

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



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RAMONA, CA 92065

FOR SALE OR GROUND LEASE

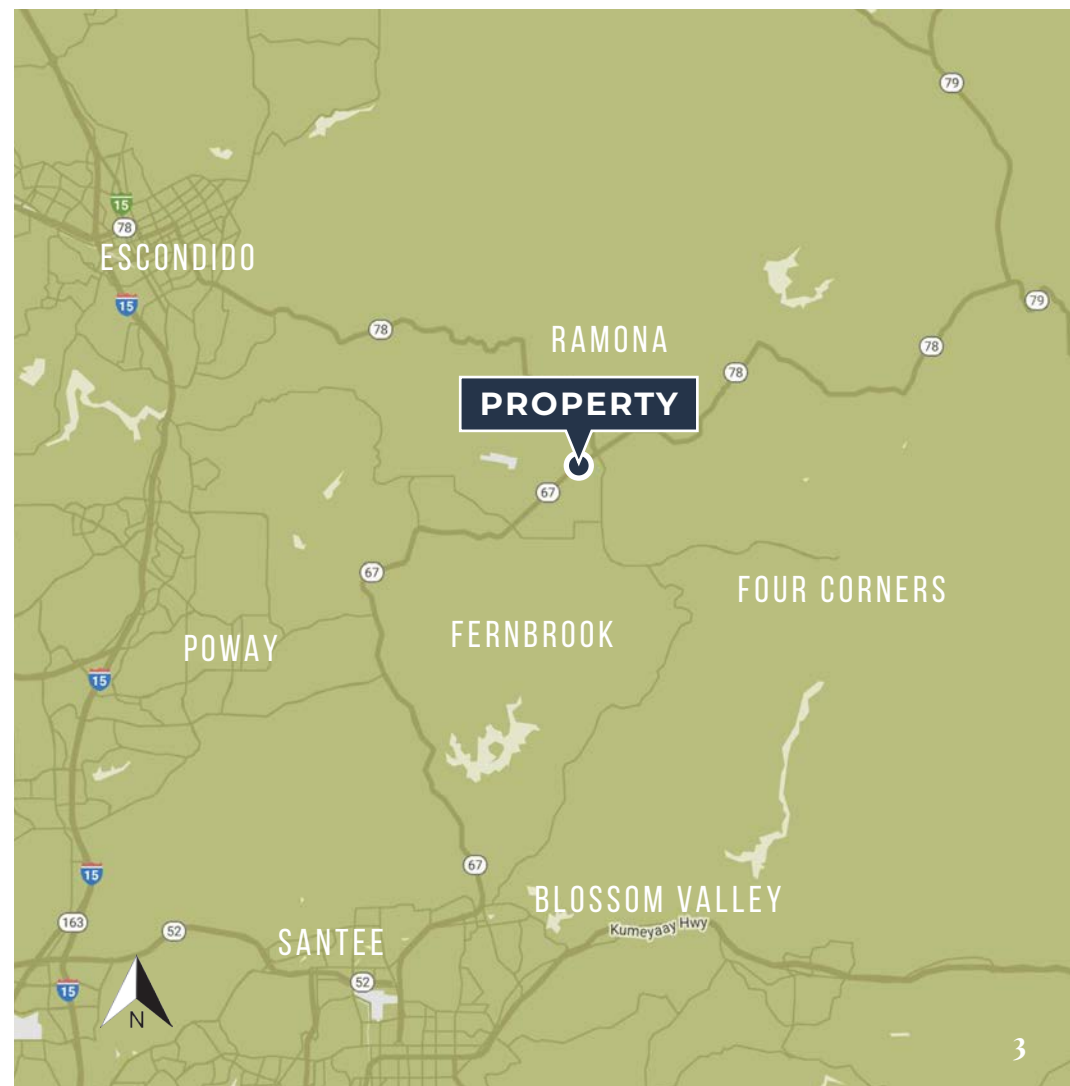
For Sale: \$2,500,000

Ground Lease: Contact Broker for Details

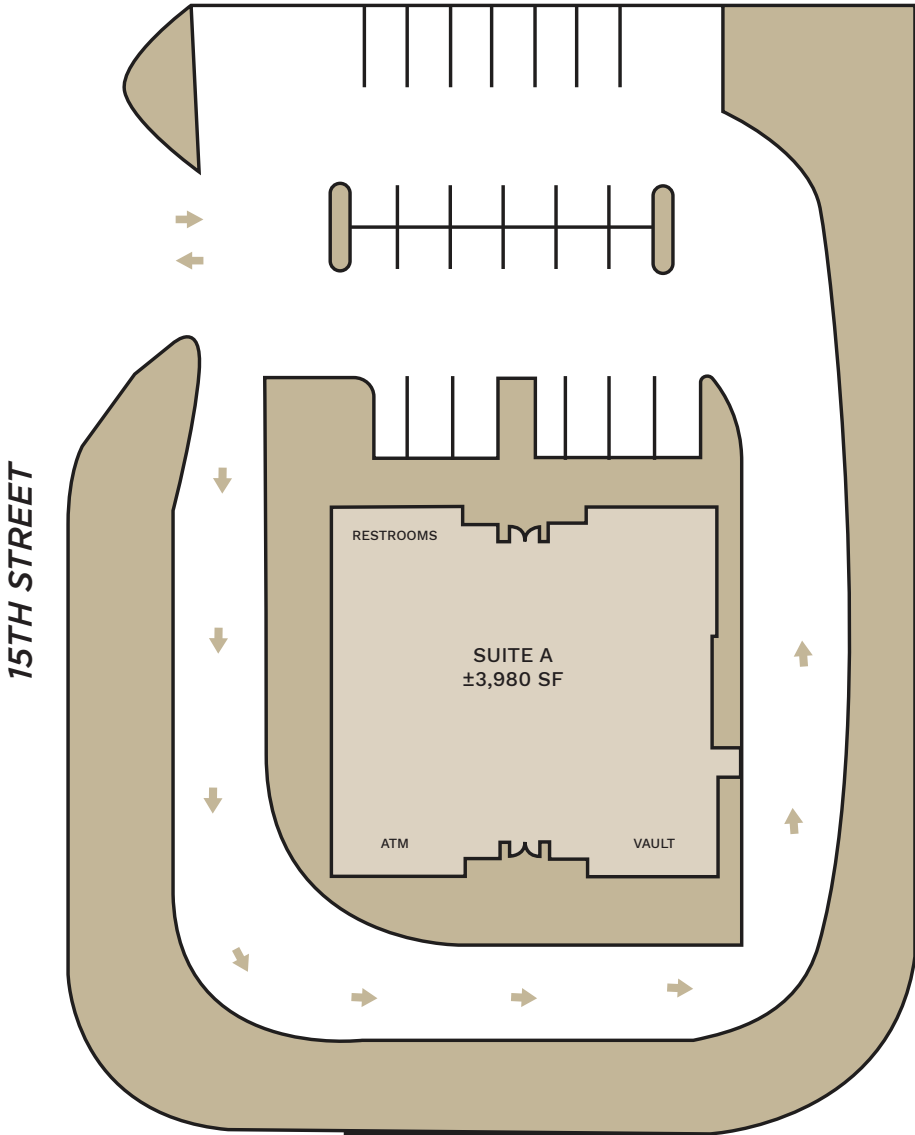
Building Size: ±3,980 SF

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



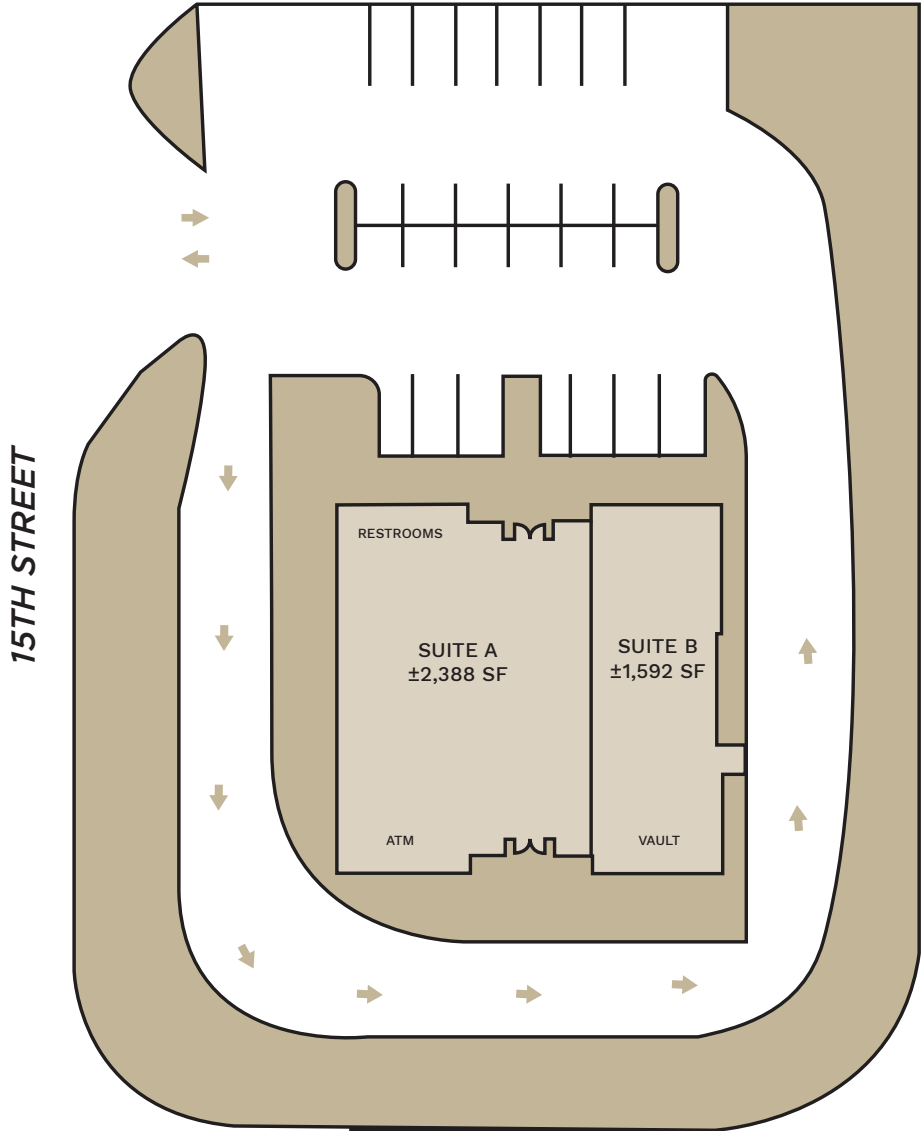
PROPOSED SINGLE TENANT OPTION



CALIFORNIA 67 / MAIN STREET

*Disclaimer pg. 12

PROPOSED TWO TENANT OPTION



 / MAIN STREET

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APN

