

AVAILABLE

1.16 ACRES / PRIME COMMERCIAL



**1703
Main
Street**



REMAX

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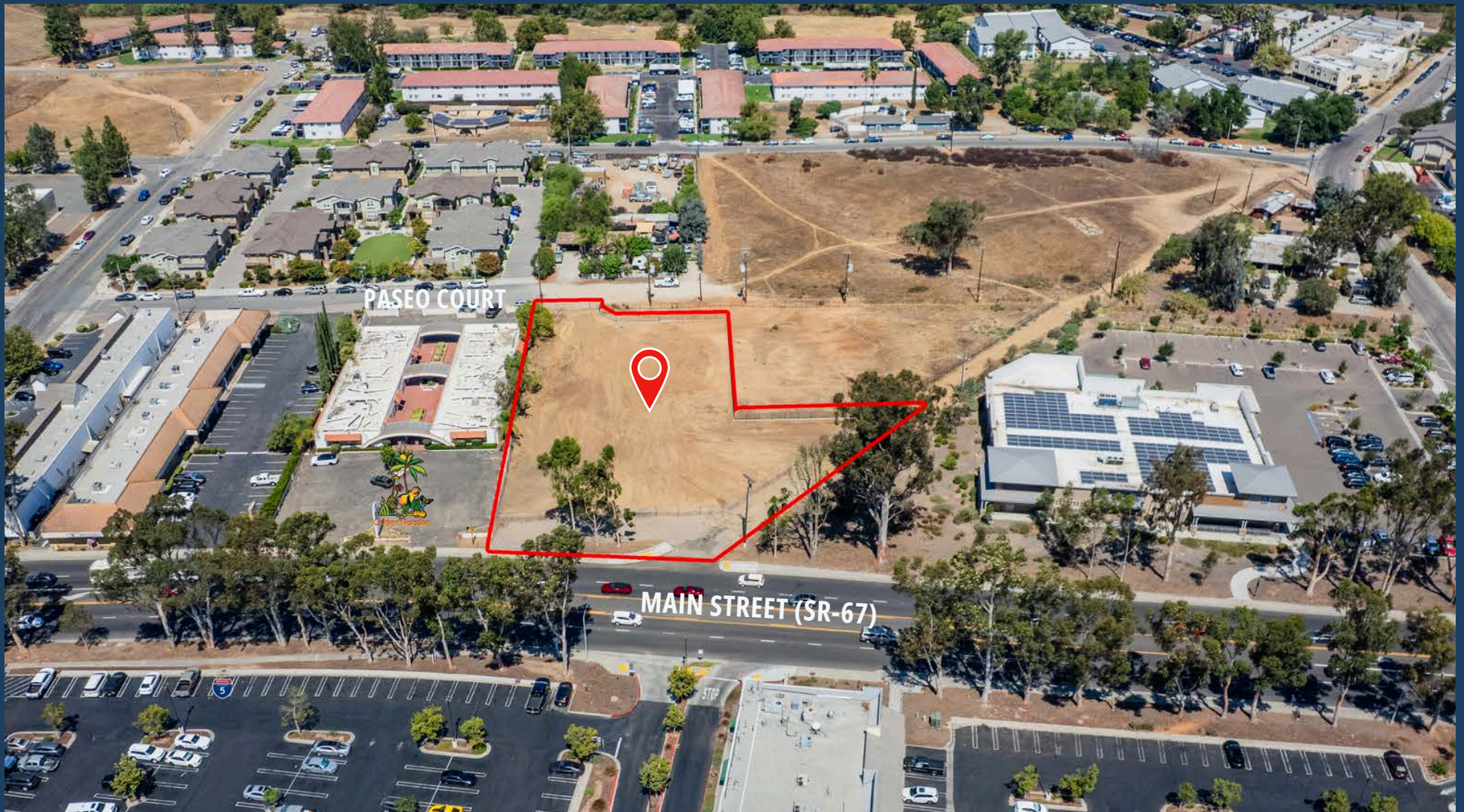
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3 PROPERTY
OVERVIEW

