



## RAMONA OWNER-USER OPPORTUNITY

2537 Main St, Ramona, CA 92065

Eric Lowe

(619) 813-7583

[elowe@piersonpost.com](mailto:elowe@piersonpost.com)

DRE Lic. 02231420

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2537 Main Street is an owner-user retail property located in Ramona, California.

The property features an approximately 3,224-square-foot freestanding retail building, additional structures for inventory storage, and ample surface parking on an approximately one-acre lot.

Vehicular access from both the front and rear of the property facilitates convenient customer pick-ups and drop-offs, as well as the efficient receipt and movement of inventory.

The combination of prominent Main Street frontage, a freestanding retail building, storage and warehouse space, surface parking, and dual vehicular access off State Route 67 makes the property well suited for a variety of retail, showroom, and service businesses serving the Ramona community.



|                              |                                                           |
|------------------------------|-----------------------------------------------------------|
| Price                        | \$1,299,995                                               |
| Current Occupant             | Livery Feed and Ranch Supply<br>(can be delivered vacant) |
| Price per Building SF        | \$403                                                     |
| Retail Building Area         | 3,224 SF                                                  |
| Lot Size                     | 43,560 SF                                                 |
| Approx Lot Dimensions        | 118' x 333'                                               |
| Main Street / SR-67 Frontage | Approximately 118'                                        |
| Year Built                   | 1978                                                      |
| HVAC                         | Central heating and air conditioning                      |
| Electricity                  | San Diego Gas & Electric (SDG&E)                          |
| Gas                          | On-Site Propane Tank                                      |
| Wastewater                   | Septic System                                             |
| Water                        | Ramona Municipal Water District                           |
| Zoning                       | RM-V4                                                     |
| APN                          | 282-191-29-00                                             |



