

26578 Old Julian Hwy  
Ramona, CA

**FOR SALE**  
8.37 acres  
Rural Land with  
Warehouse Improvement

E OLD JULIAN HWY



Jones Lang LaSalle Brokerage, Inc.  
RE license #01856260

# PROPERTY SPECIFICS

## PROPERTY TYPE

Rural land with improvement

## LAND AREA

8.37 ACRES | 364,597 SF

## BUILDINGS

7

## GROSS BUILDING AREA

23,482 SF

## PERCENT LEASED

Owner occupied, will be vacant at sale

## YEAR BUILT

1988

## ZONING DESIGNATION

Rural lands 40 (RL-40)

## PARCEL NUMBER

286-111-35-00



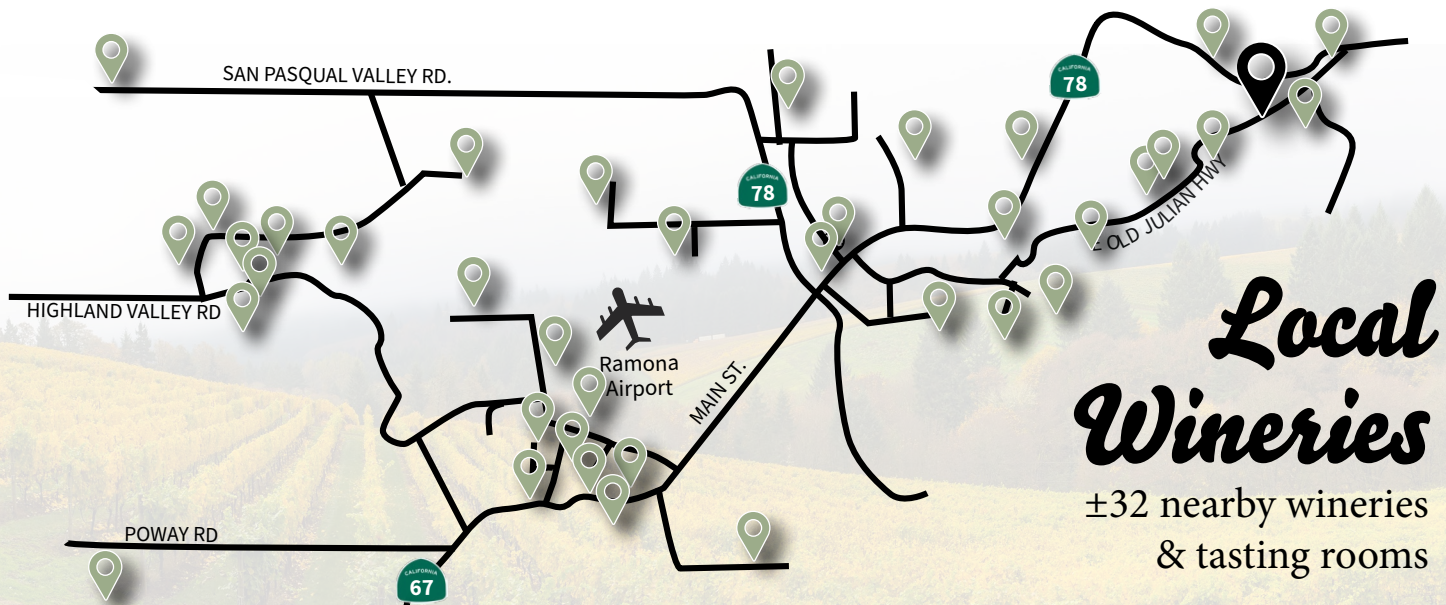
**ALLOWED USES**

[Click here](#)



# PROPERTY HIGHLIGHTS

- **STRATEGIC LOCATION IN RAMONA'S WINE REGION:** Ramona Valley is one of Southern California's largest wine regions home to over 30 different wineries situated along the Pacific Coastal Mountains.
- **A LOW-COST SOUTHERN CALIFORNIA ALTERNATIVE:** The Ramona market presents investors and owner-users, alike, with a low-cost alternative to the Tier I Southern California markets all within 35-miles to downtown San Diego and 124 miles to downtown Los Angeles.
- **ACCESS TO SAN DIEGO'S LARGE, EDUCATED EMPLOYMENT BASE:** The Greater San Diego Area is one of the largest metros in the country with over 3.3 million residents that boasts one of the most diverse and dynamic economies in the country driven by life science, technology, tourism, research organizations, and agriculture.
  - Within a 75-mile commute of the Property is a labor force of over 2,700,000 workers with diverse skills and qualifications in agriculture, planning, and manufacturing.
- **EXISTING SITE IMPROVEMENTS:** The Site is fully improved with ample access to power and sewer and is currently owner-occupied with 23,482 SF of existing structures.





# CONTACT

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MANAGING DIRECTOR

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