

±1,600 SF Commercial Building *plus* on-site ±750 SF Cottage

FOR SALE or LEASE



1045 MAIN STREET • RAMONA • CA • 92065

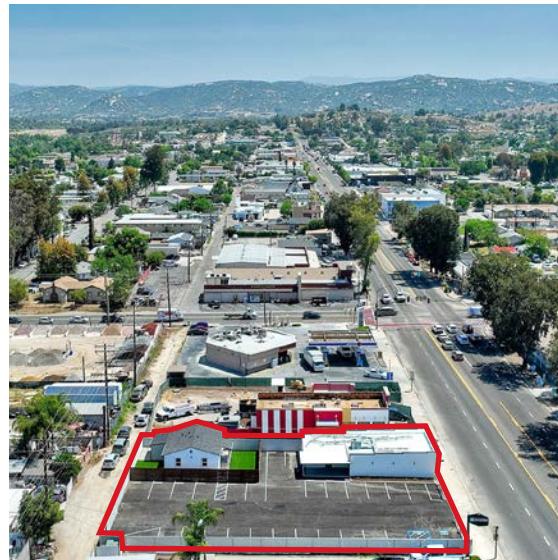


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OFFERING SUMMARY

**Perfect For Owner/User With
Favorable Financing**
2 Parcels of Land
Completely Renovated
**High Traffic & Incredible
Visibility**
**Massive Parking Lot
With 25 Spaces**
**Traffic Count of 25,000+
Cars Per Day**



Welcome to 1045 Main Street, For Sale or Lease. Discover this premier commercial property AND separate on-site cottage located in the heart of Ramona, California. This newly renovated opportunity combines modern functionality, exceptional accessibility, and strong long-term value. Situated on nearly 14,000 SF across two parcels of land, this property includes a ±1,600 SF commercial building AND a separate ±750 SF, 2-bedroom/1-bath cottage. The commercial building provides excellent visibility and functional space suitable for a wide range of professional uses, while the separate cottage is ideal for owner-users, on-site management, office space, or additional rental income. The large on-site parking lot has been freshly repaved and features 25 dedicated spaces, with front and rear access. Whether you're expanding your business footprint or seeking a smart investment in San Diego County, 1045 Main Street offers unmatched potential.

This comprehensive marketing package includes detailed property specifications, highlights of recent renovations, and insights into the surrounding area to support your due diligence and decision-making process. We invite you to explore the opportunity and value this property brings to your business or investment portfolio.

PROPERTY ADDRESS 1045 Main Street, Ramona, CA 92065

LIST PRICE *REDUCED* \$1,385,000.00 **\$1,295,000.00**

LEASE PRICE *Please Inquire*

Commercial building and cottage can be leased together or leased separately.

BUILDING SF ±1,600 SF Commercial Building and ±750 SF Cottage

LOT SF ±14,000 SF

ZONING RM-V5

Allows a wide variety of commercial, residential, retail, office, and medical uses.

TRAFFIC COUNT Over 25,000 Cars Per Day

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INVESTMENT HIGHLIGHTS



ADDED VALUE

The additional on-site cottage adds value by increasing overall usable square footage and providing operational flexibility beyond the primary commercial building. In addition to residential use, the cottage may be repurposed for office space, on-site management, storage, or leased separately to generate additional income (subject to zoning and permitted uses), allowing the main commercial building to remain dedicated to higher-rent commercial operations.



HIGH VISIBILITY

Located on Main Street in the Historical District of Ramona, California, this property is in a high-traffic area with over 25,000 cars passing daily. It is situated next to a major intersection, providing easy access to Highway 78. The new modern property lighting enhances visibility, security, and highlights unique structural details. Walking distance to shopping and dining with multiple national tenants surrounding property.



LARGE PARKING LOT

The newly renovated parking lot offers 25 spaces, including designated handicap parking. Especially valuable for medical use or other businesses that require ample parking. Additional street parking is also available along Main Street. A rolling gate at the rear provides convenient access to the alley while enhancing security.



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FEATURE RENOVATIONS

Property was completely renovated from top to bottom to include but not limited to:

SITE

- ✓ Full tear-out, regrade and replacement of entire parking lot
- ✓ New privacy fencing and rolling gate around property

COMMERCIAL BUILDING

EXTERIOR:

- ✓ Complete patch and paint of exterior
- ✓ New exterior lighting
- ✓ New patio cover
- ✓ Complete roof maintenance and new elastomeric roof coating
- ✓ All new coping metal on parapet walls
- ✓ New soffit panels on front overhang
- ✓ Complete HVAC overhaul and maintenance including sealing all ductwork
- ✓ New landscaping
- ✓ Full exterior waterproofing
- ✓ New storefront windows and entry system
- ✓ New gutter system

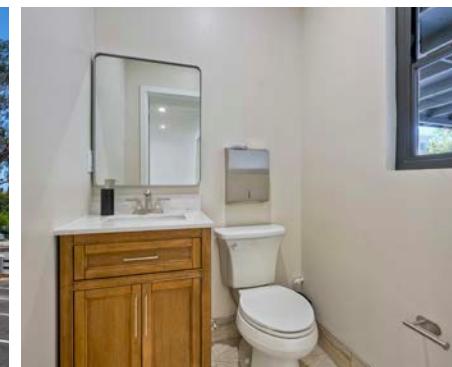
INTERIOR:

