

An aerial photograph of a commercial area in Ramona, California. The image shows a large, multi-story building complex with a flat roof, highlighted with a semi-transparent teal overlay. The building is situated in a developed area with other commercial buildings, parking lots, and trees. In the foreground, there is a dirt road and a parking lot with several vehicles, including what appear to be RVs or trailers. The background shows a residential area with houses and trees, and distant hills under a clear sky.

2344 Highway 67
Ramona CA 92065

Community Opportunity - what will you create?

Prime Investment Opportunity



Price \$1,295,000



Traffic
+/- 22,000 Cars/Day



Total SF +/- 7223



Lot Size +/- 30,492 SF
/ 0.7 Acre

This commercial complex, featuring five spacious suites, is full of potential and perfect for investors looking to add value. Located in a highly desirable area, the property is ideal for a range of businesses, from retail to office spaces. While the complex is ready for immediate use, it could greatly benefit from some updating, providing an excellent opportunity for improvements to increase value and appeal. Highlights include:

- 5 versatile suites suitable for various business types
- Ample parking for clients and employees
- Located near major roads and high-traffic areas, ensuring high visibility
- Competitive pricing for those with a vision to modernize and elevate the property

This property is a rare find in the area and is waiting for the right owner to unlock its full potential. Perfect for investors looking to grow their portfolio in a thriving market. Don't miss out on this promising opportunity!

Let us know if you'd like more details!



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COLDWELL BANKER
WEST

2344 Highway 67
Main Street
Ramona, CA 92065



Property Profile

- 5 Flexible Multi-Use Buildings
- Frontage 120'
- Built 1978
- APN 282-203-06-00
- Electrical Service Phase 3
- Ramona Unincorporated - County of San Diego
- Ingress/Egress - Frontage on Main/67 and on back of lot to Kelly Ave
- Monument Sign
- RMV4 General Zoning District
The General Zoning District (RM-V4) consists of moderately developed land that is generally residential in character, but permits an appropriate level of shared uses. Moderate setbacks and Lot coverage by new buildings. Mix-Use Residential/Commercial
- On the road to and from San Diego to Mountain communities.



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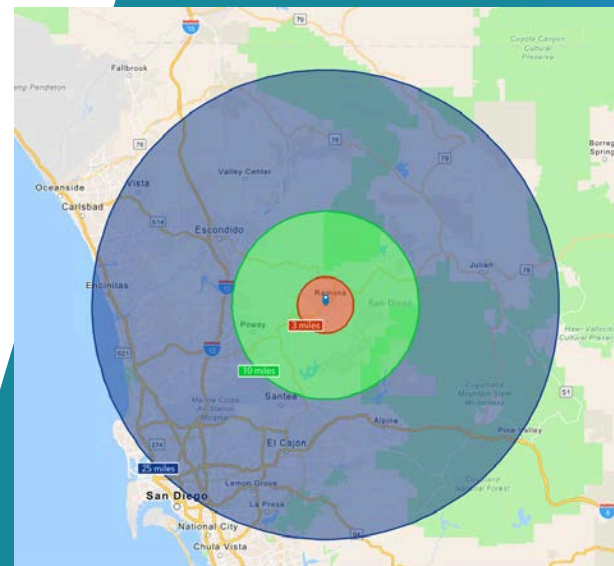
We are proud to present 2344 Highway 67 (Main Street) in Ramona, CA.

Living in Ramona offers a unique blend of outdoor adventure, thriving business opportunities, and rich cultural experiences. Nestled amidst natural beauty, residents can enjoy an active lifestyle, with numerous parks and hiking trails perfect for nature lovers. Nearby lakes and rivers provide ample opportunities for water sports like kayaking and paddleboarding, making weekends a paradise for outdoor enthusiasts. Ramona's lively farmers' markets and artisan fairs offer residents and visitors the chance to support local businesses while enjoying fresh produce and handmade crafts.

