



**1512**  
MAIN STREET  
RAMONA, CA 92065

**FOR SALE  
FOR LEASE**

**FOR SALE OR GROUND LEASE OPPORTUNITY**

**(FORMER UNION BANK)**

BUILDING:±3,980 SF DIVISIBLE  
LOT:±31,363 SF

**FLOCKE &  
AVOYER**  
Commercial Real Estate



# 1512

MAIN STREET  
RAMONA, CA 92065

## FOR SALE OR GROUND LEASE

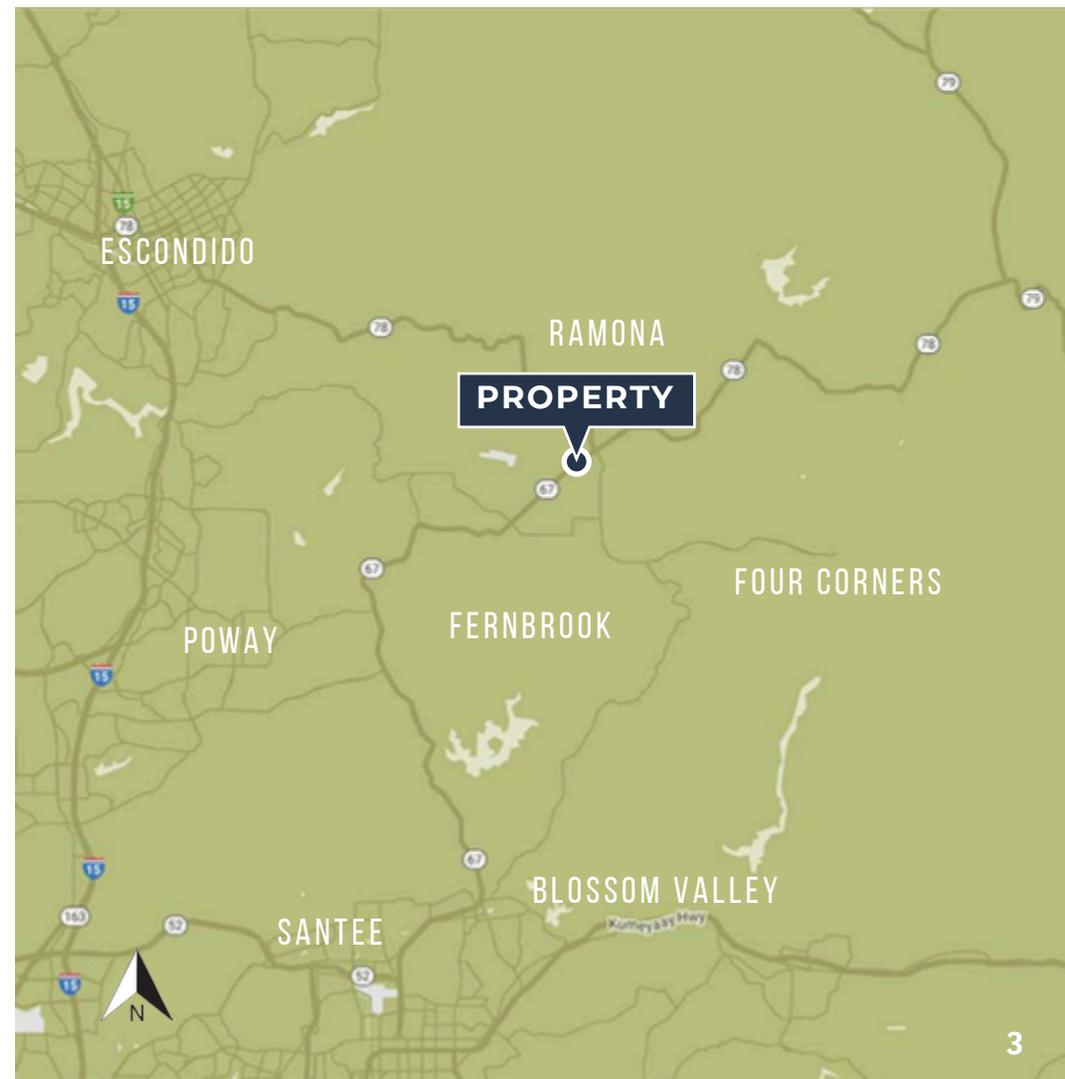
For Sale: \$2,500,000

Ground Lease: Contact Broker for Details

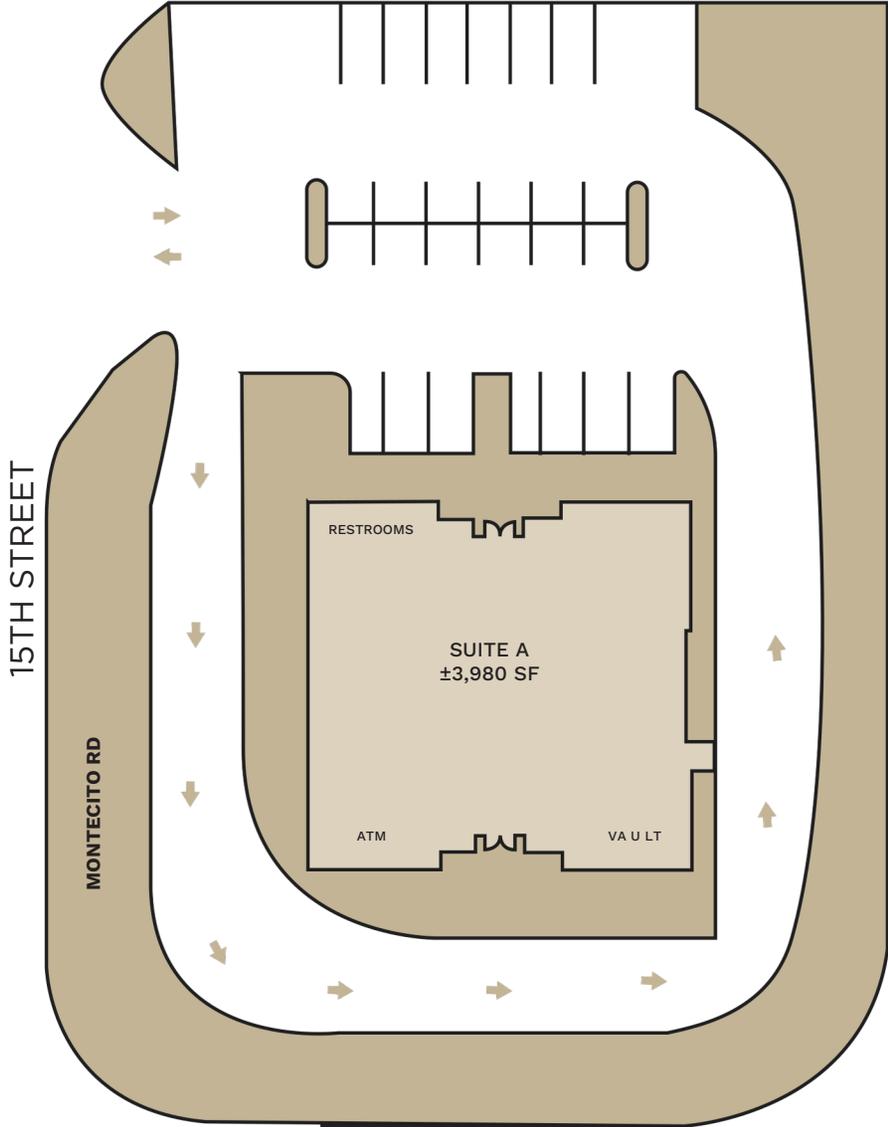
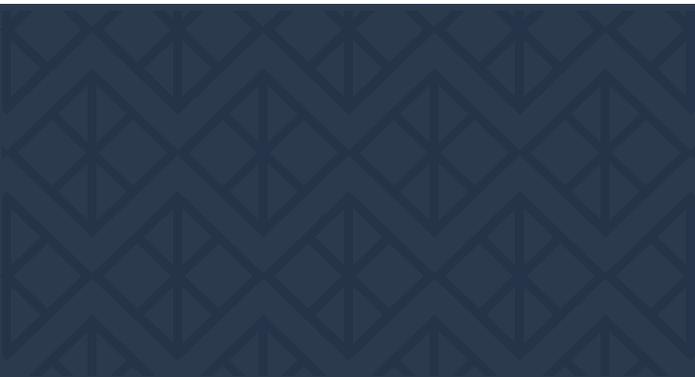
Building Size: ±3,980 SF

