

738-46 Main Street

Ramona, CA 92065



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Exclusively Listed By: ReMax Direct

PROPERTY DESCRIPTION

738-46 Main Street | Ramona, CA 92065

PROPERTY HIGHLIGHTS

- Property Address: 738-46 Main Street, Ramona, CA 92065
- Parcel Number: 281-321-16-00
- Lot Size: 0.15 acres
- Zoning: RMV5 - Center District
- Located in Ramona's Historic Downtown District
- 3,500 total square feet
- Two separately rentable units
- Excellent visibility from Main Street
- Conveniently located close to shops and restaurants
- Ample street and on-site parking
- Fully fenced rear yard / parking



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TRADE AREA PROXIMITY MAP

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738-46 Main St, Ramona



5 Miles

TRADE AREA LOW AERIAL

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BELLA MIA
SALON AND SPA

OLD TOWN
RAMONA

La Cocina

Guy B Woodward Museum
Ramona, California

REDS * WHITES & BREWS

Subject Property

THE RUSTED
POPPY
ON MAIN ST

DIY HOME CONCEPTS
BY THE ARTIST

738-46 Main St

caja
Revels
MEXICAN & SEAFOOD RESTAURANT

KIT FOX
OUTFITTERS.com

Cattle Dog

Diablo Valley
WINERY

RAMONA
MAINSTAGE

Mamma Ramona's
Restaurant

RAMONA FAMILY
MARKET
NATURALS

MAIN STREET
COFFEE

Ramona
CAFE

PEAR KEY INN

CIRCLE K

UPTOWN
boutique

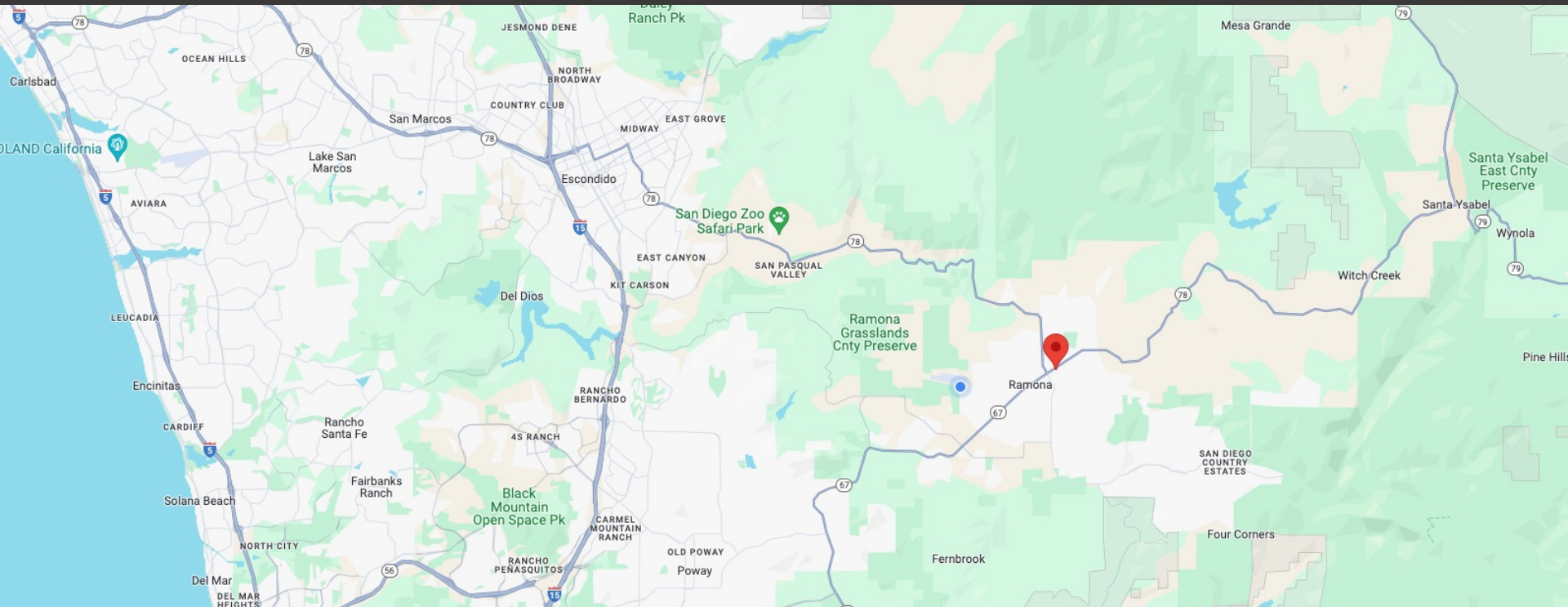
NAPA

SMOKING CANYON
BREWERY

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LOCATION MAP & DEMOGRAPHICS

738-46 Main Street | Ramona, CA 92065

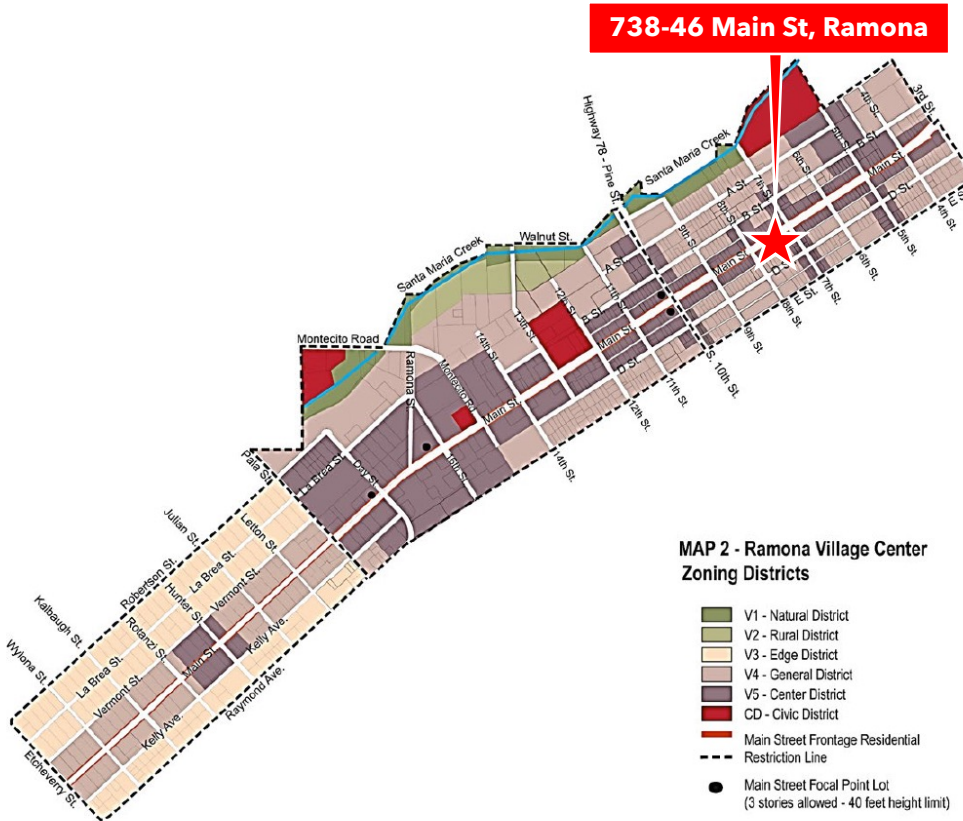


Population

1 MILES	3 MILES	5 MILES
9,637	19,098	31,300

Average HH Income

1 MILES	3 MILES	5 MILES
\$107,001	\$122,849	\$140,948



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	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