The area's growing food scene is another highlight, with cozy cafes, international restaurants, and local breweries that make dining out an exciting experience. Ramona isn't just a wonderful place to live; it's also quickly becoming a hub for business. The town's supportive community and strong focus on small businesses have fostered a nurturing environment for entrepreneurs. Local shops, innovative startups, and established businesses benefit from steady growth in both the residential and business sectors. Community events, including art walks, live music, and festivals, add to Ramona's charm, fostering connections and supporting local commerce. With convenient access to major nearby cities, Ramona offers the ideal mix of small-town tranquility and big-city business connections—an exceptional place to live, work, and grow.

Property Opportunities

- **Development Options:** Consider a mixed-use or value-add development.
 - Renovate existing buildings and add residential units.
 - Renovate and expand for enhanced commercial use.
- **Maximize Your Space**
Expand retail areas, add new services, or increase office space. Unused spaces can be divided and leased to other businesses aligned with your vision, creating a valuable revenue stream and enriching the property's offerings.
- **Generate Additional Income**
Leasing extra space to other businesses not only creates consistent revenue but enhances the area's atmosphere, attracting more customers and adding diversity to the services or products available.
- **Imagine a Business Village:** "Bring your business, build a community."
A thoughtfully curated environment where businesses not only coexist but thrive through shared values and complementary services. This "village" creates a unique space where each business strengthens the other,

