

Ramona Station Shopping Center

1847-1855 MAIN STREET, RAMONA, CA

UNDER CONSTRUCTION | NEW ANCHORS: GROCERY OUTLET, MARSHALLS,
PETSMART, FIVE BELOW, & DOLLAR TREE

SHOP SPACE FROM 1,000 - 5,000 SF



CONCEPTUAL RENDERING

Jeff Drew 858.523.2091. jdrew@retailinsite.net. LIC #00993435

Ron Pepper. 858.523.2085. rpepper@retailinsite.net. LIC #00865929

TOURMALINE CAPITAL

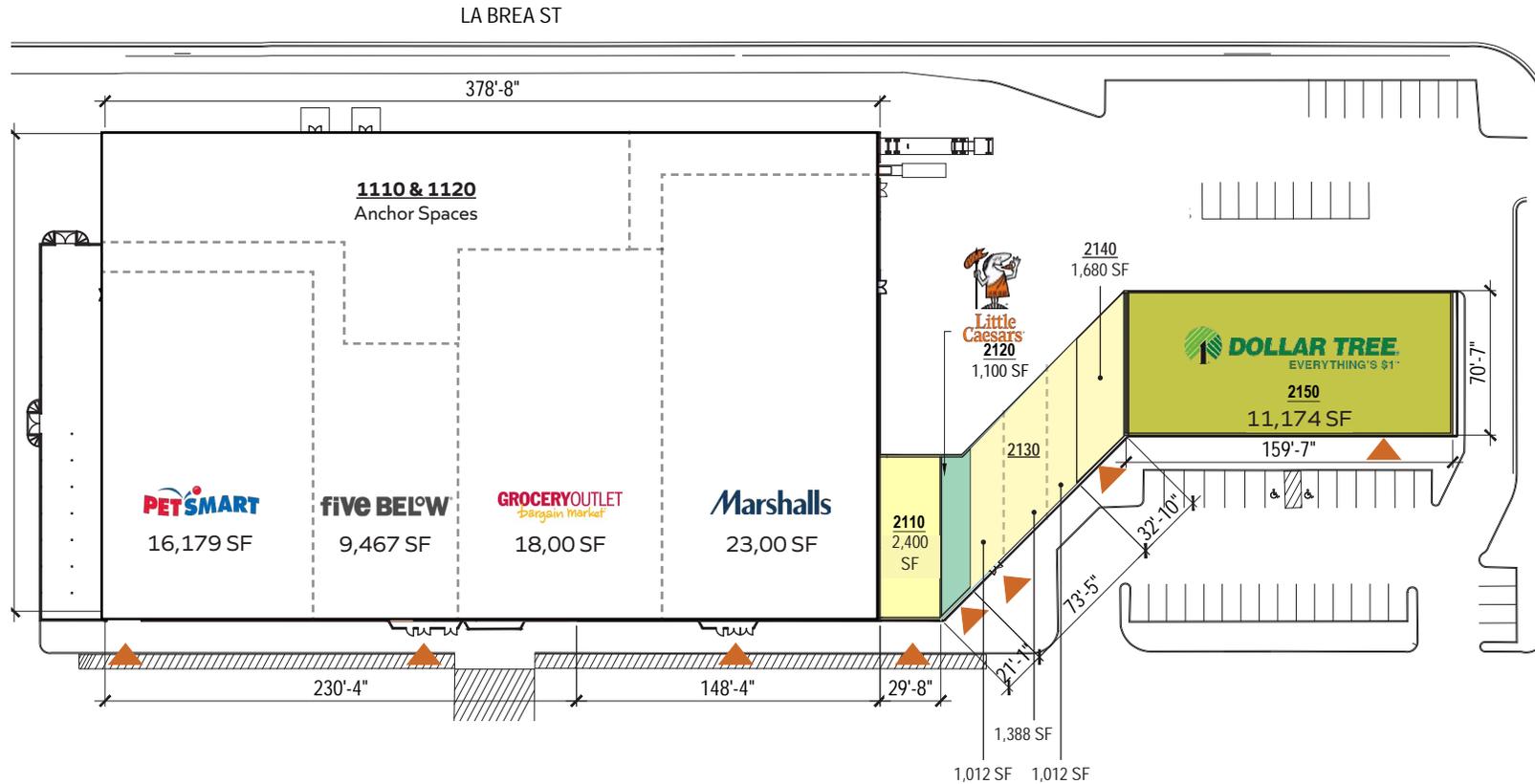


- + Shop Space Available: 1,012–5,092 SF
- + 107,470 SF Shopping Center
- + Great new co-tenancy
- + Centrally located in Ramona on Hwy 67/Main Street in the commuter corridor
- + Traffic counts of 21,400 ADT on Hwy 67/Main Street
- + Great visibility to Hwy 67/Main Street
- + Good incomes





