

STONEGATE PLAZA

FOR SALE / FOR LEASE

RETAIL JR. ANCHOR
+/-19,753 SF (BLDG)
2.29 AC (LOT)

Your Sign Here

1670

**FLOCKE &
AVOYER**
Commercial Real Estate

1670 Main Street
RAMONA, CALIFORNIA

STONEGATE PLAZA

1670 Main Street

Ramona, California

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

Co-Tenants

STATER BROS.



rubio's
COASTAL GRILL



Demographics



Average Daily Traffic

Main Street	±24,783 CPD
Ramona Street	±10,956 CPD



Average HH Income

3 Miles	\$146,600
5 Miles	\$160,929



Population

3 Miles	19,810
5 Miles	31,535

Aerial

CALIFORNIA
67

Albertsons

ACE
Hardware



DOLLAR TREE
BIG 5
SPORTS GOODS



Main Street - 24,783 CPD

PROPOSED

GROCERY
OUTLET
Dignity Market

Marshalls
PET SMART

five
BEL'W

POPEYES



Little Caesars

CVS



O'Reilly
AUTO PARTS

STATER BROS.
markets

KAHOOTS

TSC TRACTOR
SUPPLY CO

PROPERTY

Burch
Construction
Village Place
Apartments
25 Units

Future Residential
Mixed Use Development

CALIFORNIA
78



PROPOSED
GROCERY OUTLET
Bangs Market
Marshalls
PET SMART
five BELOW

CVS

POPEYES

DOLLAR TREE

Little Caesars

Stater Bros. Markets

Joey's Market

PROPERTY

L&L
AT&T

ALDI

Wendy's

Main Street - 24,783 CPD

16th Street

McDonald's

Site Plan

Suite	Tenant	SF
4-A	Available	1,200 SF
4-B	Ramona Cuts	900 SF
4-B1	Dr. Brandon Jergensen, DDS	900 SF
4-C	PrintPost	900 SF
4-D	Wingstop	1,500 SF
4-E	Homestead Headquarters	1,100 SF
4-F	Jewelry World	2,200 SF
	Available (Divisible)	19,753 SF
6-A	Venus Nails & Spa	1,300 SF
6-B	Available	1,500 SF
6-C	Edwards Jones	1,040 SF
6-D	Alliance Jiu Jitsu	2,215 SF
6-E	UPS	1,730 SF
	Stater Brothers Market	
8	Goodwill	6,042 SF

PROPOSED

GROCERY OUTLET
Stater Bros Market

Marshall's

PET SMART

five BELOW



Building Photos





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