4 ZONING MAP &
PERMITTED USES

5 AERIALS

8 CONCEPT PLANS

PROPERTY OVERVIEW

EXECUTIVE SUMMARY

The Subject Offering is a 1.16 acre lot in Ramona, CA. This site is suitable for several development options:

- [Option 1](#): Dual Tenant ~3800 SQFT (Page 8)
- [Option 2](#): Fast Casual Sit Down Restaurant with Drive Through (Page 9)
- [Option 3](#): Dual Tenant Quick Service Restaurant with Drive Through (Page 10)
- [Option 4](#): Dual Tenant Car Wash Quick Service Restaurant (Page 11)
- [Option 5](#): Single Building with Drive Through (Page 12)

**not limited to above development options*

PROJECT LINKS

LOT LINE ADJUSTMENT	BOUNDARY & TOPO
WET UTILITIES	PLOTTED EASEMENTS
PHASE 1	TITLE REPORT

Location	1703 Main Street, Ramona, CA 92065
APN	282-130-74-00
Gross Acreage	+/- 1.16 acres
Municipality	Ramona
Property Condition	Improved Vacant Land
Access	Main Street (primary) & Paseo Court (secondary)
Zoning	RMV-5
General Plan	General Commercial
Water/Sewer	Ramona Municipal Water District
Electric Service	San Diego Gas and Electric (SDG&E)
Fire	Cal Fire Ramona
School District	Ramona Unified School District
Flexible Offering Structure	Ground Lease, Build-to-Suit, or Sale

ZONING MAP & PERMITTED USES

PART EIGHT: 8730 RM-V5 Center District

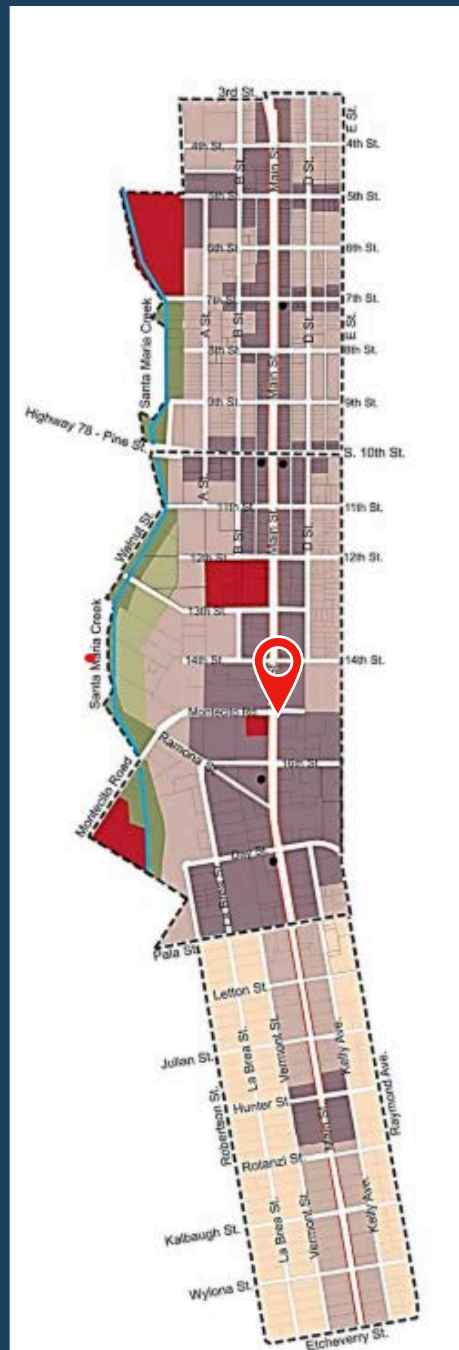
TABLE 2.0 PERMITTED USES

RESIDENTIAL	V5
Accessory Dwelling Unit Apartment	R
Family Residential	R
Farm Labor Camps	
Group Residential	M
Mobile Home Residential	
OFFICE	V5
Professional Office Space (Class A)	R
COMMERCIAL	V5
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	M
Veterinary (Small Animals)	M
Automotive and Equipment	
Cleaning	M
Fleet Storage	
Parking	R
Repairs (Heavy Equipment)	M
Repairs (Light Equipment)	M
Sales/Rentals (Heavy Equipment)	M
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	R
Business Equipment and Sales Services	R
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	R