EXISTING SITE PLAN

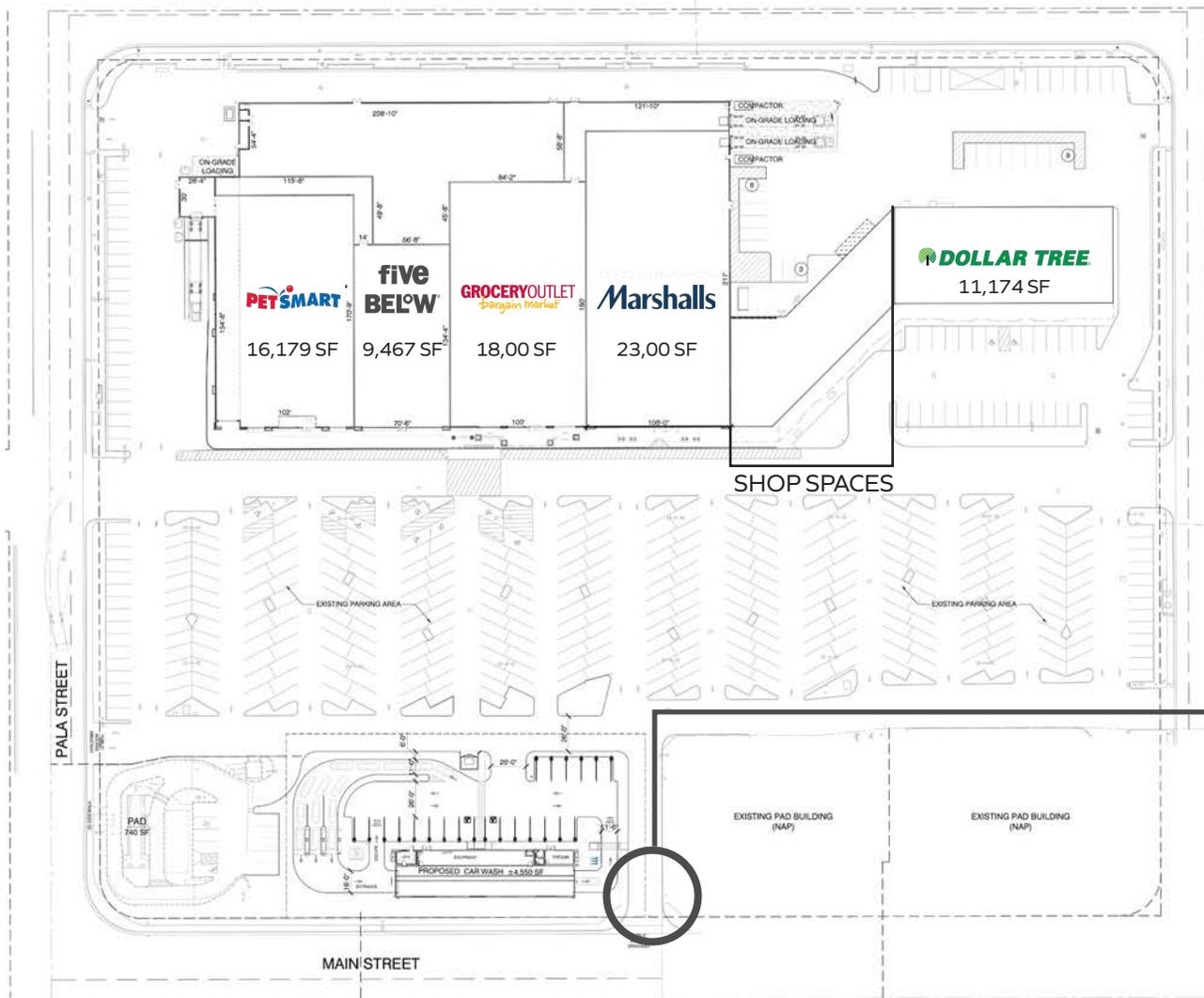


SUITE	TENANT	SF	SUITE	TENANT	SF
Anchor 1	Petsmart	16,179	2130	AVAILABLE	1,012
Anchor 2	Five Below	9,467	2130	AVAILABLE	1,388
Anchor 3	Grocery Outlet	18,000	2130	AVAILABLE	1,012
Anchor 4	Marshalls	23,000	2140	AVAILABLE	1,680
2110	AVAILABLE	2,400	2150	Dollar Tree	11,174
2120	Little Caesar's	1,100	PAD	Los Rancheros	716