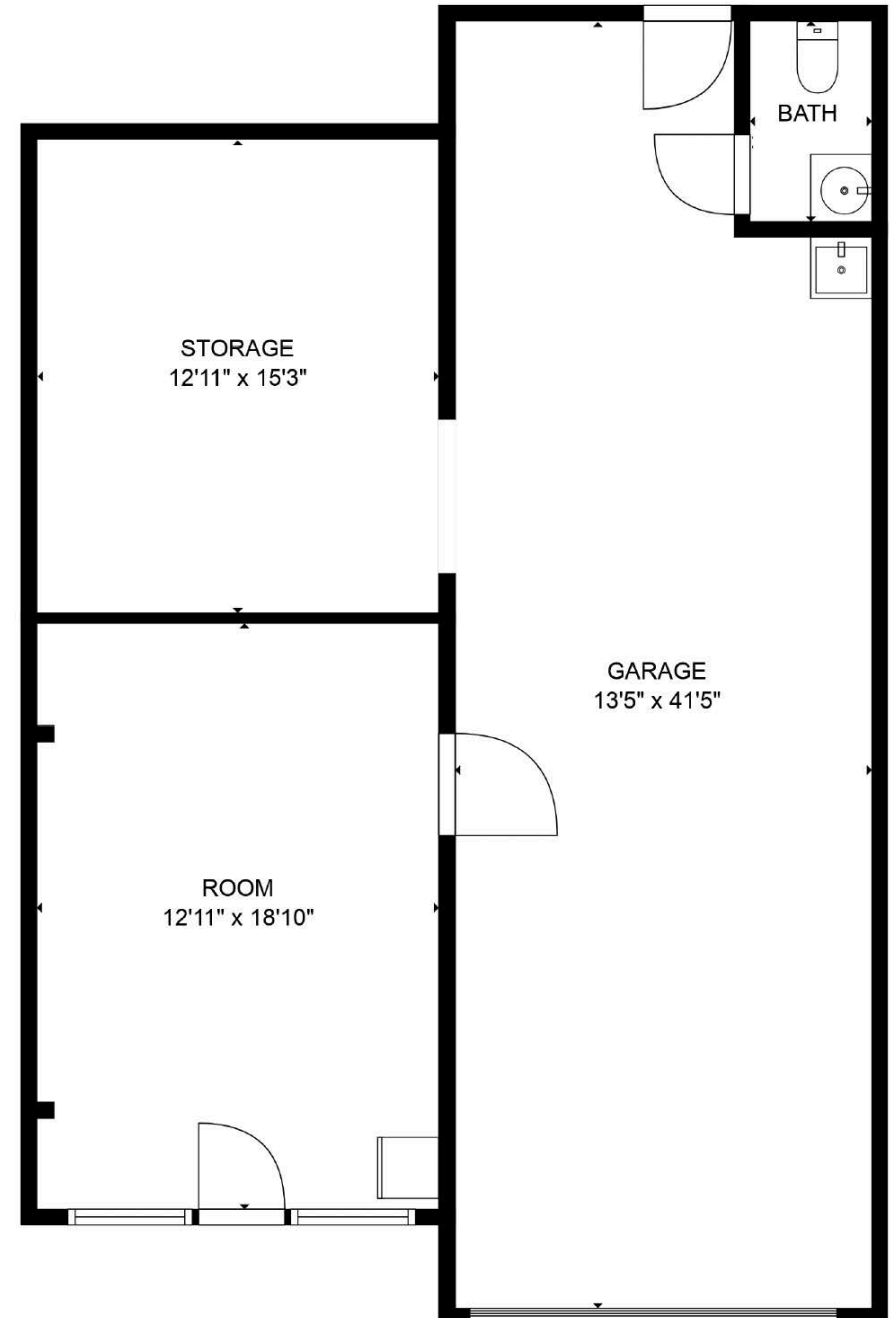






Storefront Unit 1

- Showroom/Office/Retail
- +/- 997 SF
- Display Windows
- 20% Showroom/Retail 80% Warehouse
- Warehouse-ceiling up to 10'
- Storage area
- Two Roll up doors 11.0' w x 8'.6" h
- Pass-thru to private fenced yard
- Bathroom



