



Future Residential
Mixed-Use Development

Burch Construction
Village Place Apartments
25 Units

CVS

STATER BROS.
markets

Joann
Fabric

Wendy's

McDonald's

ALDI

**FLOCKE &
AVOYER**
Commercial Real Estate

STONEGATE PLAZA

1660-1676 MAIN ST. RAMONA, CA 92065



HIGHLIGHTS

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Located 14 minutes northeast of Poway, in the heart and commercial center of Ramona, on Main Street - the main arterial of the town. Stonegate Plaza is positioned within a walk or short drive to numerous regional and local national retailers which drives traffic to the area.

NEARBY RETAIL

CVS

**TSC TRACTOR
SUPPLY CO**



**POPEYES
LOUISIANA KITCHEN**

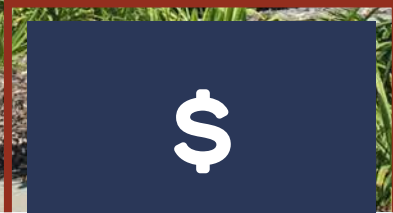


STONEGATE PLAZA

Stonegate Plaza is the dominant grocery anchored shopping center in the Ramona trade area. Anchored by Stater Bros and Goodwill. Strategically located at the primary intersection of this well established trade area.



Traffic Counts
Cars Per Day
 Main Street: ±24,783
 Ramona Street: ±10,956



Average HHI*
1 Mile: \$104,907
3 Mile: \$112,558
5 Miles: \$125,391



Population
1 Mile 9,227 **3 Miles** 19,810 **5 Miles** 31,535
Daytime Population
1 Mile 6,294 **3 Miles** 11,259 **5 Miles** 17,025

SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF
4-A	AVAILABLE	1,200	4-E	AVAILABLE	1,100
4-B	Ramona Cuts	900	4-F	Jewelry World	2,200
4-B1	Dr. Brandon Jergensen, DDS	900	5	AVAILABLE	19,753
4-C	PrintPost	900	6-A	Venus Nails & Spa	1,300
4-D	Wingstop (Coming Soon)	1,500	6-B	AVAILABLE	1,500
			6-C	Edward Jones Investments	1,040
			6-D	Alliance Jiu-Jitsu (Coming Soon)	2,215
			6-E	UPS	1,730
			8	Goodwill	6,042

AERIAL



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