

# EXECUTIVE SUMMARY

2330 CALIFORNIA 67



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	Suite E - 1,339 Sf
<b>LEASE RATE:</b>	\$1.32 Psf Plus NNN
<b>LEASE TERM:</b>	3 - 5 years
<b>PARKING:</b>	Off Street Parking Front & Rear Parking lot
<b>HVAC:</b>	Yes

## PROPERTY OVERVIEW

Situated conveniently on Main Street/Highway 67 as you enter Ramona, there is a well-positioned Strip Retail Center. The center comprises a diverse range of tenants, including Thai Time Restaurant, Bamboo Massage Spa, BSC Business Center, Moxey Hair, Smoke Shop, and Bisher Meats. Ample parking is available at the rear of the center, providing convenient access to each unit.

AC controlled by each tenant.

This versatile space offers an open area that can be tailored to suit your specific requirements. It features a restroom, shower, and a private office for added convenience and functionality.

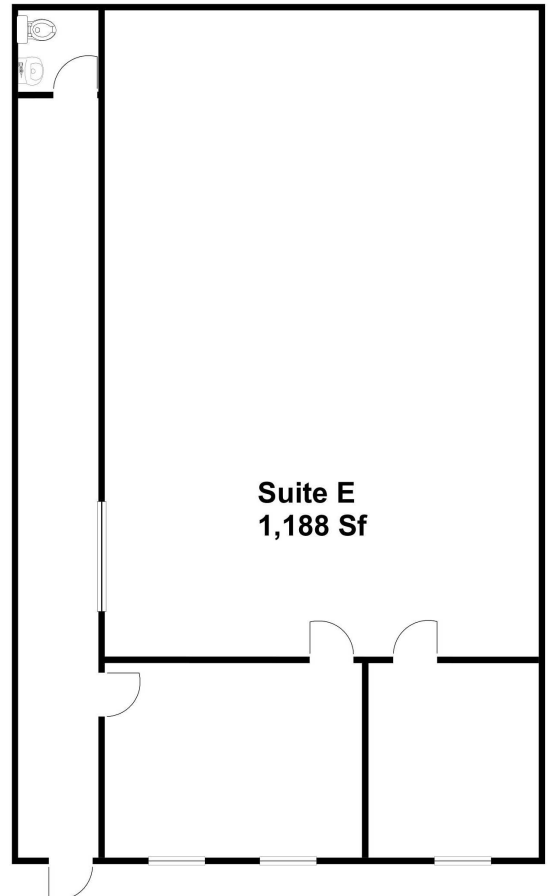


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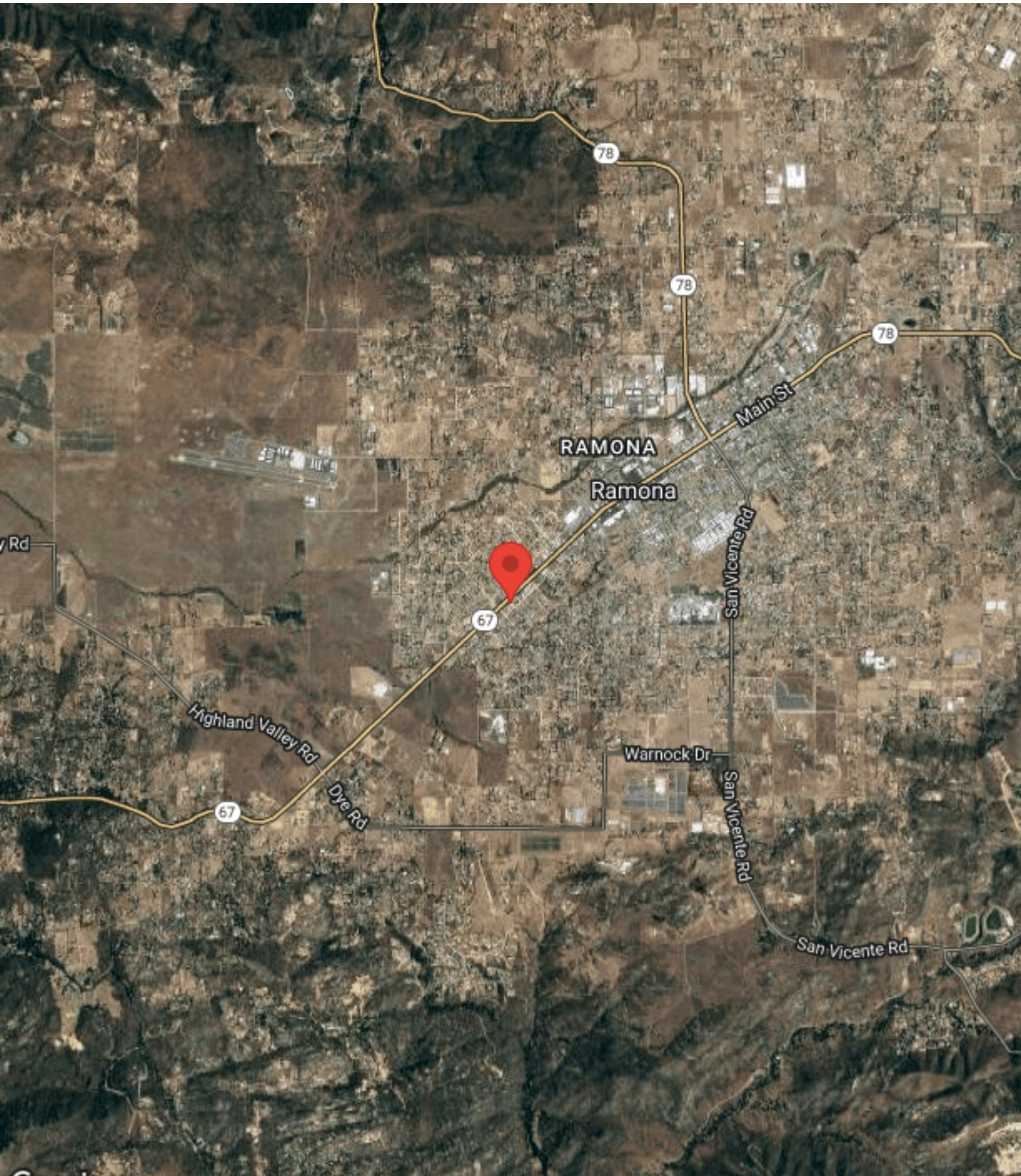
# PROPERTY PHOTOS