R by RIGHT
A BY ADMINISTRATIVE PERMIT
M by MINOR USE PERMIT
M by MAJOR USE PERMIT
□ NOT ALLOWED

COMMERCIAL (continued)	V5
Convenience Sales and Service	R
Cottage Industries	R
Restaurant and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	R
Food and Beverage Retail Sales	R
Financial, Insurance and Real Estate	R
Funeral and Internment Services	
Cremating / Interment	M
Undertaking	A
Gasoline Sales	R
Laundry Services	R
Medical Services	R
Participant Sports and Recreation	
Indoor	R
Outdoor	
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	R
Retail Sales	
General	R
Specialty	R
Scrap Operations	
Spectator Sport and Entertainment	
Limited	R
General (Private Gymnasium)	M
Swap Meets (not to exceed 5,000 sf)	M
Transient Habitation	
Campground	
Lodging	R
Resort	
Wholesale Storage and Distribution	
Mini-Warehouse	
Light	
Heavy	

INDUSTRIAL	V5
Custom Manufacturing	M
General Industrial	M
AGRICULTURAL	V5
Horticulture	
Cultivation	R
Storage	
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V5
Mining and Processing	
Site Preparation	M
CIVIC	V5
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	R
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	
Law Enforcement Services	R
Lodge, Fraternal and Civic Assembly	R
Major Impact Services and Utilities	M
Minor Impact Utilities	M
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	R
Small Schools (50 or fewer students)	R



MAP 2 - Ramona Village Center Zoning Districts

- V1 - Natural District
- V2 - Rural District
- V3 - Edge District
- V4 - General District
- V5 - Center District
- CD - Civic District
- Main Street Frontage Residential Restriction Line
- Main Street Focal Point Lot (3 stories allowed - 40 feet height limit)