Storefront Unit 2

Showroom/Office/Retail

+/- 1088 SF

Display windows

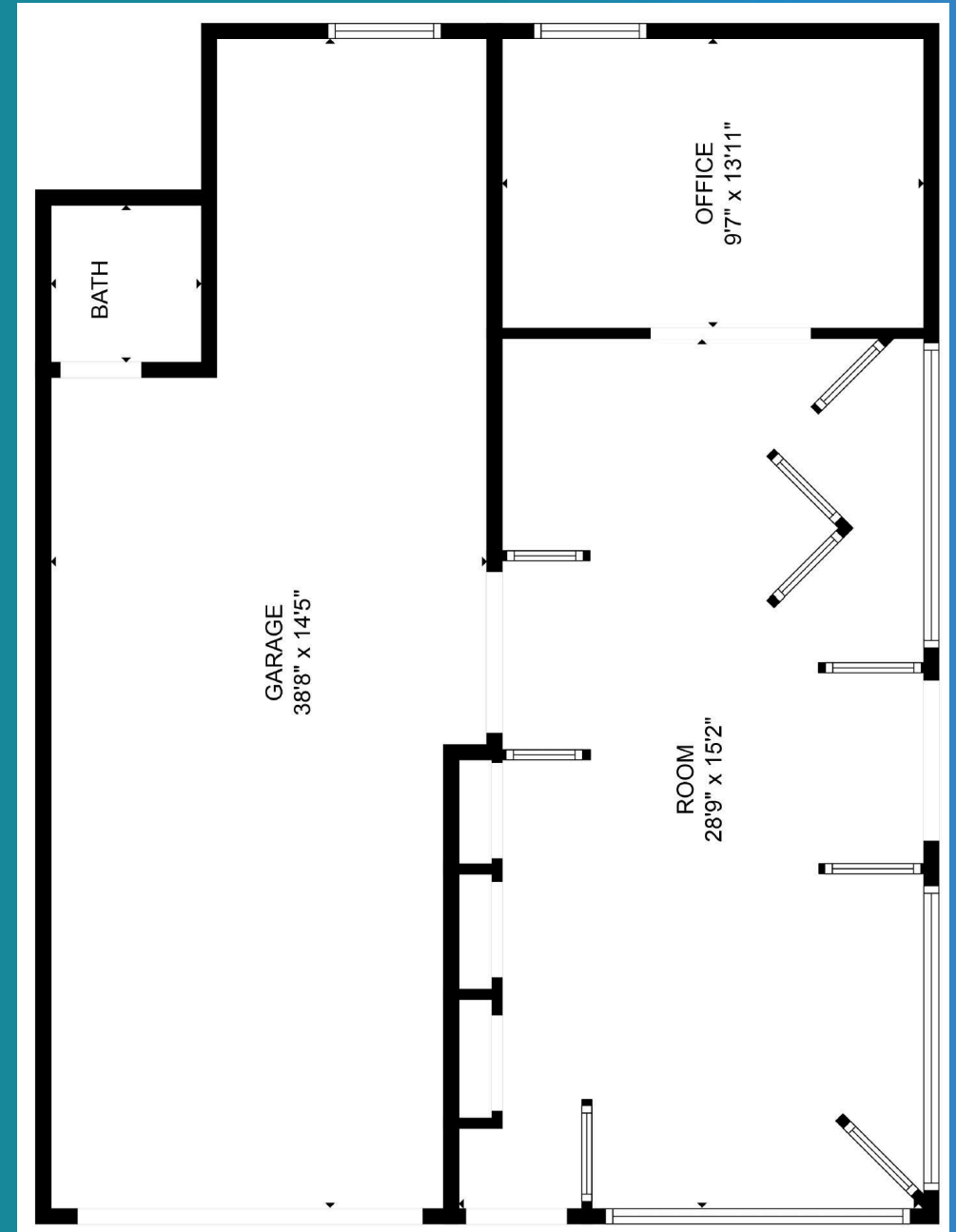
Showroom/Retail

Office

Workshop/storage- ceiling varies up to 12'