2330 CALIFORNIA 67



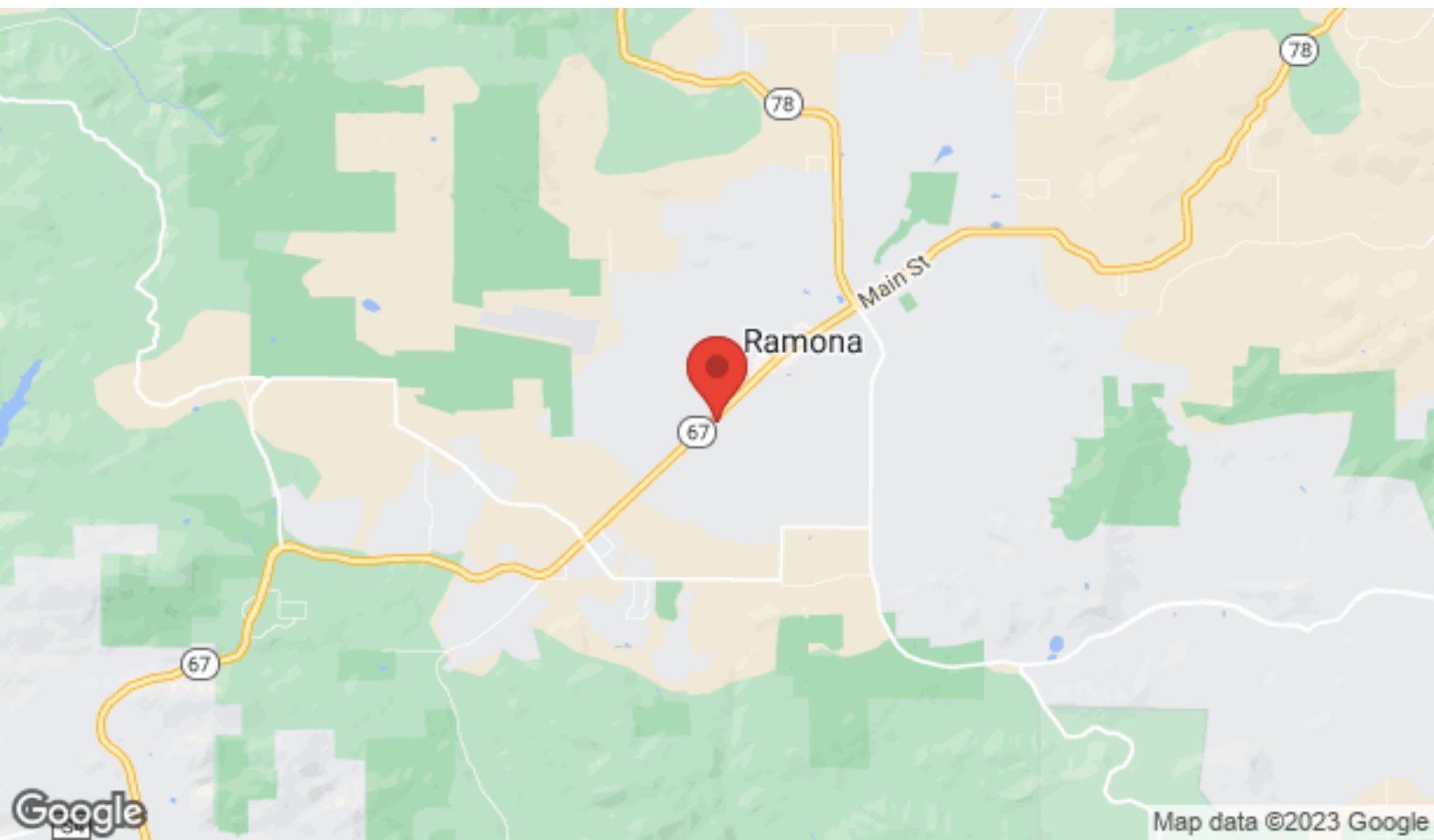