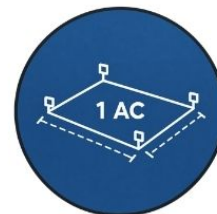
Main Street Frontage



SBA Financing



Highway 67



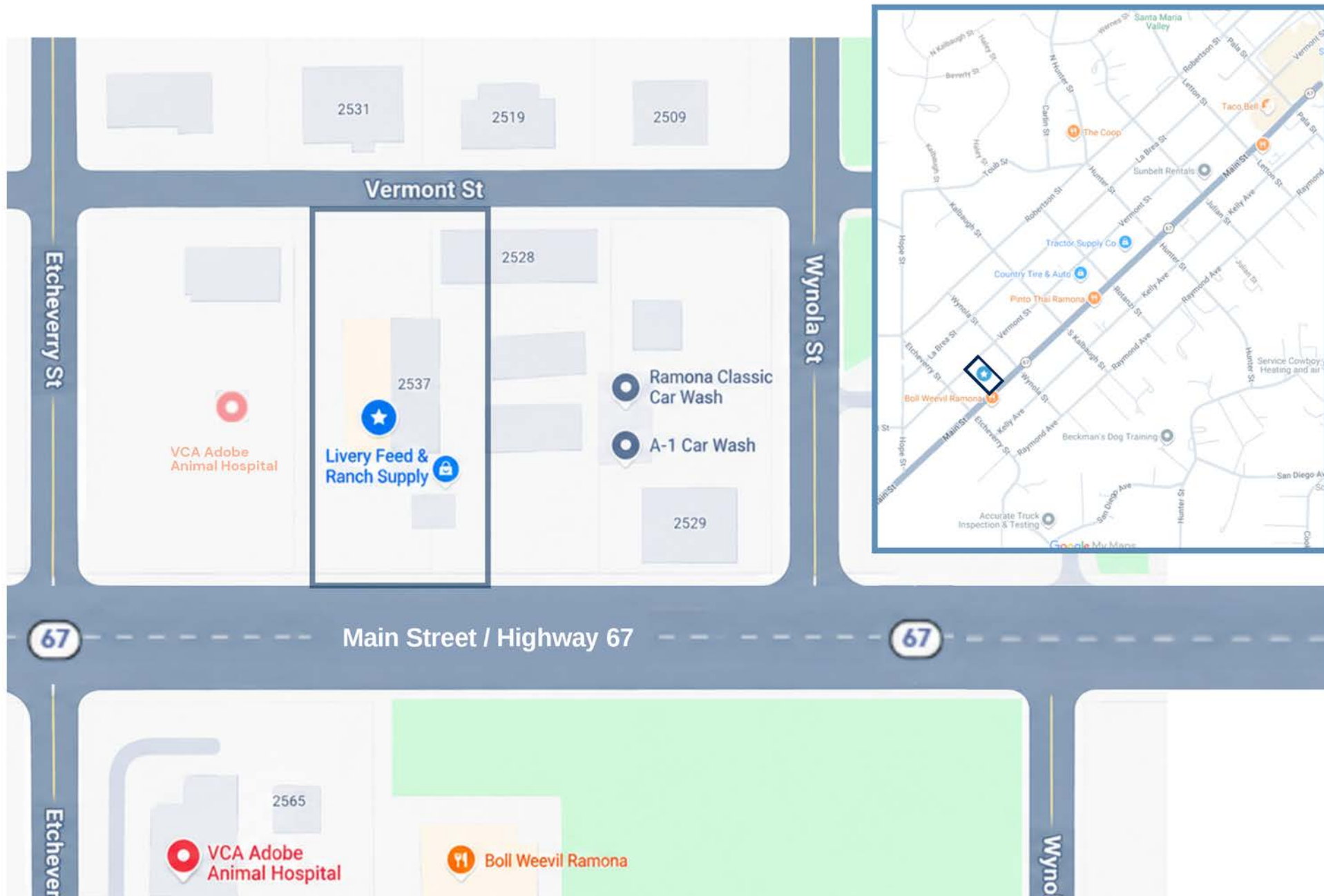
1 Acre



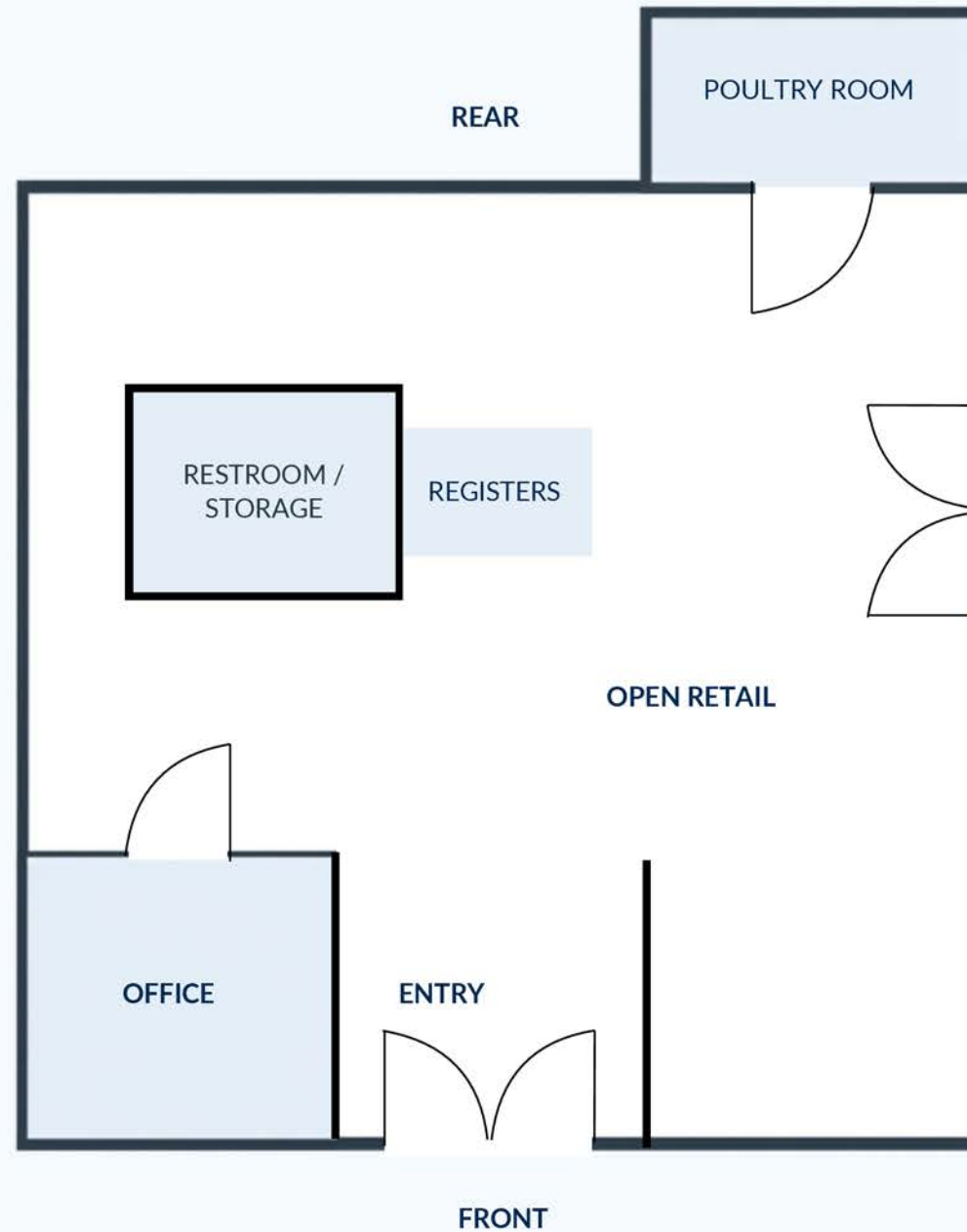
RMV4 Zoning



Front &amp; Rear Access













Owner | Pierson Post, Inc.  
License: 02231420 (CA)

elowe@piersonpost.com  
Direct: (619) 813-7583  
www.piersonpost.com

### PROFESSIONAL BACKGROUND

Eric Lowe is the owner and founder of Pierson Post, a San Diego based commercial real estate brokerage specializing in the sale of commercial and multifamily investment properties.

Eric started his career in real estate as a lawyer. In that role, he navigated the successful closings of complex commercial real estate transactions in Southern California. He earned a degree in Economics from the University of California, Irvine, and a law degree from Loyola Law School, Los Angeles.

Eric combines his extensive real estate experience with a boutique brokerage practice focused on helping property owners evaluate a future sale and executing it successfully as part of their broader financial goals.

### WHY SELLERS WORK WITH ERIC

- He brings expert-level clarity to contracts, due diligence, and negotiation
- He executes creative, targeted marketing campaigns to sell real estate (no passive listing plans)
- He identifies challenges early and keeps clients ahead of them
- He works directly with every client: no junior agent handoffs, no bureaucracy

### PROFESSIONAL AFFILIATIONS

- California Department of Real Estate, licensed real estate broker
- State Bar of California (not currently practicing law)
- Business Network International, Bonita Chapter
- Apartment Owner Association of California, article contributor

### PERSONAL LIFE

- Eric lives in San Diego with his wife and their two children
- Outside of real estate, Eric enjoys spending time with his family, competing in endurance sports, and training Brazilian jiu jitsu

### CLIENT TESTIMONIALS & SUCCESS STORIES

Scan this QR code to review  
client testimonials and  
5-star Google Reviews



