

FOR SALE | RESIDENTIAL DEVELOPMENT OPPORTUNITY

± 1.77 ACRE LOT

2430 MAIN STREET • RAMONA, CA 92065



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POTENTIAL DEVELOPMENT

AI generated rendering demonstrates potential development and is strictly for illustrative purpose only.





HIGHLIGHTS



77,000 SF | 1.77 Acres



APN: 282-202-05-00 / 282-202-06-00



Zoning: (RM-V4) Ramona Village Center Zone



Potential Yield per County: 25 Units



Height Limit per County: 2 Floors, up to 35' (Primary Bldg.) 2 Floors, up to 25' (Outbuilding)



Topography: Flat



Immediate Highway Access to CA-67



Call For Pricing

..... Not to scale, for illustrative purpose only.

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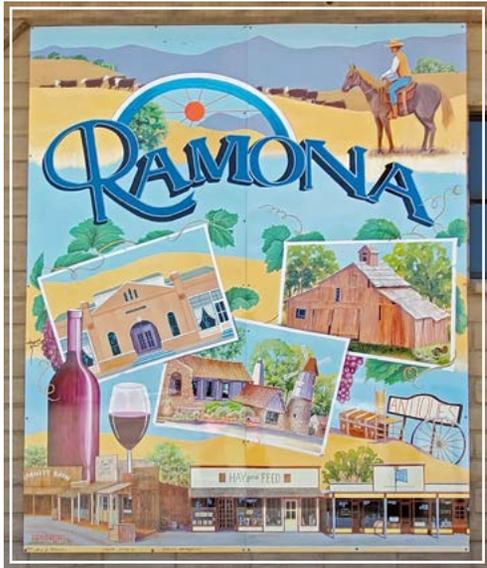


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RAMONA, CALIFORNIA



Nestled in the rolling hills of San Diego County, Ramona offers the perfect blend of small-town charm and big-city accessibility. Known as the “Valley of the Sun,” Ramona boasts stunning natural landscapes, a welcoming community, and a rapidly growing demand for quality housing.

Located just 35 miles northeast of Downtown San Diego, Ramona serves as a central hub between the coast, the mountains, and inland North County. This prime location makes it ideal for families and professionals seeking affordable, spacious living while staying connected to major job centers in San Diego, Escondido, Poway, and Santee. Originally a ranching and agricultural community, Ramona has evolved into a thriving residential area while preserving its rich history and rural character. Known for its wine country, equestrian culture, and scenic hiking trails, Ramona draws both residents and visitors year-round.

The region’s strong sense of community, coupled with its high quality of life, has made it one of the most desirable unincorporated areas in San Diego County. The combination of limited supply, rising demand, and Ramona’s natural beauty make this an ideal time for development. Compared to coastal cities, Ramona offers significant value for land acquisition and development, providing an opportunity to secure property at lower costs.

As San Diego County continues to grow, properties in Ramona are expected to appreciate at an accelerated pace, making it a strong investment for the future. The community is supported by excellent schools, parks, and recreational areas, fostering a family-friendly environment. Additionally, the area’s open spaces, equestrian trails, golf courses, and wineries create a highly desirable lifestyle that attracts buyers seeking a higher quality of life.

With its unique combination of location, lifestyle, and growth potential, Ramona is poised to become one of the region’s most sought-after residential markets. For developers and investors, there has never been a better time to become part of Ramona’s exciting future and help shape the next chapter of this vibrant and evolving community.



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DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
 2024 Population	3,290	17,792	27,749
2024 Households	1,075	5,874	9,327
Median Age	39.50	38.90	40.90
Household Income			
 Avg Household Income	\$110,308	\$114,942	\$125,585
Median Household Income	\$87,500	\$89,453	\$104,504
Education			
 Associate Degree	258	1,335	1,676
Bachelor's Degree	289	1,746	3,200
Advanced Degree	102	878	1,653
Employment			
 Civilian Employed	1,676	9,428	14,503
Civilian Non-Labor Force	852	4,431	7,338
U.S. Armed Forces	10	130	238

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