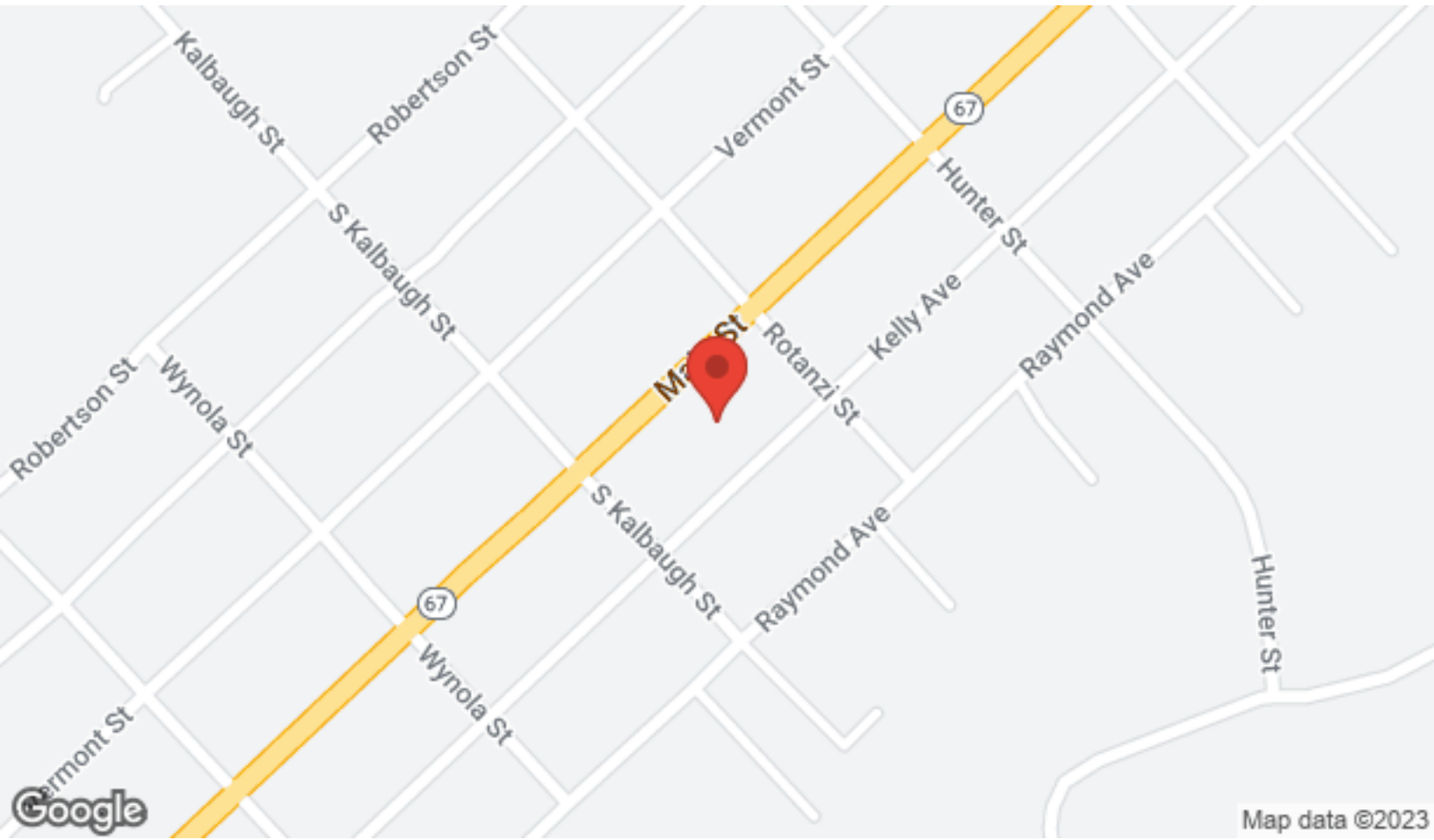
# REGIONAL MAP

