

AVAILABLE

1.16 ACRES / PRIME COMMERCIAL



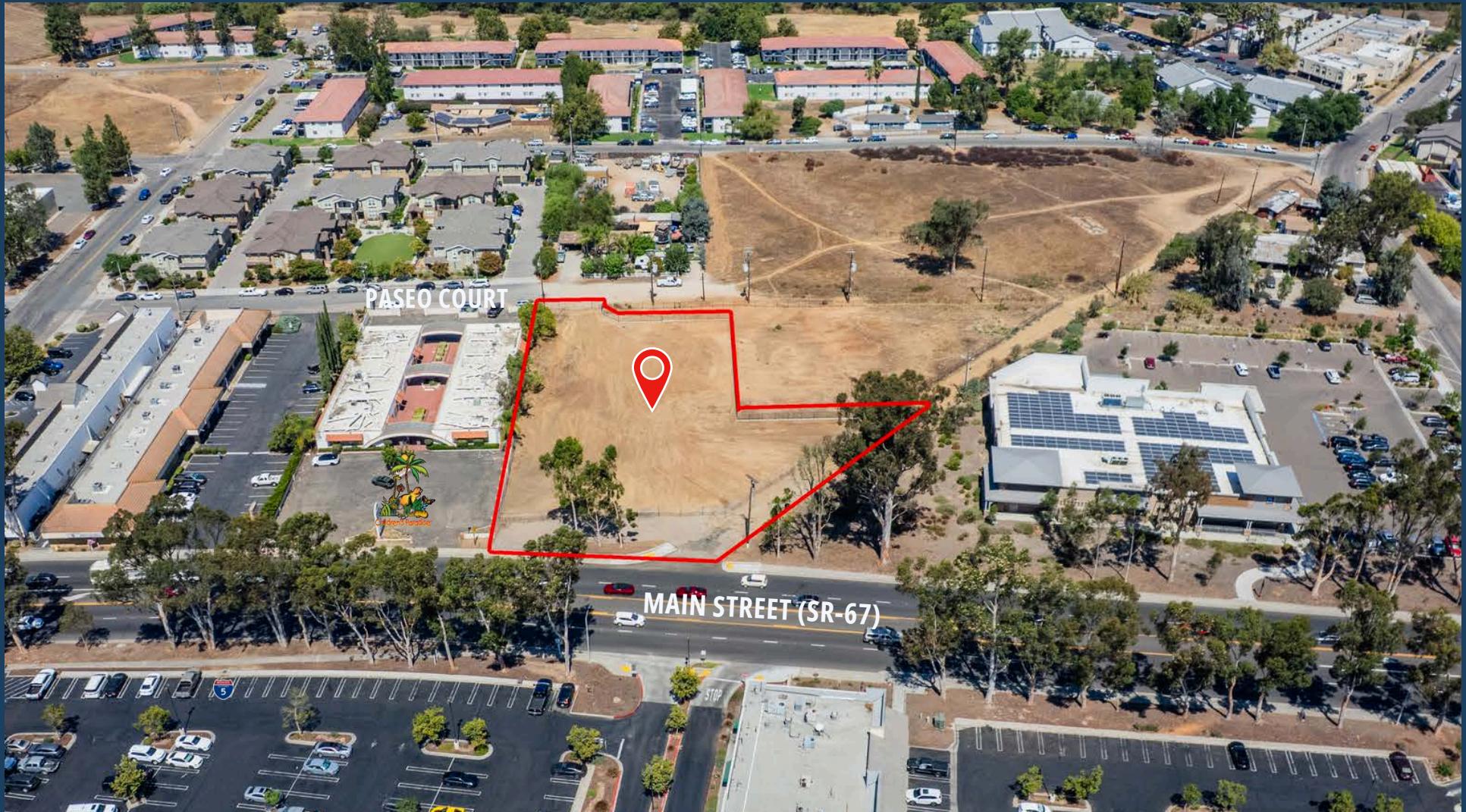
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3 PROPERTY  
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4 ZONING MAP &  
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# PROPERTY OVERVIEW

