



Future Residential  
Mixed-Use Development

Burch Construction  
Village Place Apartments  
25 Units

16th Street

Ramona Street

Main Street

CVS

STATER BROS.  
markets

JoAnn  
Fabric  
Club

Wendy's

McDonald's

ALDI

FLOCKE &  
AVOYER  
Commercial Real Estate

# STONEGATE PLAZA

1660-1676 MAIN ST. RAMONA, CA 92065



**STATER BROS.**  
markets



# STONEGATE PLAZA

# HIGHLIGHTS

**1660-1676 MAIN ST. RAMONA, CA 92065**

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

# NEARBY RETAIL



Stonegate Plaza is the dominant grocery anchored shopping center in the Ramona trade area. Anchored by Stater Bros and Goodwill. Strategically located at the primary intersection of this well established trade area.



### Traffic Counts

#### Cars Per Day

Main Street: ±24,783

Ramona Street: ±10,956

### Average HHI\*

**1 Mile:** \$104,907

**3 Mile:** \$112,558

**5 Miles:** \$125,391

### Population

**1 Mile**  
9,227

**3 Miles**  
19,810

**5 Miles**  
31,535

### Daytime Population

**1 Mile**  
6,294

**3 Miles**  
11,259

**5 Miles**  
17,025

# SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
4-A	AVAILABLE	1,200	4-E	AVAILABLE	1,100	6-C	Edward Jones Investments	1,040
4-B	Ramona Cuts	900	4-F	Jewelry World	2,200	6-D	Alliance Jiu-Jitsu (Coming Soon)	2,215
4-B1	Dr. Brandon Jergensen, DDS	900	5	AVAILABLE	19,753	6-E	UPS	1,730
4-C	PrintPost	900	6-A	Venus Nails & Spa	1,300	8	Goodwill	6,042
4-D	Wingstop (Coming Soon)	1,500	6-B	AVAILABLE	1,500			



# AERIAL



**Albertsons** **ACE Hardware**

**PANDA EXPRESS** **STARBUCKS**

**99¢ only STORES** **BIG 5 SPORTING GOODS**

**UNITED STATES POSTAL SERVICE** **DUNKIN'**

**McDonald's**

## STONEGATE PLAZA

**ALDI**

**DOLLAR TREE** **POPEYES**  
**Little Caesars** **Former Kmart**

**CVS**

**STATER BROS. markets**

Burch Construction  
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**TACO BELL** **O'Reilly AUTO PARTS**

**LESLIE'S SWIMMING POOL SUPPLIES**

**KAHOOTS**

Future Residential  
Mixed-Use Development

**TSC TRACTOR SUPPLY CO**



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**FLOCKE &  
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## FOR MORE INFORMATION:

Sullivan Roche | 858.875.4677 | [sroche@flockeavoyer.com](mailto:sroche@flockeavoyer.com) | CA DRE NO.: 02087932