AERIALS | WEST FACING

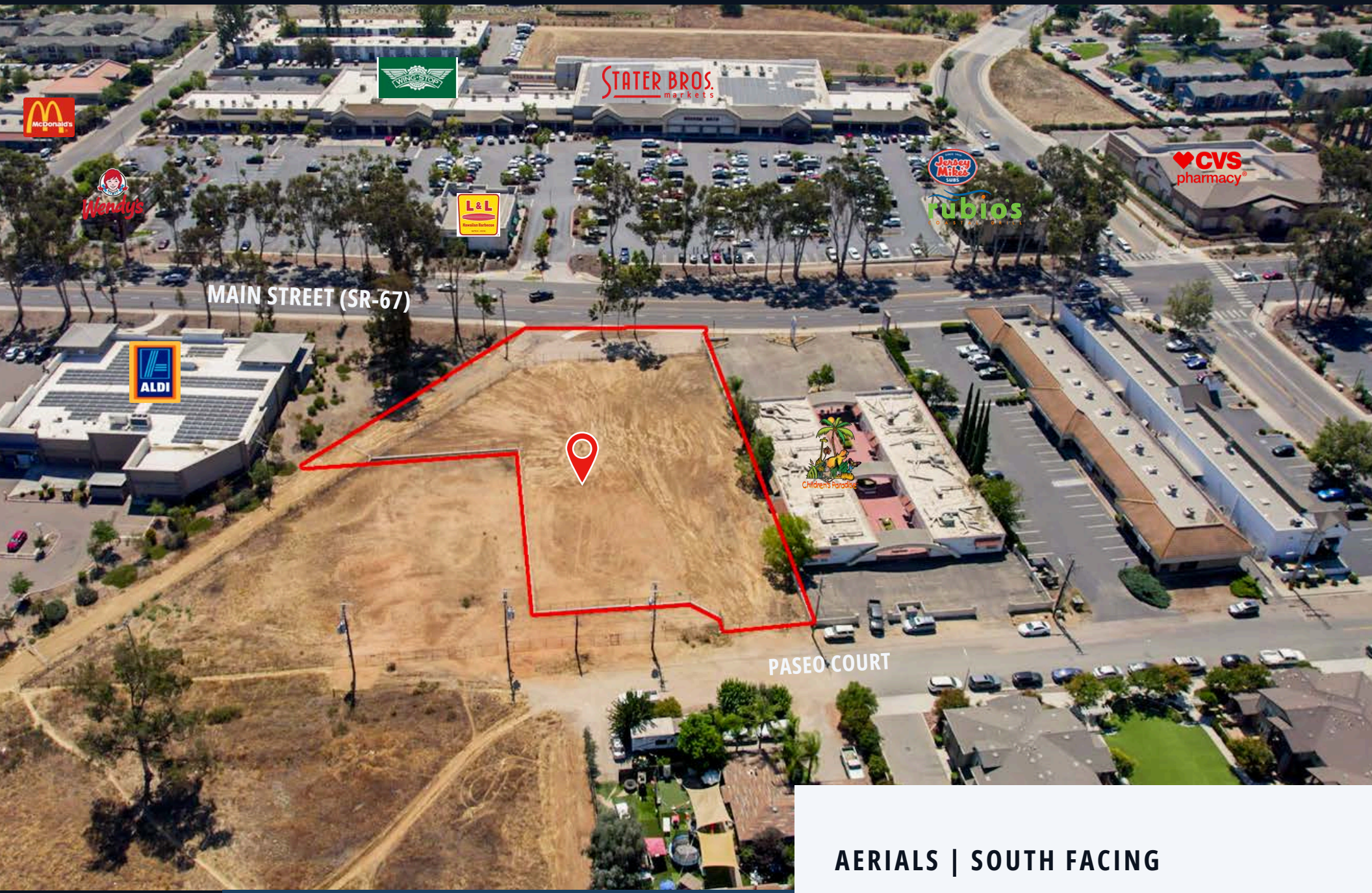


PASEO COURT

MAIN STREET (SR-67)



AERIALS | EAST FACING



AERIALS | SOUTH FACING

DUAL TENANT CONCEPT:

- Primary Access: Main Street (SR-67)
- Secondary Access: Paseo Ct. (aka Vermont St.)
- Parking: 44 Provided
- Tenant 1: ~2,800 sqft + Patio
- Tenant 2: ~1,100 sqft + DT + Patio
- * Drive-thru 20 Car Queue
- * ~925 sqft Outdoor Patio