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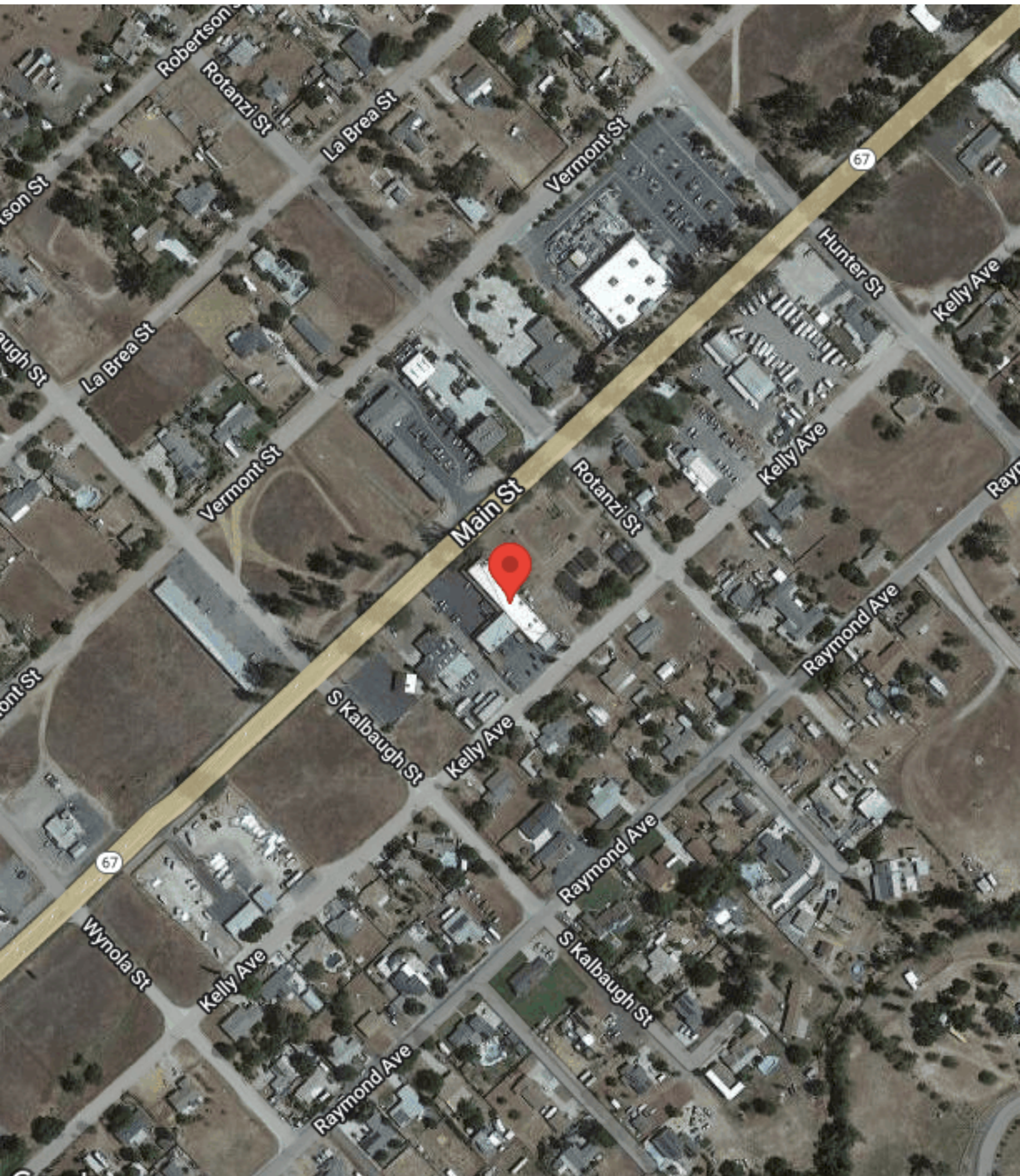
# LOCATION MAPS

