period

The logo for RE/MAX DIRECT. "RE/MAX" is in a bold, red, sans-serif font with a blue diagonal slash between "RE" and "MAX". "DIRECT" is in a blue, italicized, serif font below it. A registered trademark symbol (®) is located to the upper right of the "X" in "MAX".