## 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](#)

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

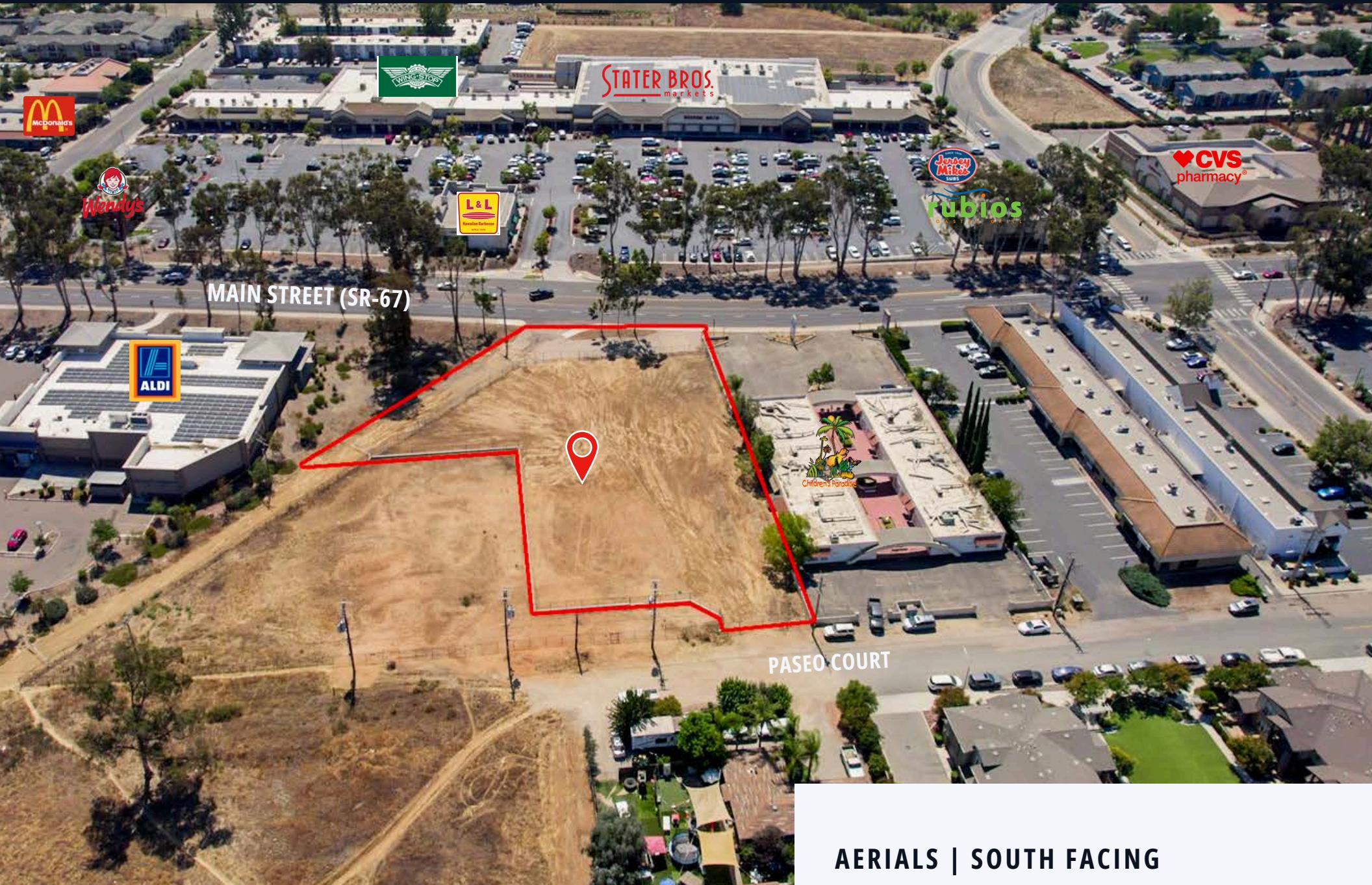
- V1 - Natural District
- V2 - Rural District
- V3 - Edge District
- V4 - General District
- V5 - Center District
- CD - Civic District
- Main Street Frontage Residential
- Restriction Line
- Main Street Focal Point Lot (3 stories allowed - 40 feet height limit)