Rollup door on side 10'.8" w x 7'.6" h

Bathroom



Warehouse Unit 3

Warehouse/Office

+/- 2350 SF 39 w X 59 L

30% Offices/Lobby 70% Warehouse

Flexible - multi use space

Clear Span Design- maximizing utilization/easy movement

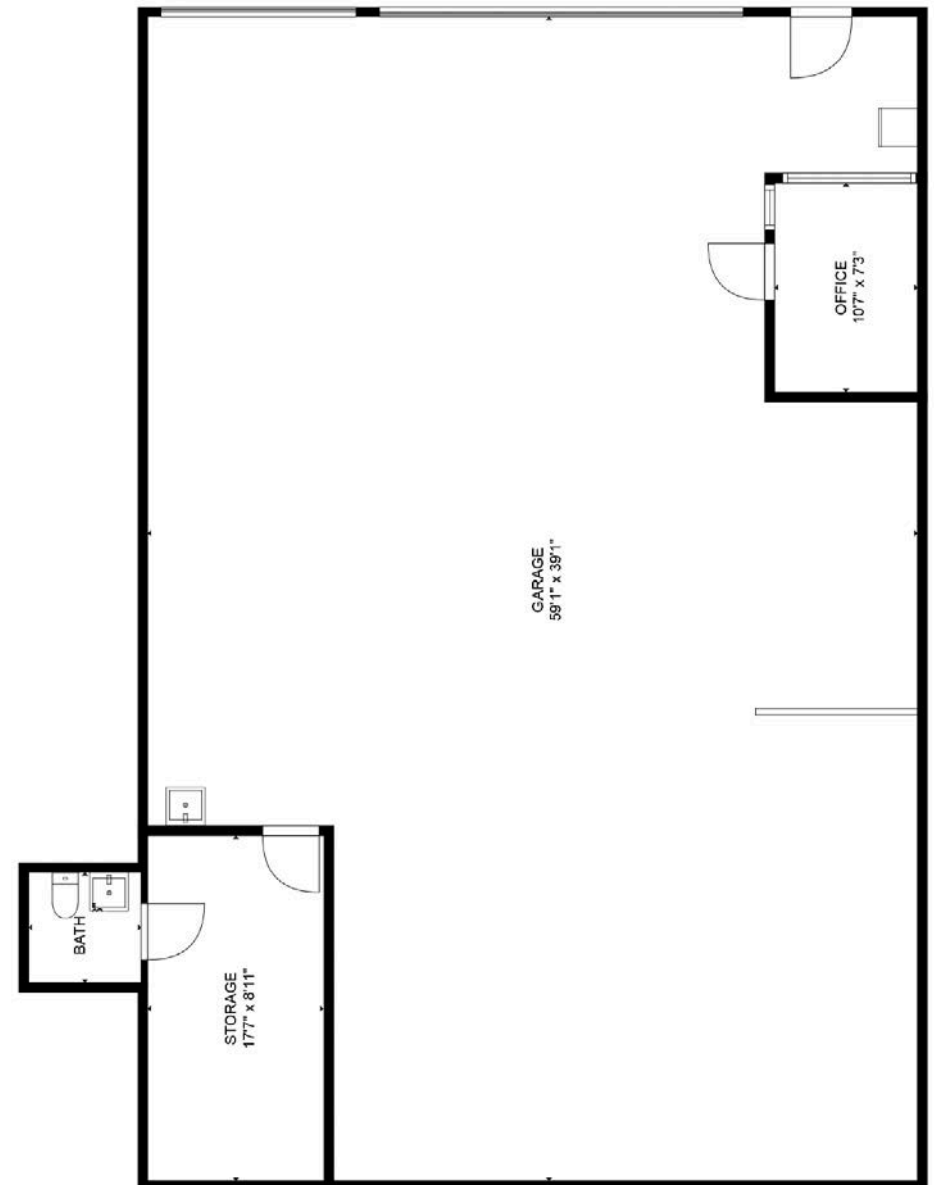