282-262-17-00

LOT SIZE

±31,363 SF

BUILDING SIZE

±3,980 SF

ZONING

RMV5

DRIVE THRU USES

ALLOWED



Population

| 1 MILE | 3 MILES | 5 MILES |
|-------------|--------------|--------------|
| 9,637 | 19,098 | 31,300 |
| 7,169 (Day) | 11,224 (Day) | 16,101 (Day) |



Average HH Income

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



Traffic Counts

SR 67/Main St: ±34,385 CPD



San Diego County Sheriff's



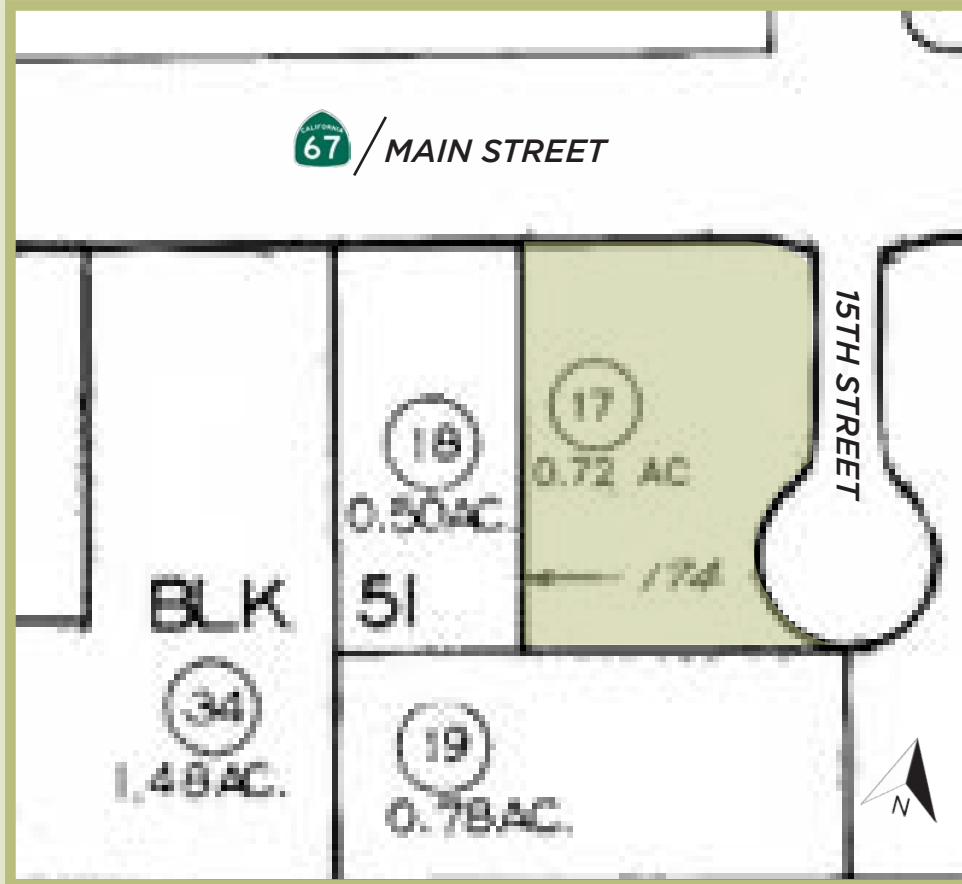
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MAIN STREET



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

Pala Street

Ramona Street

La Brea Street

16th Street

Montecito Road

13th Street

Albertsons

True Value

TACO BELL

LESLIE'S SWIMMING POOL SUPPLIES

SUBWAY

rubio's

Pizza Hut

Wendy's

McDonald's

CHASE

Bank of America

EXXON MOBIL

Starbucks

67

Main Street

UNITED STATES POSTAL SERVICE

67

Main Street

Reilly AUTO PARTS

UNITED STATES POSTAL SERVICE

DUNKIN'

Auto Zone

CVS

goodwill

STATER BROS.

RITE AID

PROPERTY

14th Street

Domino's 99¢ only STORES. BIG 5

Denny's

Ramona Street

*DISCLAIMER

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1512 MAIN STREET

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