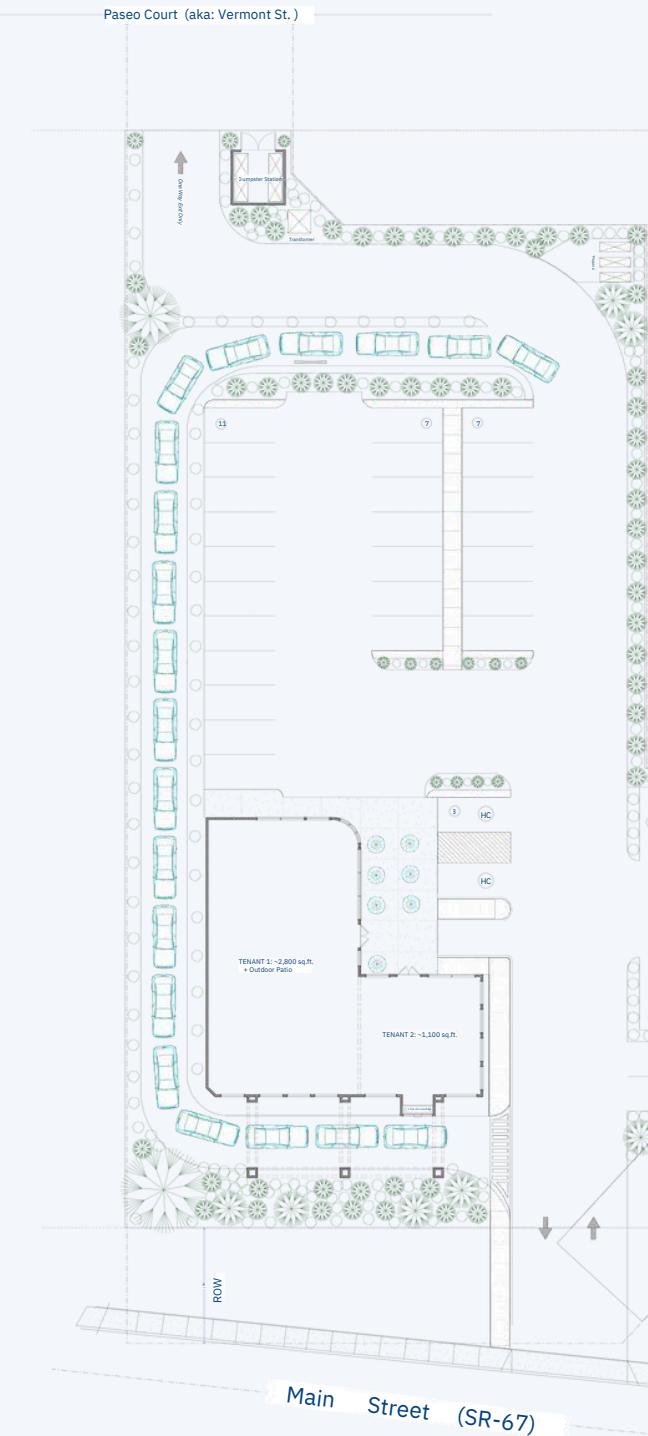


AERIALS | WEST FACING



**AERIALS | EAST FACING**





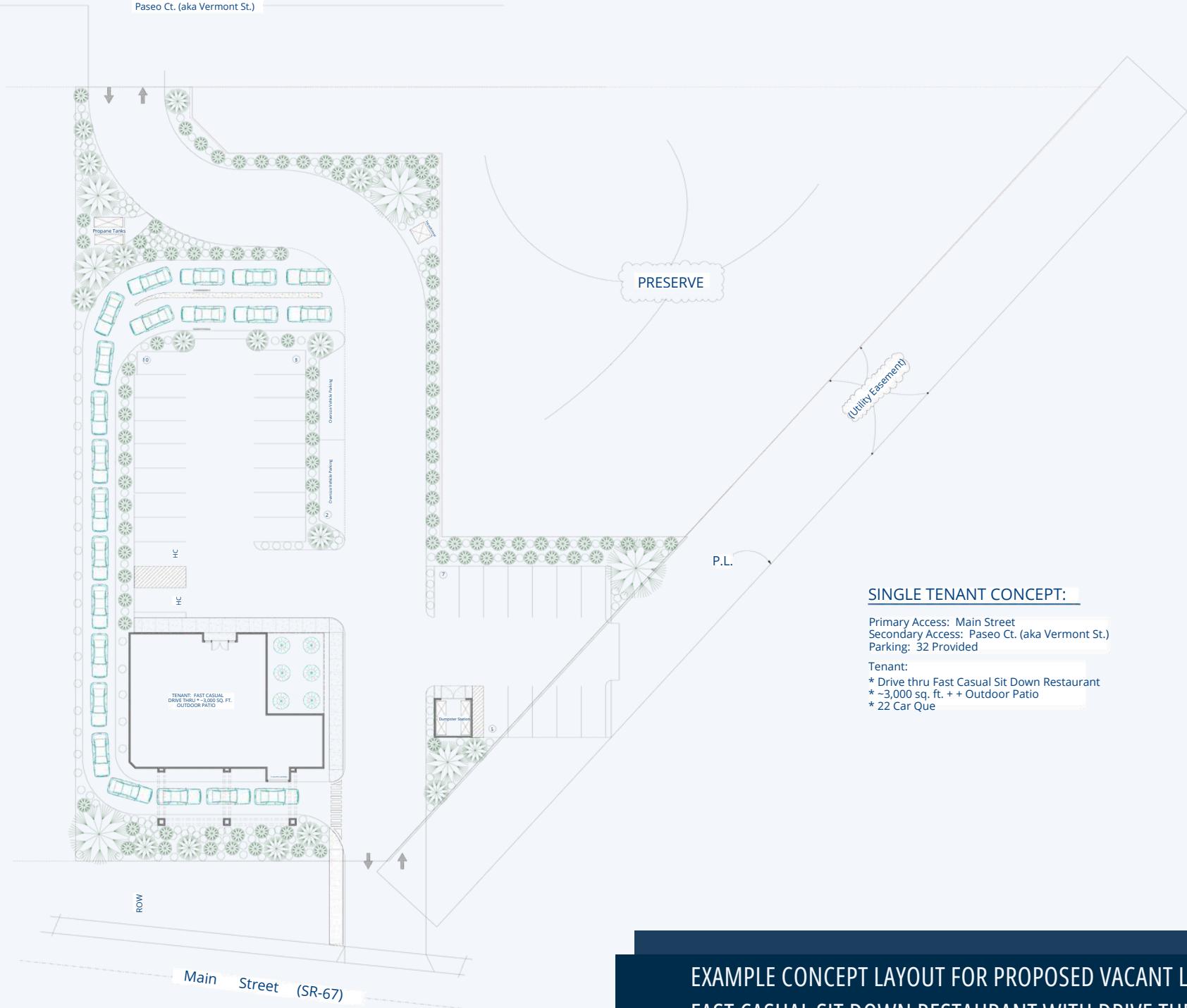
#### DUAL TENANT CONCEPT:

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 Que  
 \* ~925 sqft Outdoor Patio

