

# Ramona Plaza



**±1,050 – 5,890 SF for Lease**

1411-43 Main Street  
Ramona, CA 92065

**SDRE**  
ADVISORS

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# Grocery Anchored • Abundant Parking • Exceptional Visibility • Easy Access • Strong Fundamentals



\*Disclaimer: The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.



# Highlights:

- Ramona's most prominent and established retail center
- Excellent visibility and easy access from both Highway 67 and Highway 78
- Strong anchor co-tenancy with **Albertsons** and **Ace Hardware** driving daily traffic
- Regional draw: serves Ramona as well as the surrounding communities of Julian, Lake Henshaw, and nearby Indian Reservations/casino traffic
- Highly visible Main Street frontage with strong daily traffic counts
- Ample on-site parking and convenient ingress/egress for customers
- Diverse tenant mix providing everyday services, shopping, and dining options
- Centrally located within Ramona's primary commercial corridor



# Built out as Retail & Office





±3,620 SF – Built out as Liquor Store





# Spaces can be combined



## Up to 5,890 SF Available



Centrally  
Located in  
Trade Area

Montecito Road (Accesses Airport)



Ramona  
Plaza



Main Street ± 34,500 ADT



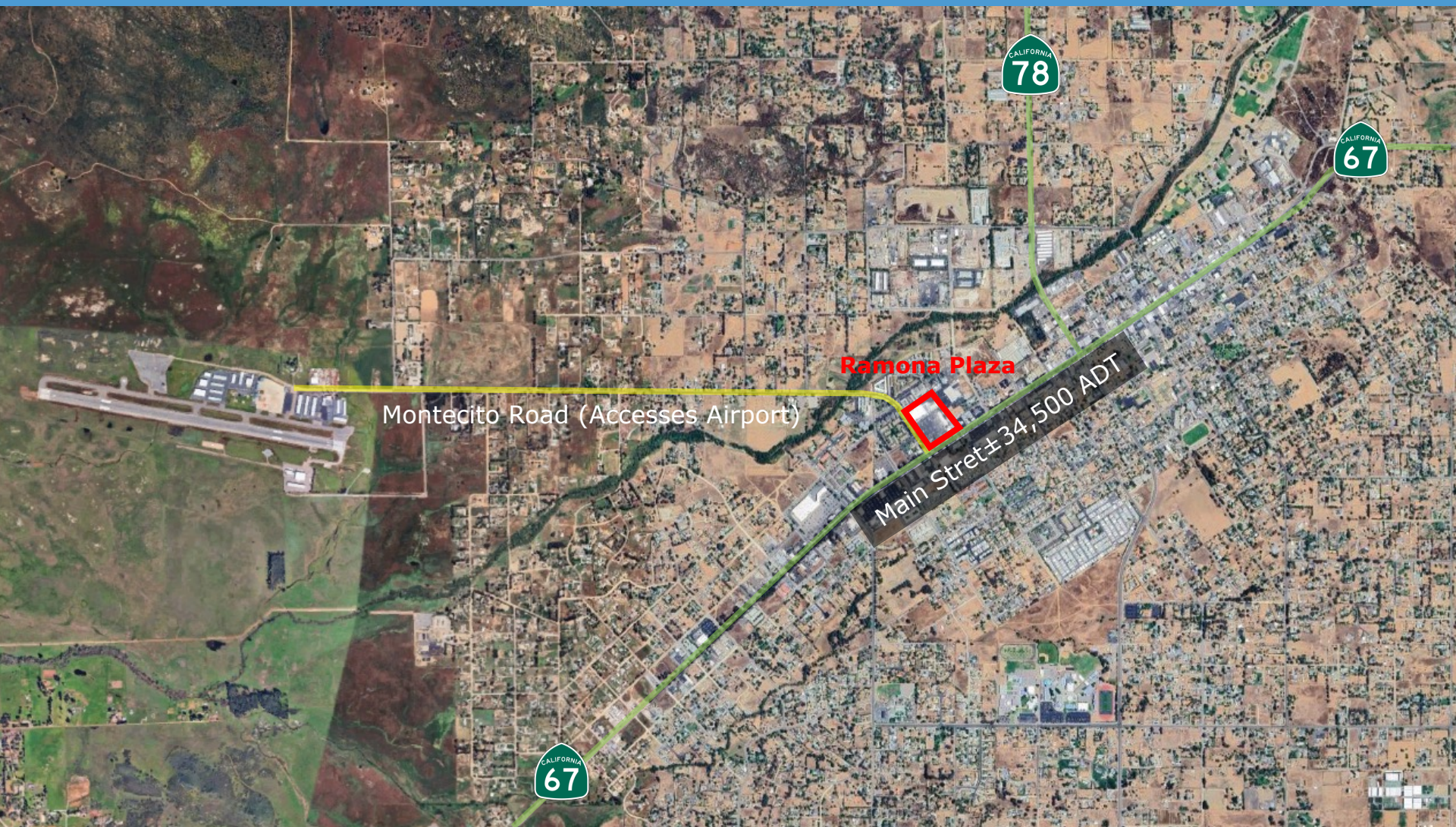
± 26,000 ADT



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# Regional View



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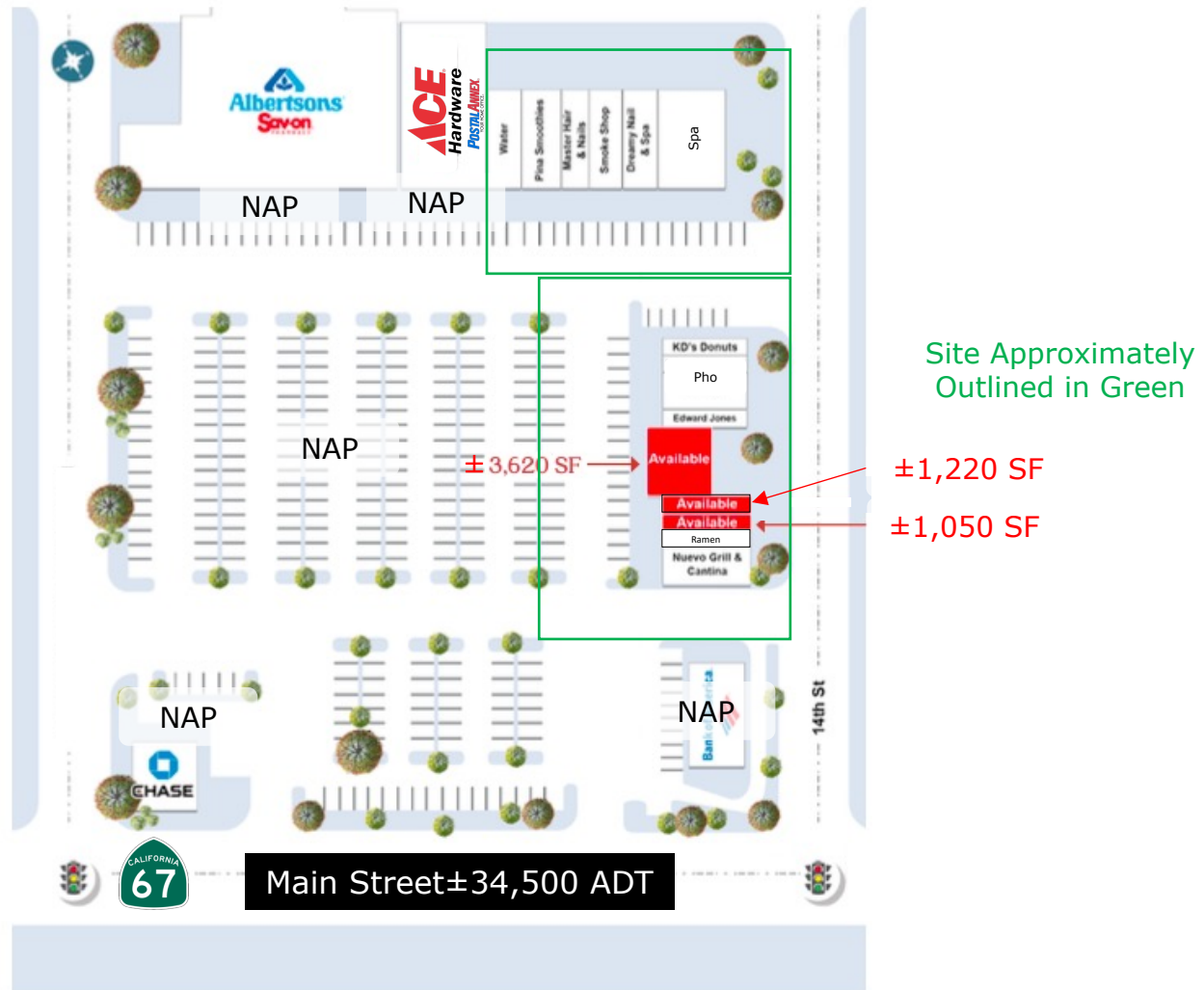
# Estimated Traffic Counts



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# Site Plan