Ceiling Height 12'- 14' Varies

Two Roll-up door 18' w x 11' 6" h and 8' 6" w x 9' h

Skylights/Insulated ceiling

Steel Building

Bathroom



Offices/Large Showroom Unit 4

+/- 2125 SF

30% Offices/70% Open Space

Flexible - multi use space

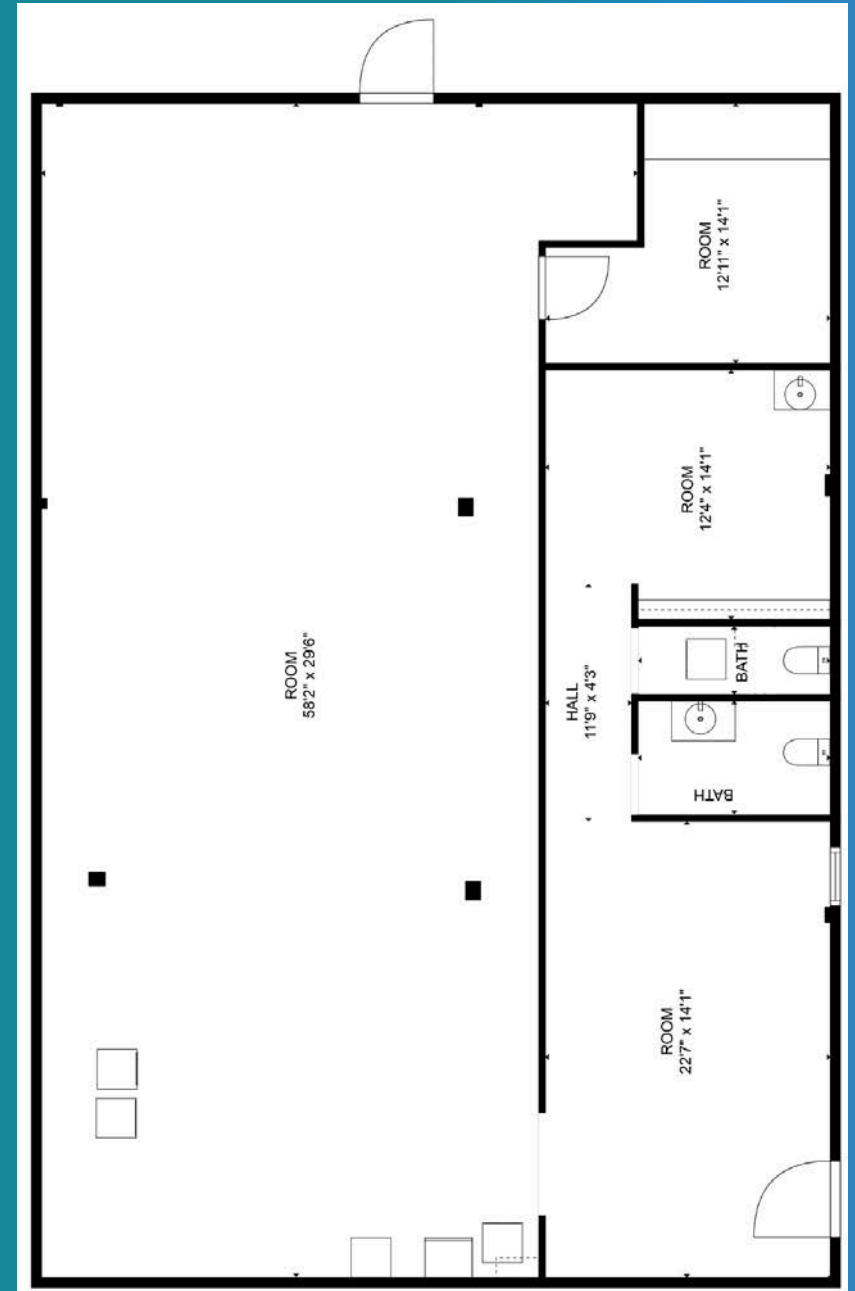
Ceiling Height 10'