FILE: Dual Tenant 101325SP2.0

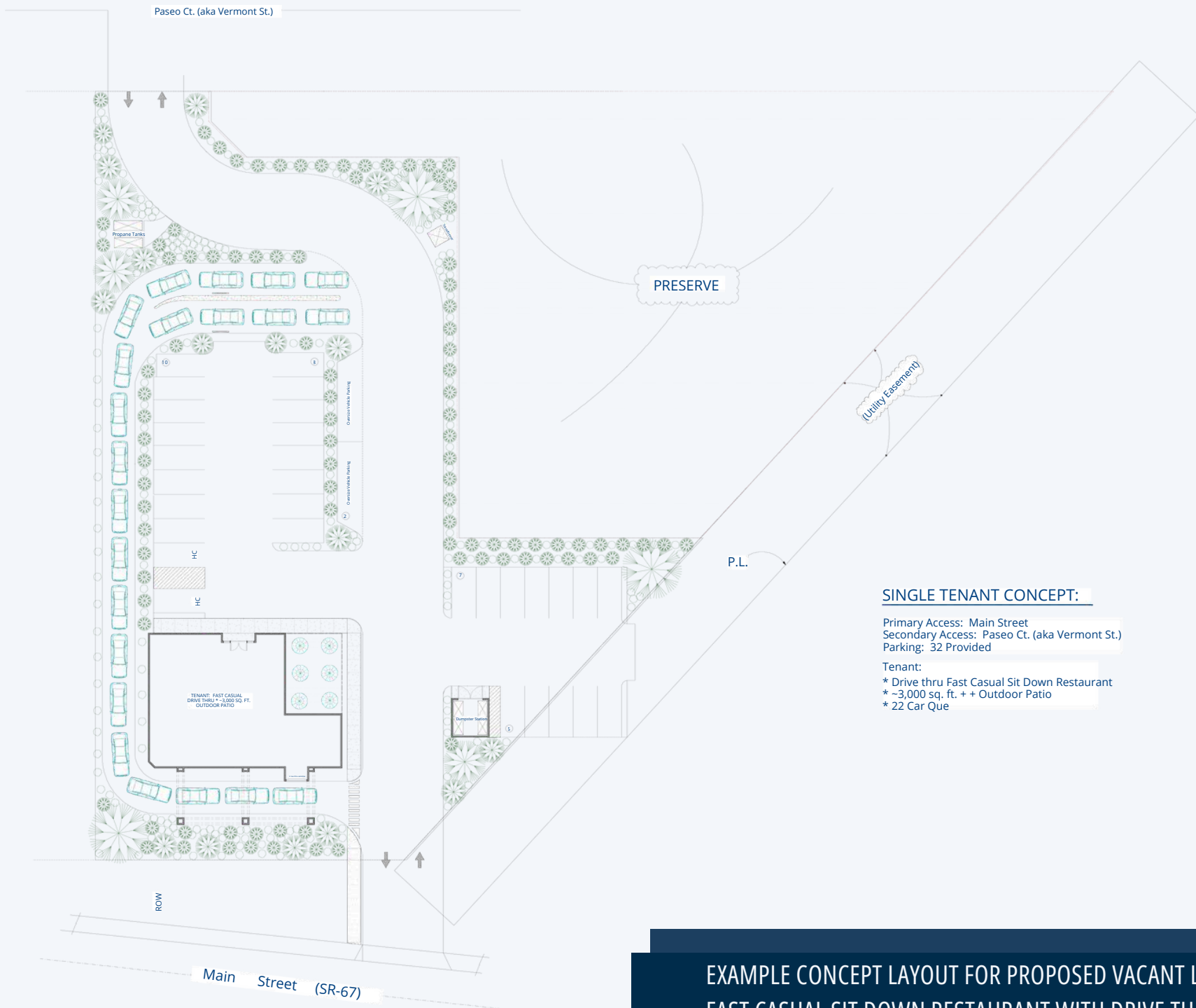
EXAMPLE CONCEPT LAYOUT FOR PROPOSED VACANT LAND

DUAL TENANT, 3800 SQFT

Primary Access: Main Street (SR-67)
Secondary Access: Paseo Ct. (aka Vermont St.)
Parking: 44 Provided