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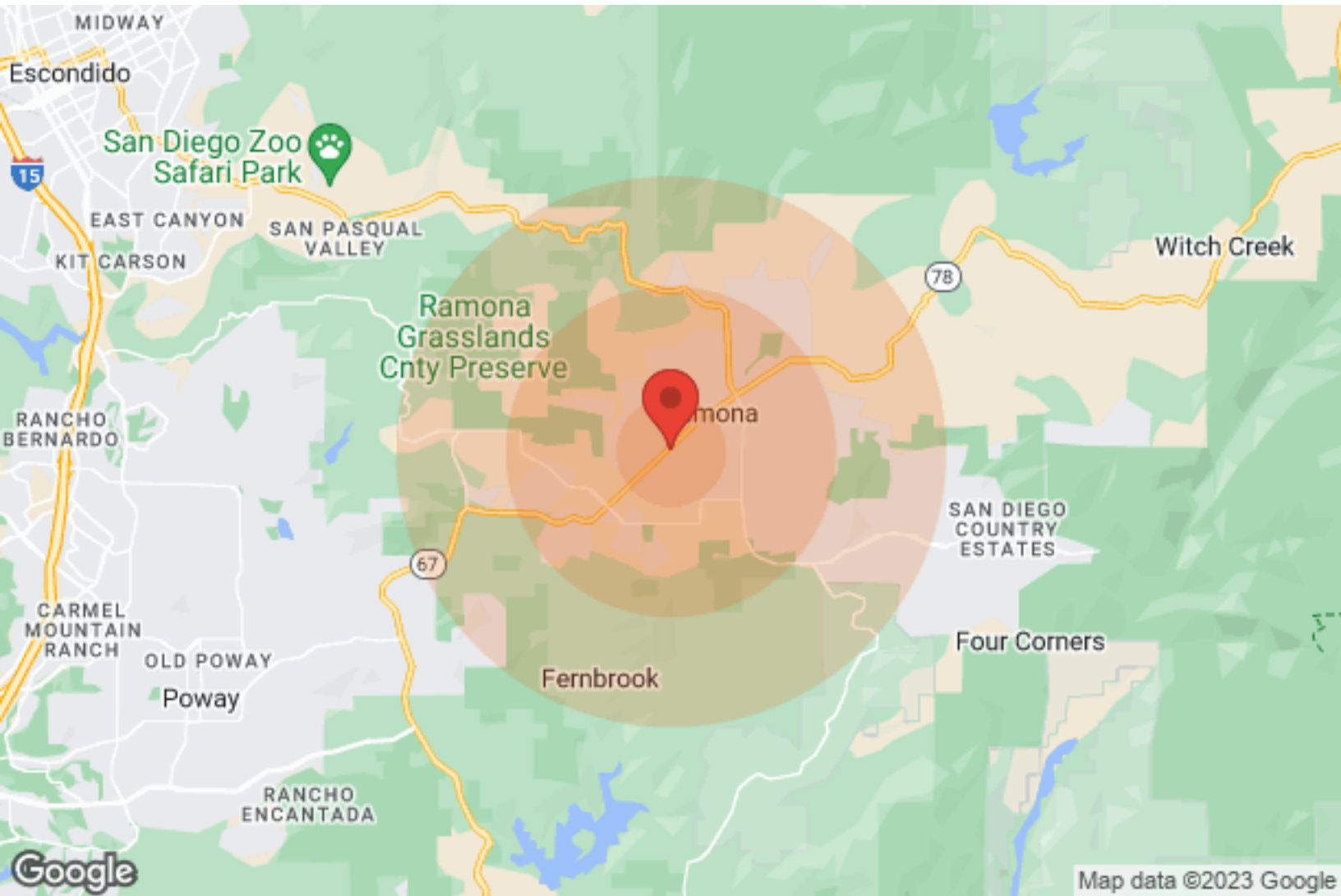
# AERIAL MAP