Separate office

Reception area

Large multi-use room

1 ½ Bathrooms



Warehouse Unit 5

+/- 1250 SF

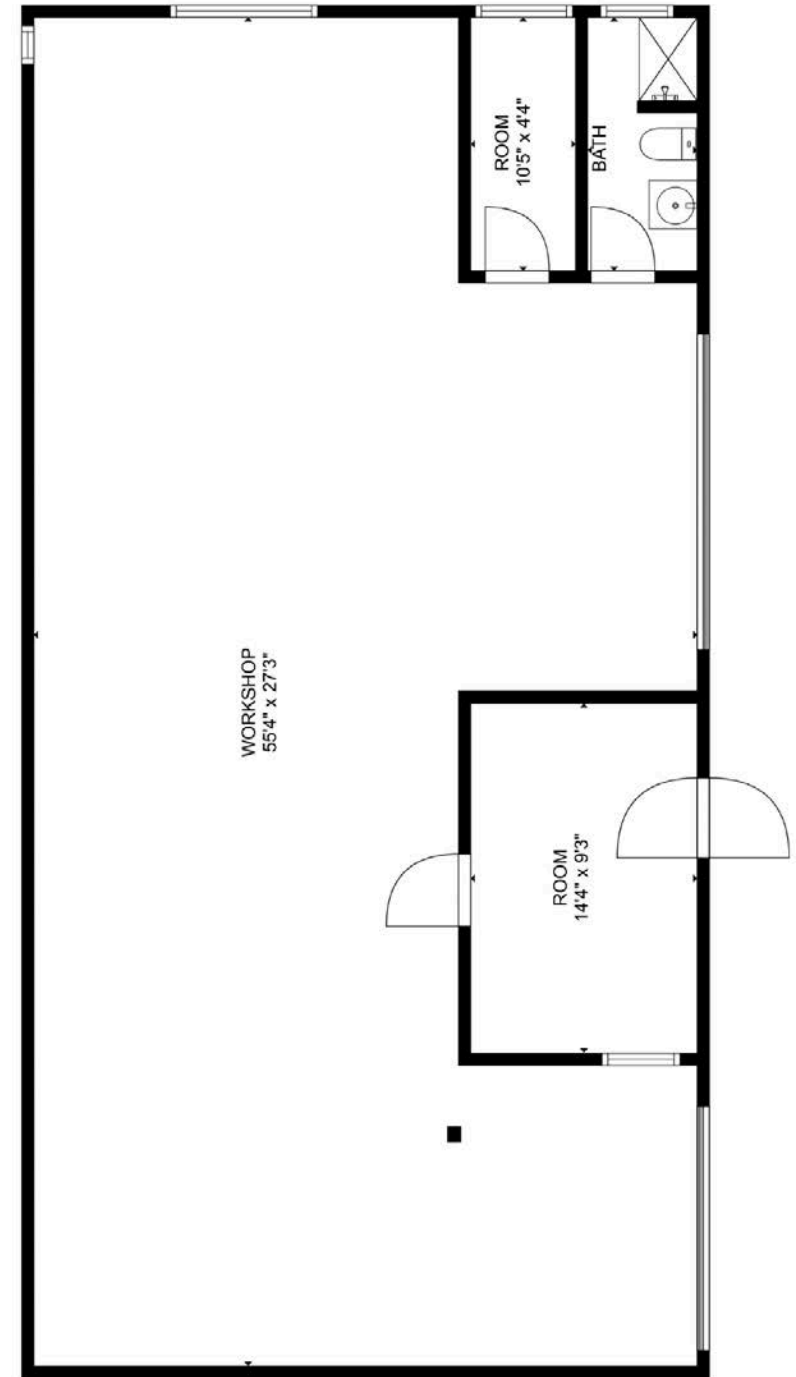
10% Office 90% Warehouse

Flexible - multi use space

Reception/office

Ceiling Height

Roll Up Doors front and side





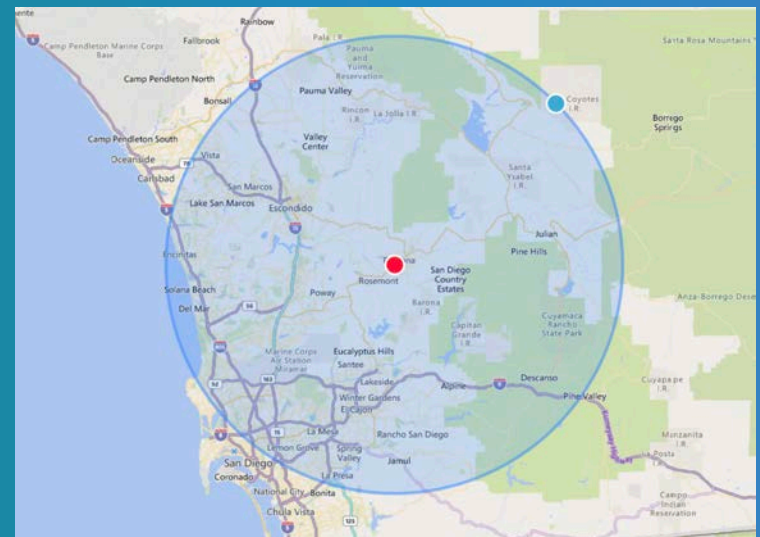
In 2022, Ramona, CA had a population of 22.1k people with a median age of 38.2 and a median household income of \$104,649. Between 2021 and 2022 the population of Ramona, CA grew from 21,853 to 22,118, a 1.21% increase and its median household income grew from \$82,079 to \$104,649, a 27.5% increase.

Most people in Ramona, CA drove alone to work, and the average commute time was 34.1 minutes. The average car ownership in Ramona, CA was 2 cars per household. Ramona is an unincorporated community that sits at approximately 1,400 feet in elevation. It is affectionately called “The Valley of the Sun” with an average of 263 sunny days each year.

In the past Ramona had a reputation as being the Turkey Capital of the World.

The area boasts approximately 45 vineyards, making it an amazing wine-tasting destination. Ramona is also home to a unique hiking destination: Potato Chip Rock. Hikers can take the Mt. Woodson Trail — 7.4 miles out and back — to see the famed one-of-a-kind rock cliff that looks like everyone’s beloved snack.

The distance between San Diego and Ramona is 36 miles and the average travel time is about 45 minutes.



Disclaimer and Confidentiality

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