Lot Size: ±31,363 SF

- ◆ Located at signalized intersection
- ◆ Direct frontage on highly trafficked State Route 67 (±34,385 CPD)
- ◆ Freestanding drive thru opportunity in the dominant Ramona retail corridor
- ◆ RMV5 ZONING
- ◆ 26 parking spaces including 2 handicap stalls
- ◆ In the well established Ramona trade area



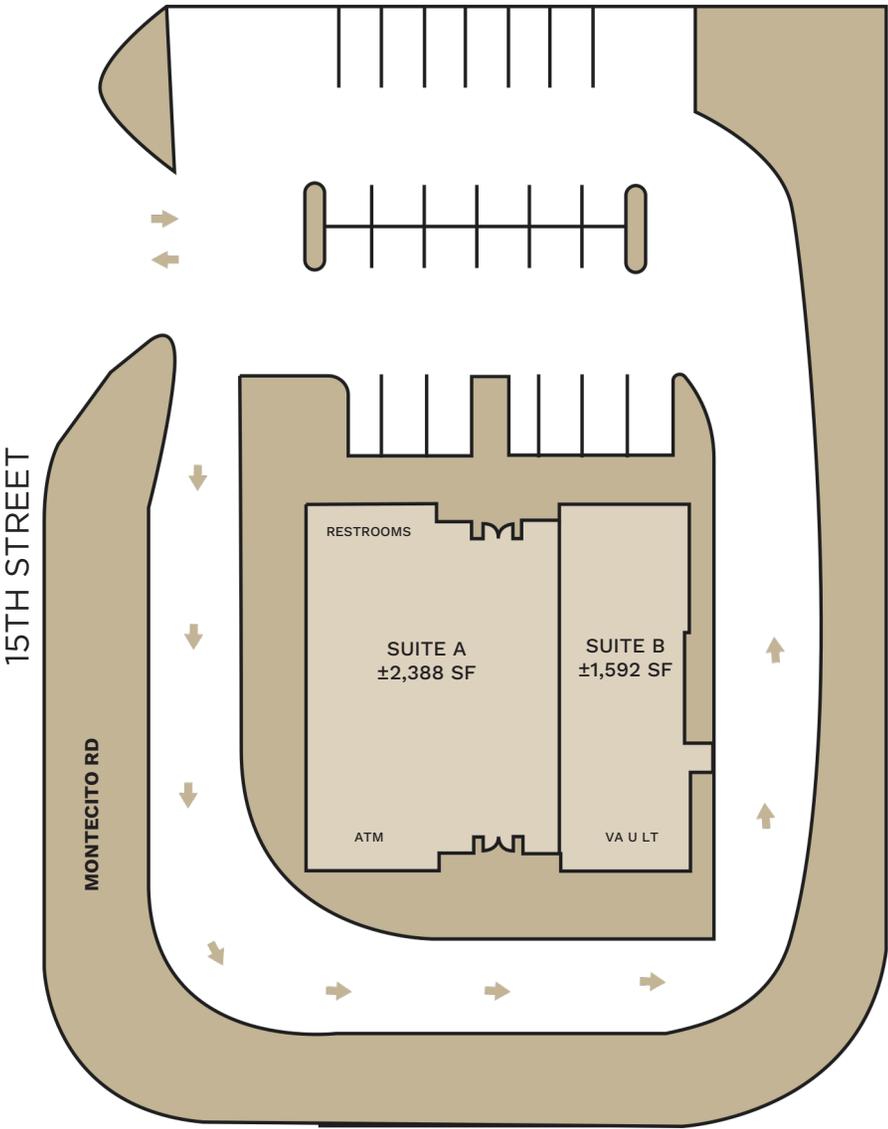
# PROPOSED SINGLE TENANT OPTION



 / MAIN STREET

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# PROPOSED TWO TENANT OPTION