## DISCLAIMER

Pierson Post, Inc. (“Broker”) has been exclusively retained by Property’s ownership (“Owner”) in connection with the potential sale of 2537 Main Street, CA 92065 (the “Property”).

This Offering Memorandum (“Offering”) is provided solely for informational purposes to assist prospective purchasers in evaluating the Property.

This Offering has been prepared from materials supplied by Owner and from sources deemed reliable; however, no representation or warranty, express or implied, is made by Broker, Owner, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. All information, including financial projections, rent assumptions, and market data, is subject to change without notice.

This Offering contains selected information and does not purport to be all-inclusive or to contain all information that a prospective purchaser may require. All summaries are provided for convenience only and are not intended to be complete statements of the matters referenced.

Prospective purchasers must conduct their own independent investigations and due diligence, including, without limitation, verification of income and expenses, review of leases and legal documents, physical inspections, square footage, building records, and evaluation of environmental and regulatory matters. Any reliance on this Offering is solely at the recipient’s own risk.

All financial projections are for illustrative purposes only and are based on assumptions that may not materialize. Actual results may differ materially.

Owner expressly reserves the right, at its sole discretion, to accept or reject any offer, to terminate negotiations at any time, and to negotiate with one or more prospective purchasers without obligation to others. No legal commitment or obligation shall arise unless and until a definitive purchase agreement has been fully executed by Owner.

Exclusively Listed By:

ERIC LOWE

Pierson Post, Inc.

License: 02231420 (CA)

[elowe@piersonpost.com](mailto:elowe@piersonpost.com)

Direct: (619) 813-7583

[www.piersonpost.com](http://www.piersonpost.com)

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