- ✓ Complete demolition down to the studs
- ✓ All new electrical including wiring, junction boxes, subpanel, trim and main panel
- ✓ All new plumbing including water lines, waste lines, vents
- ✓ All new drywall with smooth finish
- ✓ New small bathroom with all fixtures
- ✓ New ADA compliant bathroom with all fixtures
- ✓ New dimmable LED can lights throughout the space
- ✓ New rear entry door and hardware
- ✓ New bathroom doors and hardware

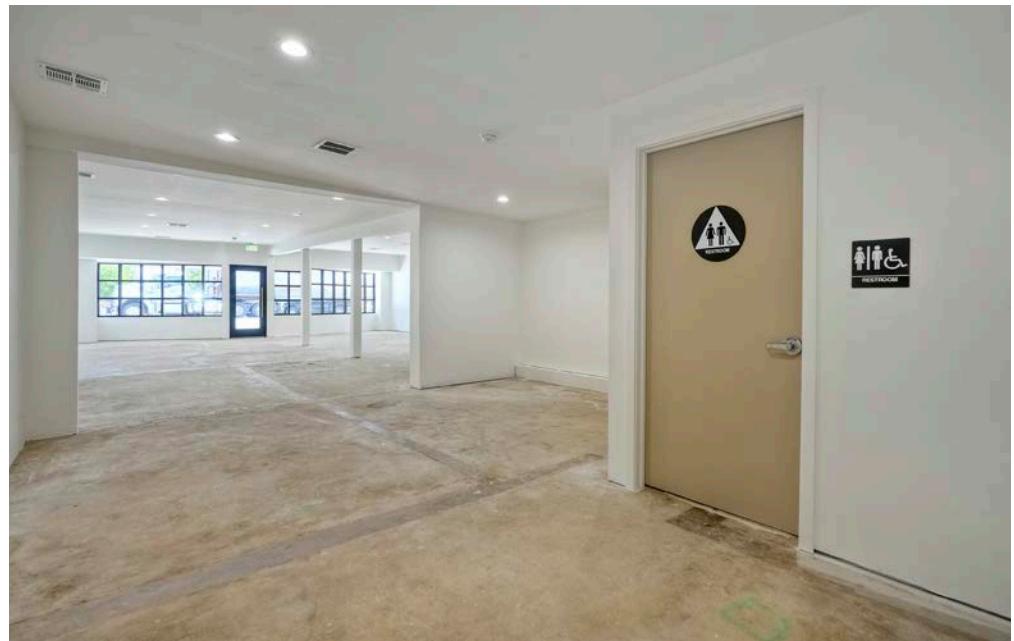
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COMMERCIAL BUILDING PHOTOS



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COTTAGE

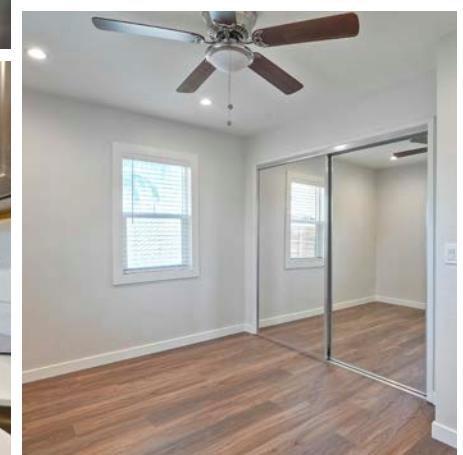
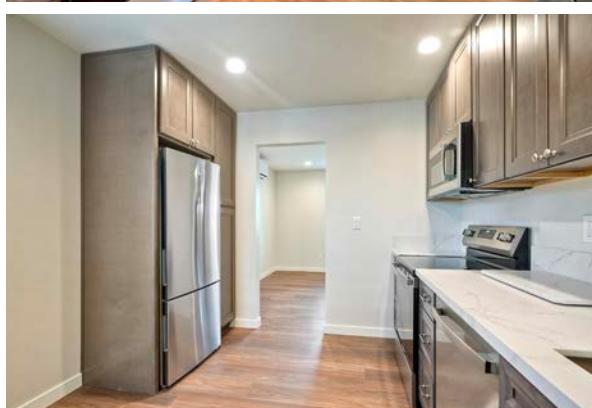
EXTERIOR:

- ✓ All new landscaping with artificial turf and pavers
- ✓ New privacy wood fencing
- ✓ Full tear-off and roof replacement complete with new vents
- ✓ Complete demolition and replacement of front porch
- ✓ All new dual pane vinyl windows
- ✓ Full stucco repair and recoat
- ✓ New exterior lighting
- ✓ New water pressure regulator
- ✓ New front and rear entry doors and hardware
- ✓ New mini-split HVAC system
- ✓ New gutter system
- ✓ New laundry room



INTERIOR:

- ✓ Complete demolition down to the studs
- ✓ All new electrical including wiring, junction boxes, trim and subpanel
- ✓ All new plumbing including water lines, waste lines, vents
- ✓ Ceiling fans in all rooms
- ✓ Brand new bathroom with floor to ceiling tile and glass shower door
- ✓ All new dimmable LED lights in all rooms
- ✓ New mirrored sliding closet doors
- ✓ New hallway storage cabinet and countertop
- ✓ Brand new kitchen with new cabinets, countertops, appliances and fixtures
- ✓ New faux wood window blinds
- ✓ New full-size washer/dryer
- ✓ New water heater



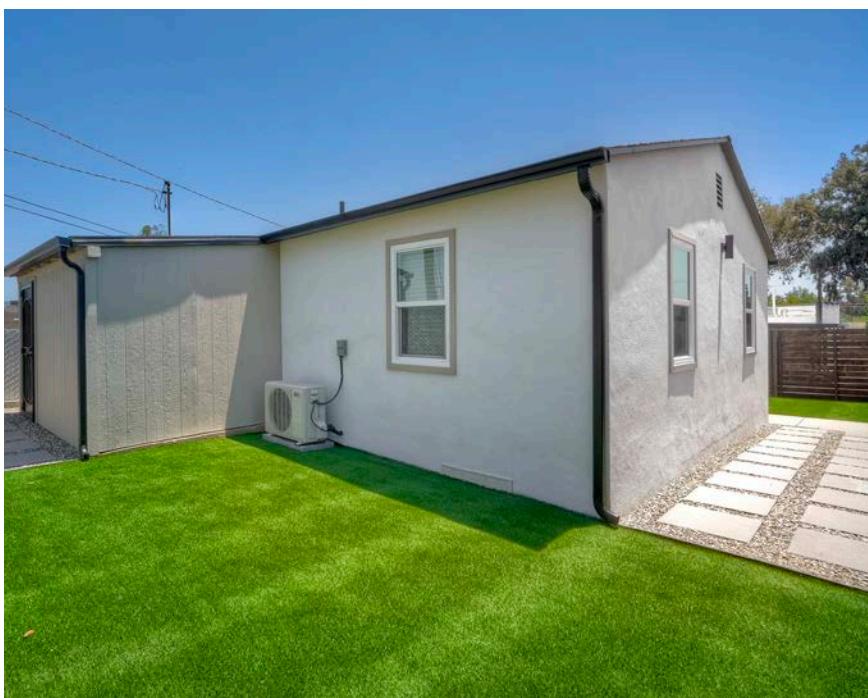
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COTTAGE PHOTOS



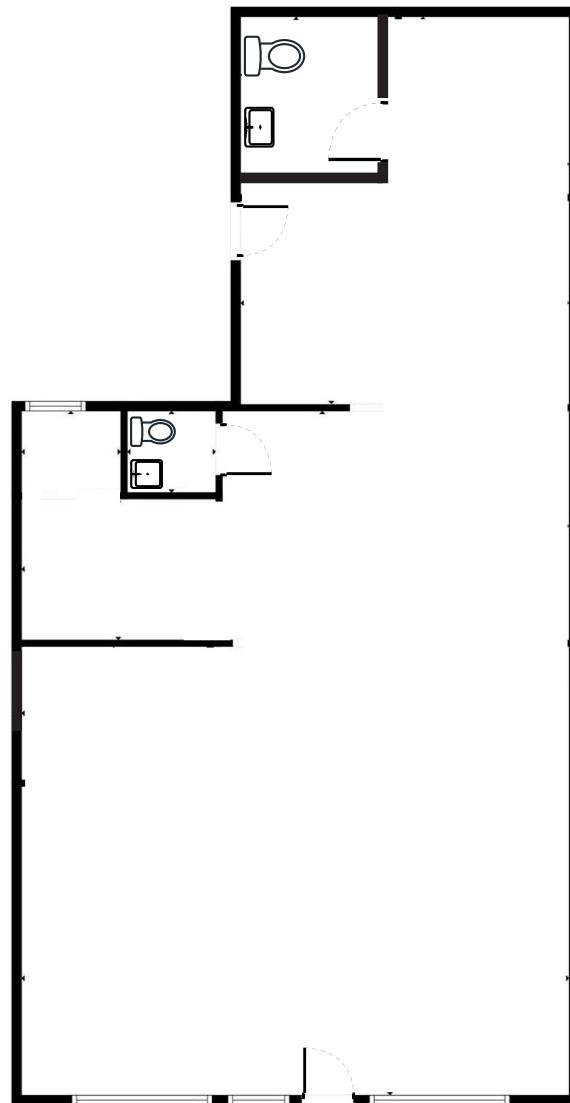
FLOOR PLANS

Floor plans not to scale, for reference only.

COTTAGE



COMMERCIAL BUILDING



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LOCATION AERIAL



Prime Location

1045 Main Street is located in the Historical District of Ramona, California. With over 25,000 cars passing daily, it is steps away from major intersection Highway 67/Highway 78. The property is walking distance to main shopping centers, dining and multiple national tenants.

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