 / MAIN STREET



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**APN**

282-262-17-00

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**LOT SIZE**

±31,363 SF

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**BUILDING SIZE**

±3,980 SF

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**ZONING**

RMV5

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**DRIVE THRU USES**

ALLOWED



## Population

1 MILE	3 MILES	5 MILES
9,637	19,609	31,300



## Average HH Income

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



## Traffic Counts

SR 67/Main St: ±34,385 CPD



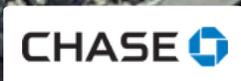
MAIN ST. ± 34,385 CPD

15TH ST.



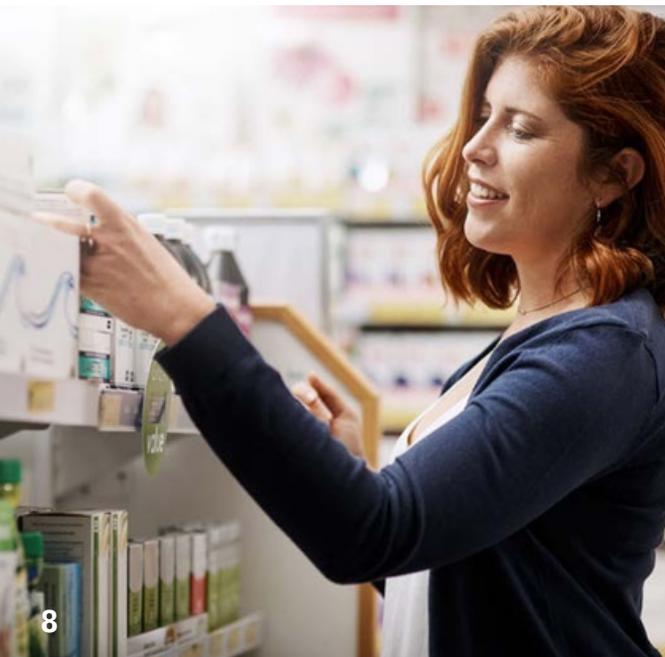
San Diego County Sheriff's

MONTECITO RD.



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# PLAT MAP



# AERIAL MAP





- ◆ Ramona is situated in the beautiful Santa Maria Valley.
- ◆ The area attracts visitors year-round with miles of scenic hiking trails.
- ◆ The Ramona Valley Wine Region has over 20 wineries. Many have wine tasting tours and many of the wineries are located within just a mile or two of one another.
- ◆ Annual Ramona community events includes: Ramona Country Fair, Ramona Air Show.





**K**  
kmart.  
Former

**DOLLAR TREE**

Ramona Street

La Brea Street

16th Street

Montecito Road

13th Street

Albertsons

True Value

Pala Street

TACO BELL

LESLIE'S SWIMMING POOL SUPPLIES

SUBWAY

Planet Fitness rubio's

Pizza Hut

Wendy's

McDonald's

CHASE

Bank of America

Express

Starbucks

Main Street

67

67

Main Street

UNITED STATES POSTAL SERVICE

DUNKIN'

Domino's 99¢ only STORES. BIG 5

14th Street

PROPERTY

Denny's

Auto Zone

CVS

goodwill

STATER BROS.

RITE AID

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# \*DISCLAIMER

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# 1512 MAIN STREET

For More Information

**STEVE AVOYER**  
PRESIDENT  
619.280.2600  
savoyer@flockeavoyer.com  
License ID: 00407899

**GAEL COURTNEY**  
EXECUTIVE VICE PRESIDENT  
858.875.4666  
gcourtney@flockeavoyer.com  
License ID: 00952439

**PAIGE ROCHELLE**  
SALES ASSOCIATE  
858.875.4684  
prochelle@flockeavoyer.com  
License ID: 02369938



4727 Executive Drive, Suite 300, San Diego, CA 92121  
619.280.2600 | flockeavoyer.com