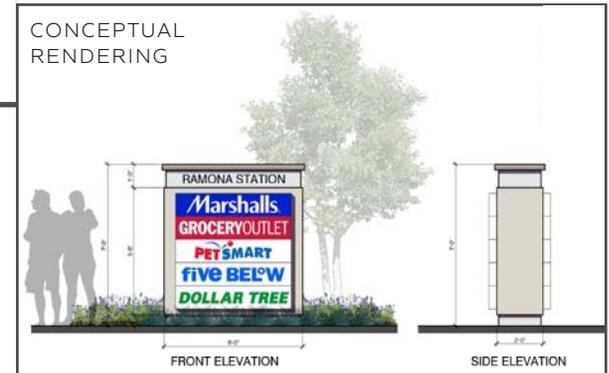
5,092 SF total (divisible)

*For illustrative purposes - Plan has flexibility on demise lines

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

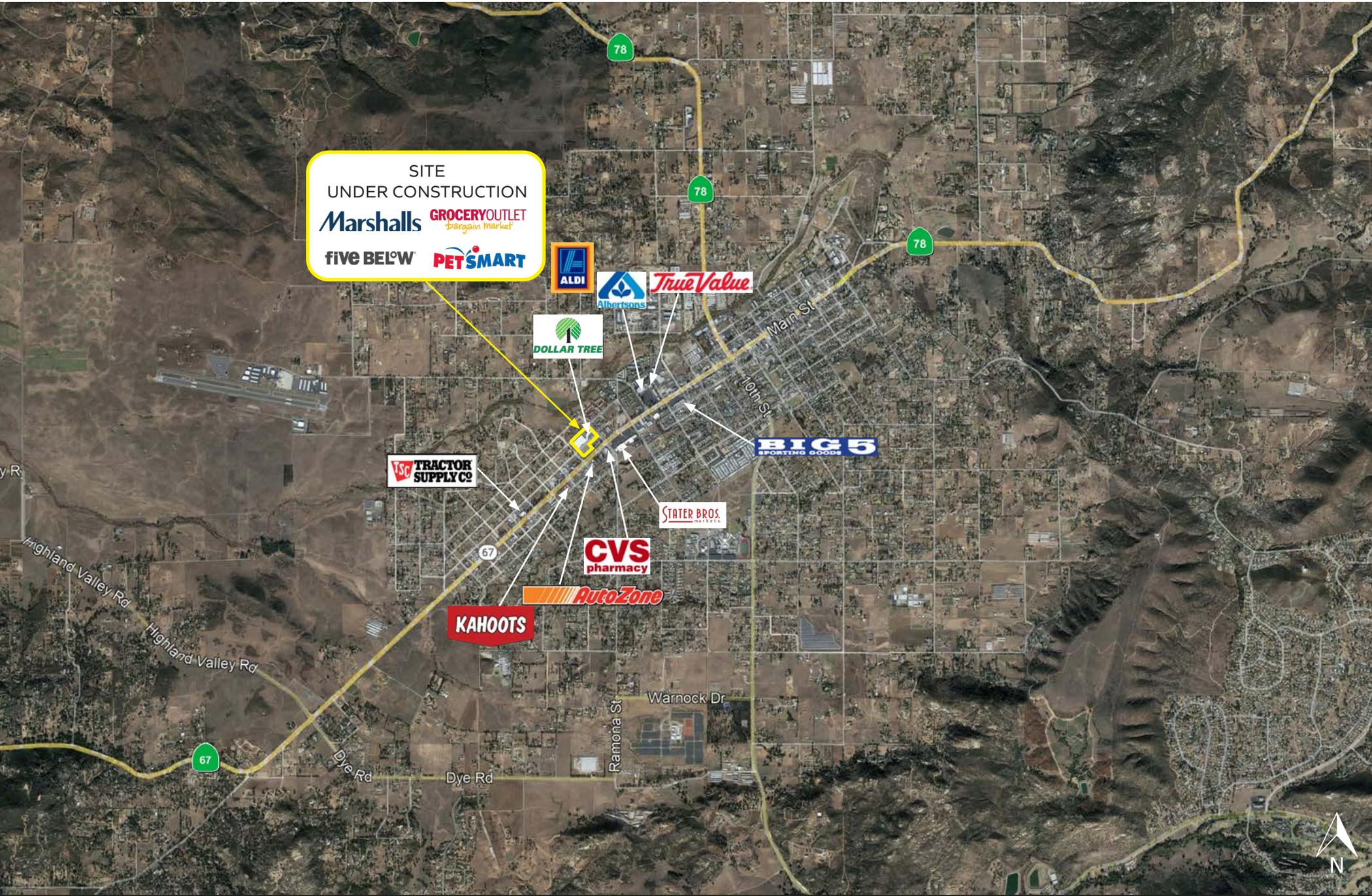


LOCATION MAP
NOT TO SCALE



NWC MAIN STREET & DAY STREET
RAMONA, CA





SITE
UNDER CONSTRUCTION
Marshalls **GROCERY OUTLET**
Bargain Market
five BELOW **PET SMART**





LENNAR
54 NEW
SINGLE-FAMILY
HOMES.

- 2140
1,680 SF
- 2130
1,012/1,388/1,012 SF
5,092 SF total (divisible)
- 2110
2,400 SF



1847-1855 Main St, Ramona, CA 92065

1847 Main St Ramona, CA 92065	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2025)	8,492	19,686	31,423
Projected Population (2030)	8,201	19,095	30,478
Census Population (2020)	8,911	20,159	32,303
Census Population (2010)	8,291	19,224	30,692
Projected Annual Growth (2025 to 2030)	-291 -0.7%	-591 -0.6%	-945 -0.6%
Historical Annual Growth (2020 to 2025)	-419 -0.9%	-473 -0.5%	-880 -0.5%
Historical Annual Growth (2010 to 2020)	620 1.5%	934 1.0%	1,611 1.0%
Estimated Population Density (2025)	2,704 psm	697 psm	400 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2025)	2,913	6,637	10,817
Projected Households (2030)	2,841	6,502	10,589
Census Households (2020)	2,938	6,660	10,922
Census Households (2010)	2,686	6,218	10,189
Estimated Households with Children (2025)	1,162 39.9%	2,556 38.5%	3,838 35.5%
Estimated Average Household Size (2025)	2.91	2.95	2.89