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,532	9,329	14,222
Female	2,538	8,951	13,652
Total Population	5,070	18,280	27,874

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,102	4,087	5,826
Ages 15-24	718	2,633	3,967
Ages 25-54	1,887	6,931	10,341
Ages 55-64	674	2,149	3,676
Ages 65+	689	2,480	4,064

Race	1 Mile	3 Miles	5 Miles
White	4,064	14,057	22,831
Black	9	27	95
Am In/AK Nat	33	66	83
Hawaiian	2	5	10
Hispanic	1,669	6,654	7,889
Multi-Racial	1,870	8,062	9,388

Income	1 Mile	3 Miles	5 Miles
Median	\$87,352	\$80,584	\$85,483
< \$15,000	21	378	553
\$15,000-\$24,999	174	534	696
\$25,000-\$34,999	134	590	686
\$35,000-\$49,999	200	762	1,075
\$50,000-\$74,999	273	1,010	1,481
\$75,000-\$99,999	320	884	1,370
\$100,000-\$149,999	432	1,092	1,830
\$150,000-\$199,999	113	452	934
> \$200,000	12	195	535

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,767	6,175	9,751
Occupied	1,663	5,771	9,149
Owner Occupied	1,173	3,495	6,362
Renter Occupied	490	2,276	2,787
Vacant	104	404	602

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Each Office Independently Owned and Operated

## *PRESENTED BY:*

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