FILE: Dual Tenant 101325SP2.0

EXAMPLE CONCEPT LAYOUT FOR PROPOSED VACANT LAND: DUAL TENANT ~3800 SQFT



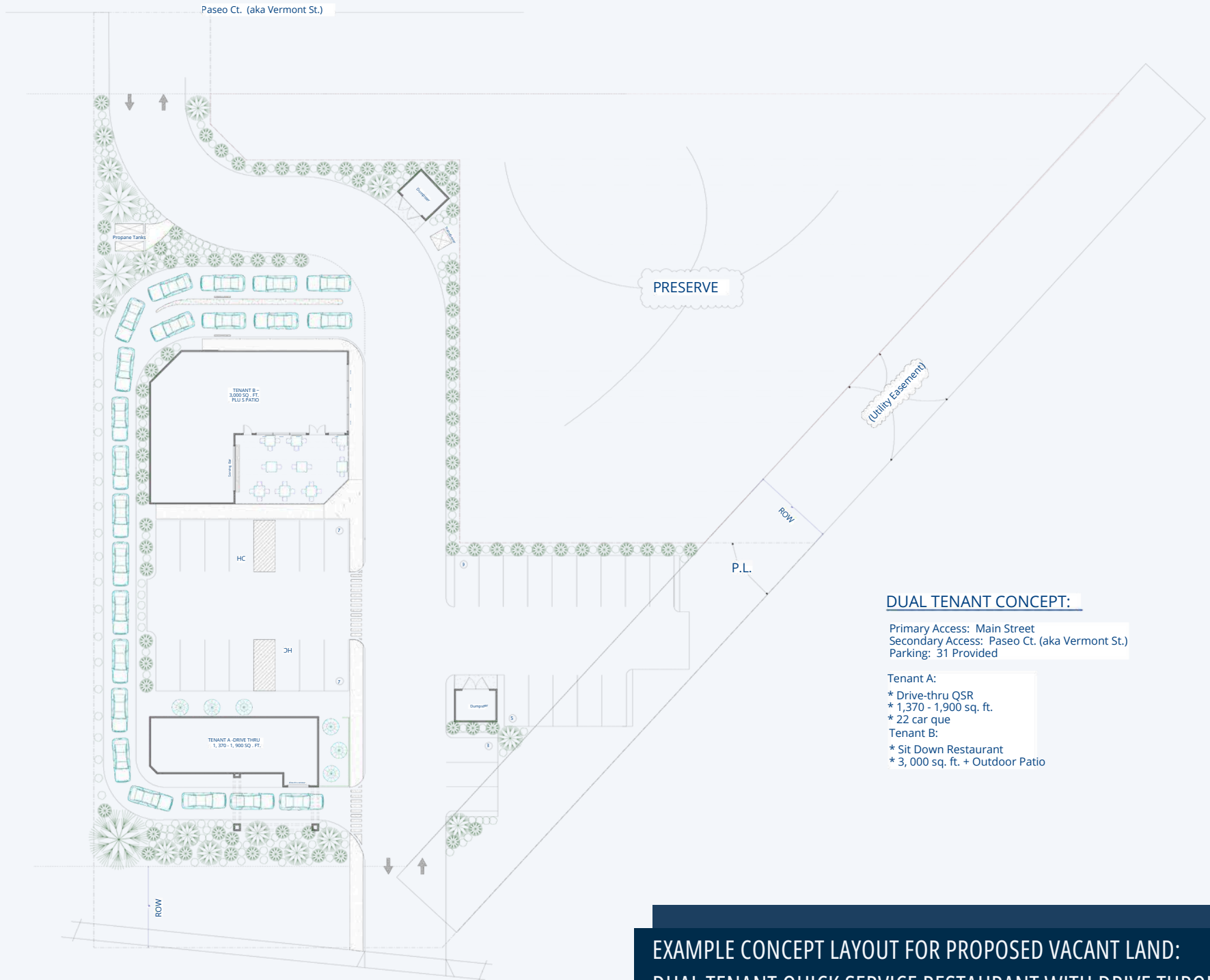
SINGLE TENANT CONCEPT:

Primary Access: Main Street
Secondary Access: Paseo Ct. (aka Vermont St.)
Parking: 32 Provided

Tenant:

- * Drive thru Fast Casual Sit Down Restaurant
- * ~3,000 sq. ft. + Outdoor Patio
- * 22 Car Queue

EXAMPLE CONCEPT LAYOUT FOR PROPOSED VACANT LAND:
FAST CASUAL SIT DOWN RESTAURANT WITH DRIVE THROUGH



DUAL TENANT CONCEPT:

Primary Access: Main Street
 Secondary Access: Paseo Ct. (aka Vermont St.)
 Parking: 31 Provided