Average Household Income			
Estimated Average Household Income (2025)	\$133,873	\$144,812	\$160,769
Projected Average Household Income (2030)	\$132,558	\$143,354	\$158,971
Estimated Average Family Income (2025)	\$145,080	\$156,638	\$176,679
Median Household Income			
Estimated Median Household Income (2025)	\$97,425	\$105,677	\$118,960
Projected Median Household Income (2030)	\$97,149	\$105,382	\$118,700
Estimated Median Family Income (2025)	\$108,455	\$115,836	\$131,192
Per Capita Income			
Estimated Per Capita Income (2025)	\$45,963	\$48,891	\$55,409
Projected Per Capita Income (2030)	\$45,965	\$48,886	\$55,297
Estimated Per Capita Income 5 Year Growth	\$2 -	-\$5 -	-\$111 -0.2%
Estimated Average Household Net Worth (2025)	\$1,326,335	\$1,532,116	\$1,805,558
Daytime Demos (2025)			
Total Businesses	459	878	1,254
Total Employees	4,340	6,672	11,342
Company Headquarter Businesses	13 2.9%	21 2.4%	29 2.3%
Company Headquarter Employees	215 4.9%	495 7.4%	549 4.8%
Employee Population per Business	9.5	7.6	9.0
Residential Population per Business	18.5	22.4	25.1



Ramona Station Shopping Center

Complete Remodel Coming Soon | 1847-1855 Main Street, Ramona, CA

TOURMALINE CAPITAL

Retail Insite

Commercial Real Estate

Jeff Drew

858.523.2091

jdrew@retailinsite.net

lic. 00993435

120 S Sierra Ave, Ste. 110

Solana Beach, CA 92075

lic. 01206760

Ron Pepper

858.523.2085

rpepper@retailinsite.net

lic. 00865929

t. 858 523 2090

w. retailinsite.net