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# Demographic Summary Report

## Ramona Plaza Shopping Center

1411 Main St, Ramona, CA 92065

Building Type: **General Retail**  
 Secondary: -  
 GLA: **21,625 SF**  
 Year Built: **1981**

Total Available: **5,890 SF**  
 % Leased: **89.5%**  
 Rent/SF/Mo: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Census	9,651	19,507	31,072
<b>2024 Population by Hispanic Origin</b>	3,840	6,675	8,628
<b>2024 Population</b>	9,138	18,321	29,160
White	5,040 55.15%	11,037 60.24%	19,256 66.04%
Black	97 1.06%	162 0.88%	276 0.95%
Am. Indian & Alaskan	149 1.63%	272 1.48%	331 1.14%
Asian	149 1.63%	298 1.63%	555 1.90%
Hawaiian & Pacific Island	45 0.49%	62 0.34%	79 0.27%
Other	3,657 40.02%	6,490 35.42%	8,662 29.71%
U.S. Armed Forces	102	131	273
<b>Households</b>			
2020 Census	3,221	6,483	10,552
Owner Occupied	1,527 50.46%	3,704 61.37%	7,007 71.42%
Renter Occupied	1,499 49.54%	2,331 38.62%	2,804 28.58%
<b>2024 Households by HH Income</b>	3,025	6,038	9,811
Income: <\$25,000	514 16.99%	758 12.55%	890 9.07%
Income: \$25,000 - \$50,000	488 16.13%	849 14.06%	1,204 12.27%
Income: \$50,000 - \$75,000	610 20.17%	1,130 18.71%	1,359 13.85%
Income: \$75,000 - \$100,000	314 10.38%	645 10.68%	1,129 11.51%
Income: \$100,000 - \$125,000	330 10.91%	671 11.11%	1,290 13.15%
Income: \$125,000 - \$150,000	297 9.82%	639 10.58%	1,060 10.80%
Income: \$150,000 - \$200,000	213 7.04%	581 9.62%	1,354 13.80%
Income: \$200,000+	259 8.56%	765 12.67%	1,525 15.54%
<b>2024 Avg Household Income</b>	\$94,904	\$111,202	\$126,515
<b>2024 Med Household Income</b>	\$70,842	\$85,930	\$106,269