FILE: Dual Tenant 101325SP2.0

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



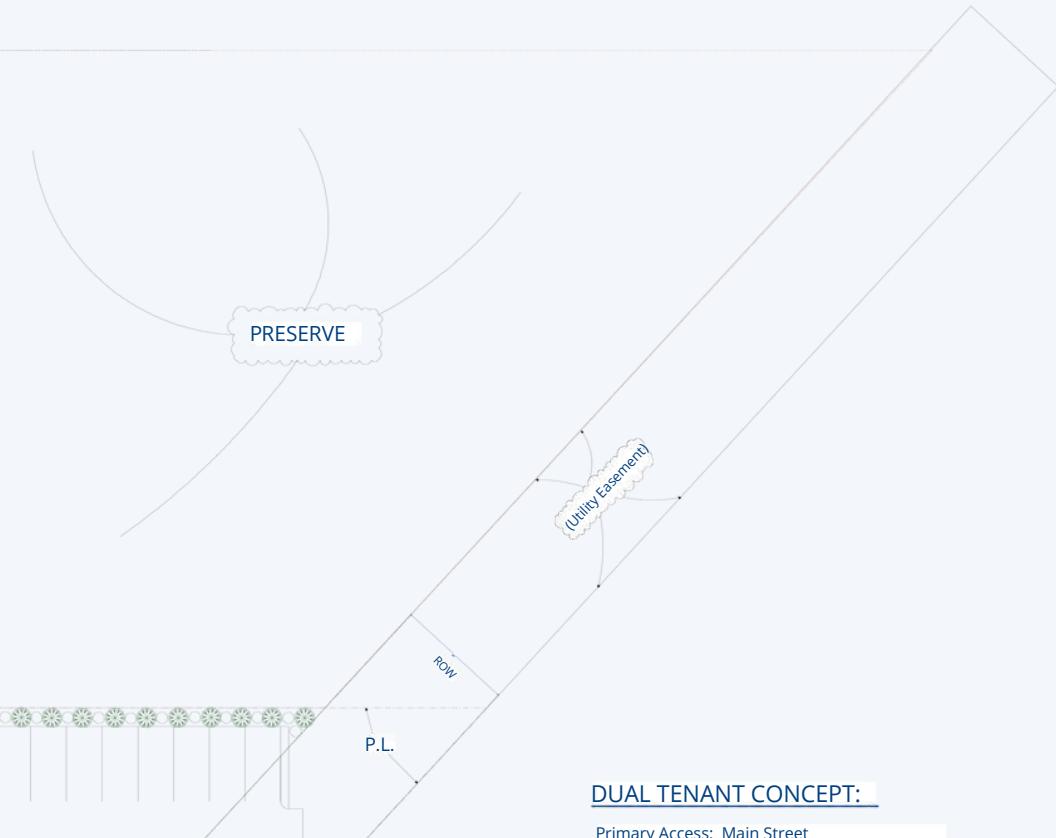
#### SINGLE TENANT CONCEPT:

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 Que

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:

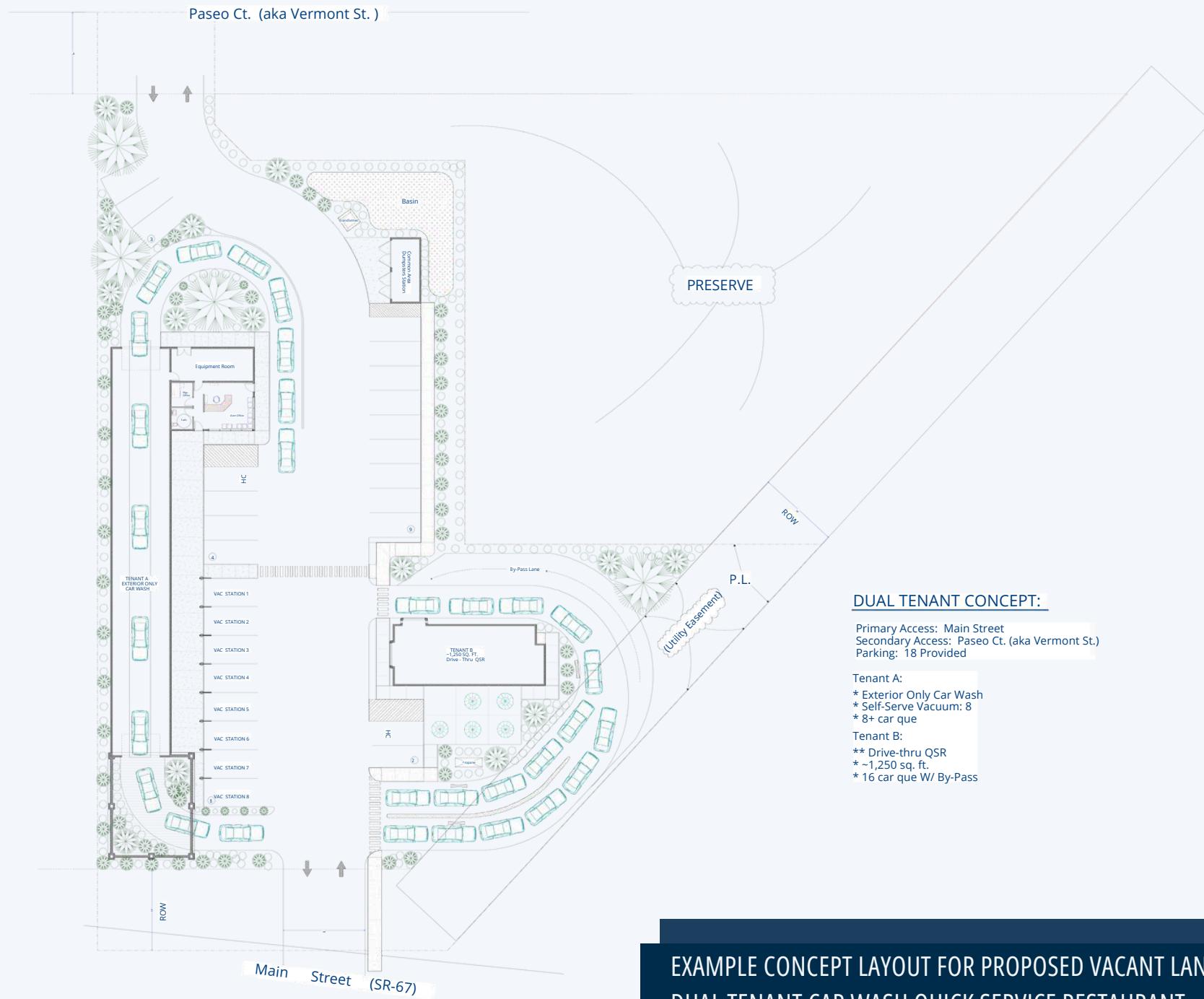
- \* Drive-thru QSR
- \* 1,370 - 1,900 sq. ft.
- \* 22 car que

##### 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**

Paseo Ct. (aka Vermont St. )