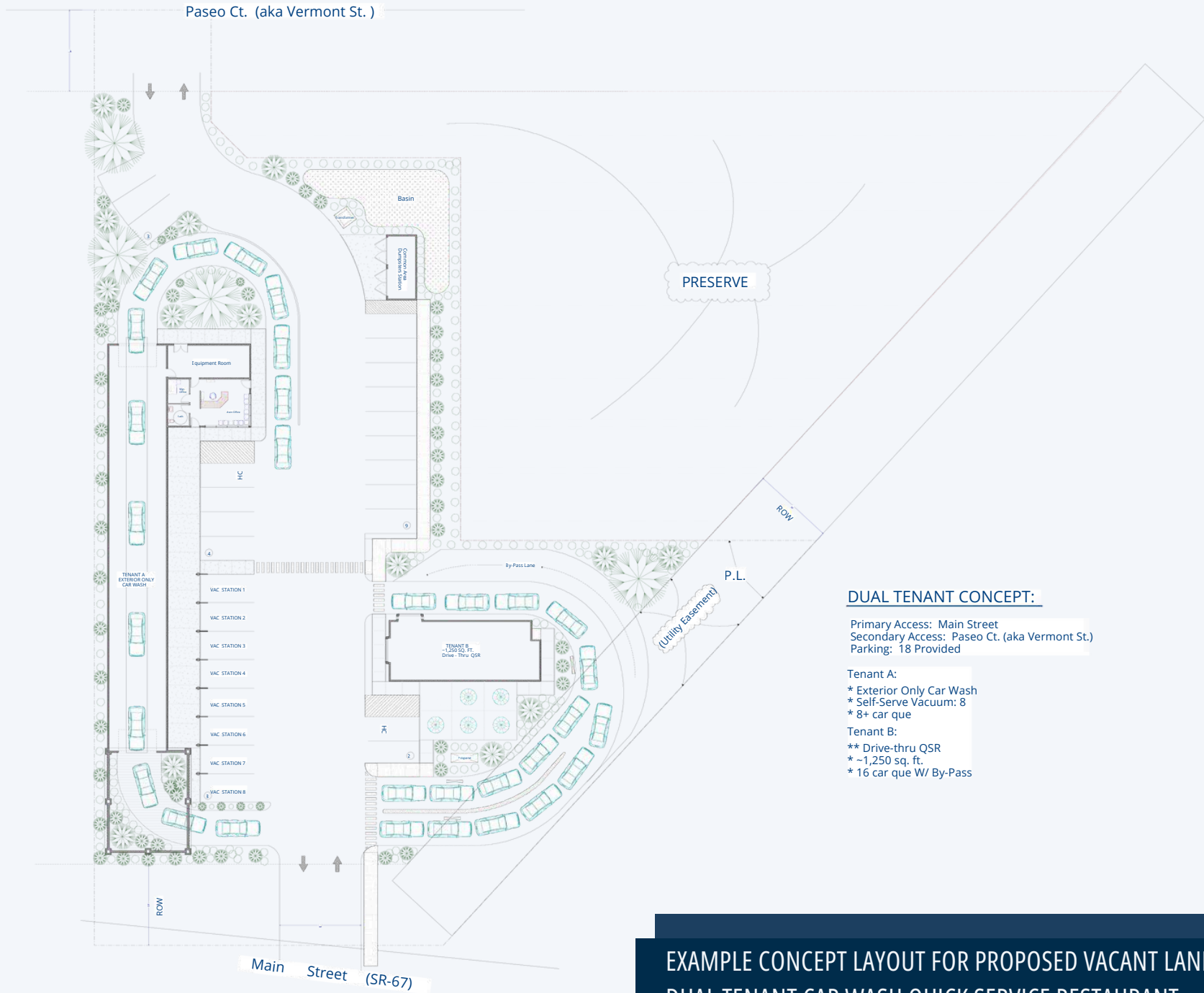
Tenant A:

- * Drive-thru QSR
- * 1,370 - 1,900 sq. ft.
- * 22 car que

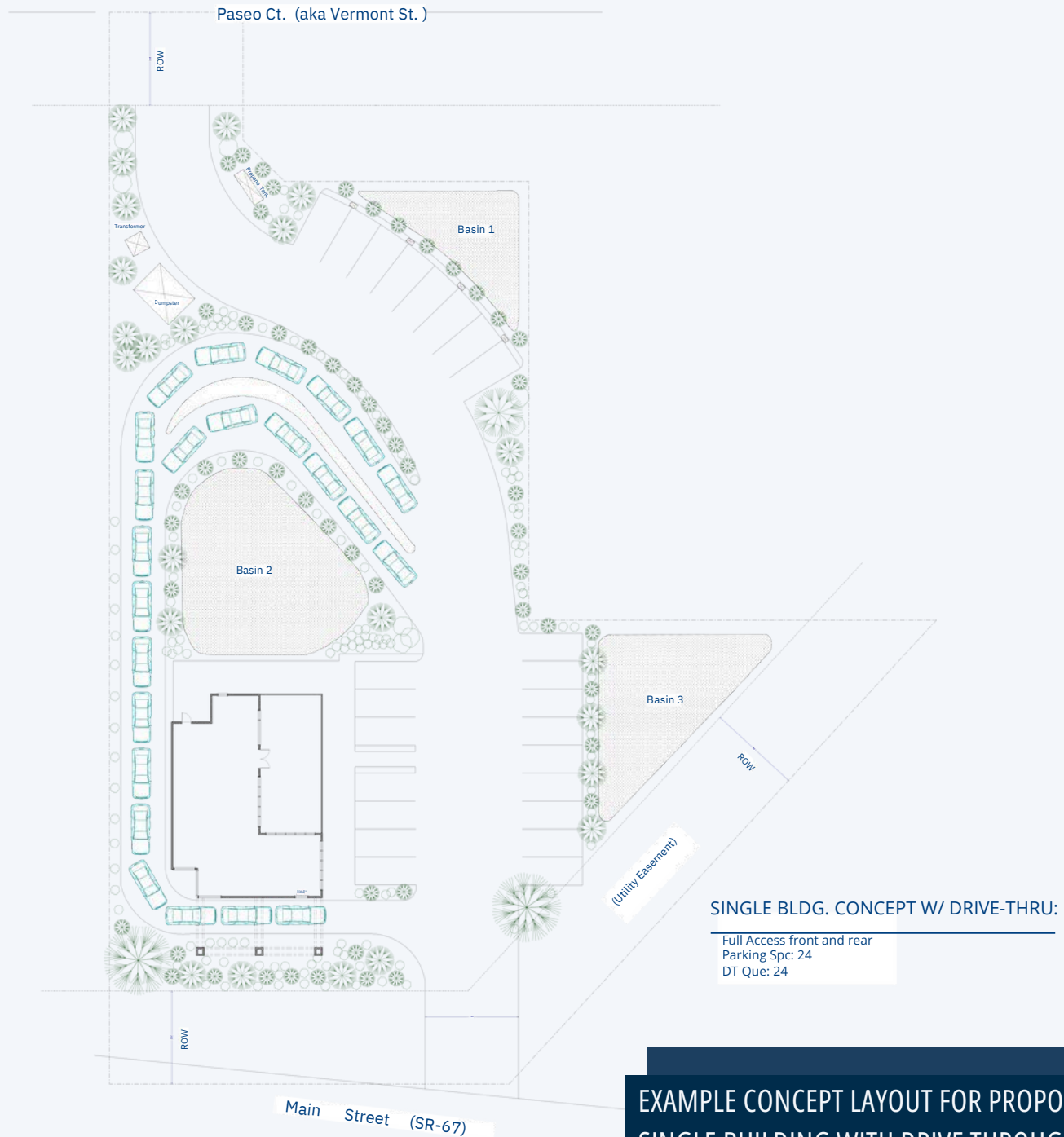
Tenant B:

- * Sit Down Restaurant
- * 3,000 sq. ft. + Outdoor Patio

**EXAMPLE CONCEPT LAYOUT FOR PROPOSED VACANT LAND:
 DUAL TENANT QUICK SERVICE RESTAURANT WITH DRIVE THROUGH**



EXAMPLE CONCEPT LAYOUT FOR PROPOSED VACANT LAND:
DUAL TENANT CAR WASH QUICK SERVICE RESTAURANT



EXAMPLE CONCEPT LAYOUT FOR PROPOSED VACANT LAND:
SINGLE BUILDING WITH DRIVE THROUGH



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