PROPERTY GALLERY

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OFFERING PROCEDURES

738-46 Main Street | Ramona, CA 92065

OFFERING MEMORANDUM DISCLAIMER

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement (the “Confidentiality Agreement”) signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in Ramona, CA (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of ReMax Direct. This Memorandum was prepared by ReMax Direct based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither ReMax Direct nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an “As Is, Where Is” basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither ReMax Direct nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by ReMax Direct and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member’s obligations thereunder have been satisfied or waived. Managing Member has retained ReMax Direct as its exclusive broker and will be responsible for any commission due to ReMax Direct in connection with a transaction relating to the Project pursuant to a separate agreement.

THE PROCESS

Please do not contact existing tenants. For any questions please reach out to the brokers on the sale.

OFFERS SHOULD BE SENT TO THE ATTENTION OF:

JEFF GAN

1410 Main Street, Suite A
Ramona, CA 92065

jeffremaxdirect@gmail.com
+1 619 980 5603
CA License #00878941

BRANDON POWELL

1410 Main Street, Suite A
Ramona, CA 92065

bp.remmaxdirect@gmail.com
+1 760 533 6463
CA License #02098986

Offers should be in the form of a Letter of Intent (LOI) and at minimum, offers should include the following:

- ❖ Price
- ❖ Earnest Money Deposit
- ❖ Due Diligence Time Period
- ❖ Closing Period

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