## DUAL TENANT CONCEPT:

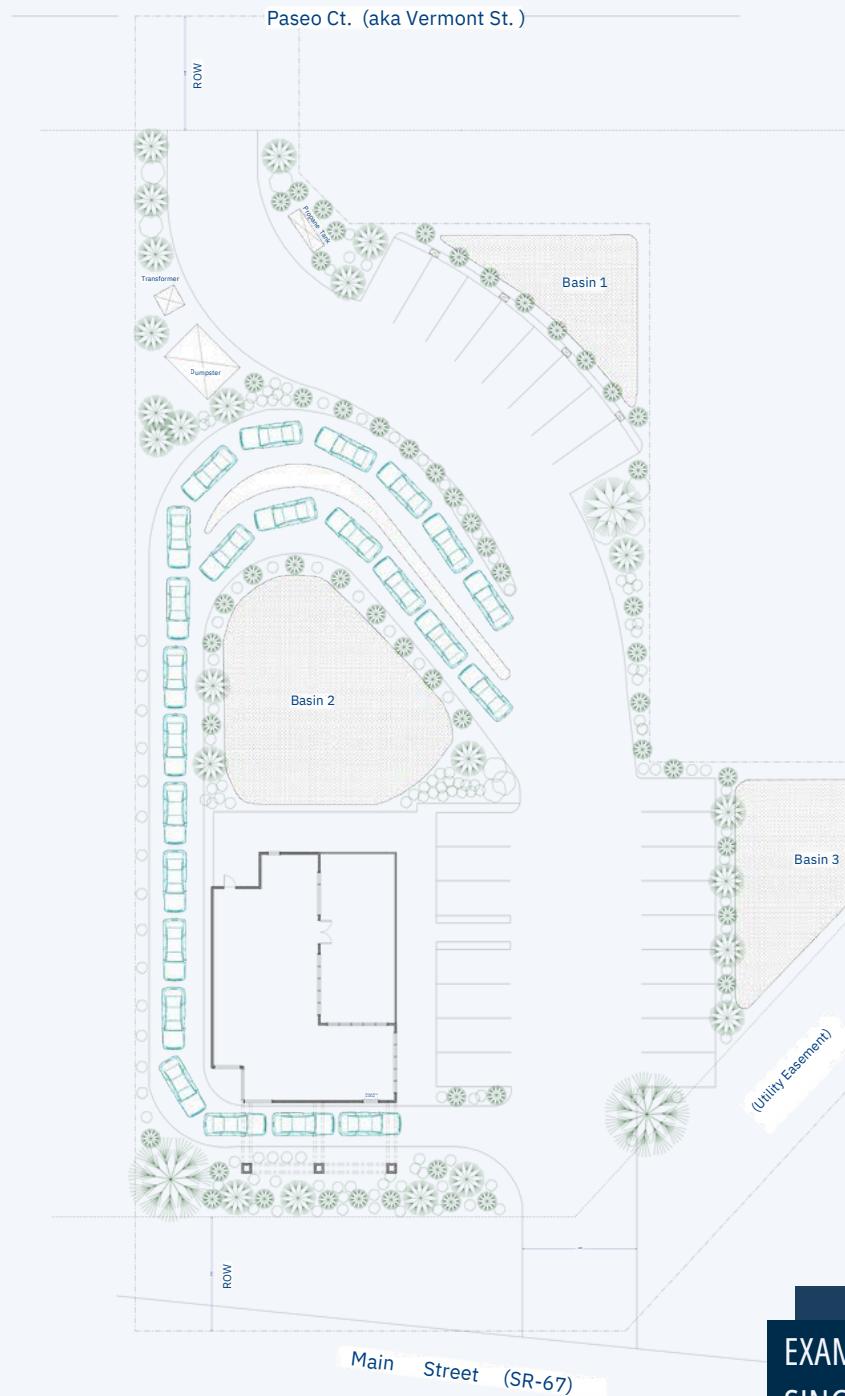
**Primary Access:** Main Street  
**Secondary Access:** Paseo Ct. (aka Vermont St.)  
**Parking:** 18 Provided

- \* Exterior Only Car Wash
- \* Self-Serve Vacuum: 8
- \* 8+ car que

Tenant B:

- \*\* Drive-thru QSR
- \* ~1,250 sq. ft.
- \* 16 car que W/ By-Pass

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



#### SINGLE BLDG. CONCEPT W/ DRIVE-THRU:

Full Access front and rear  
Parking Spc: 24  
DT Que: 24

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

1703  
Main  
Street



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