



FOR SALE

# Mount Woodson Castle

Historic Property with Thriving Wedding Business

RAMONA, CA 92065

- Approved Specific Plan for Construction of Additional Villas - 100 Duplex Structures, Totaling 200 Units
- Major Reinvestment & Property Upgrades by Current Owner
- \$650,000+ Gross Annual Income from Venue Rental & Liquor Sales
- Event Bookings Scheduled through 2026
- Architectural Plans for Additional Wedding Venue - Increase Revenue
- Approved and Adopted Specific Plan - Castle H Ranch Plan

**PRICE: \$7,650,000**

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**A LANDMARK DESTINATION, POISED FOR GROWTH.**

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# Key Highlights

## Established Wedding Venue & Beverage Sales

Generates an impressive Gross Revenue of over \$650,000 annually from venue rental and alcohol sales. Full liquor license to convey with property sale if buyer qualifies with the California Department of Alcohol Beverage Control

## Development & Income Growth Opportunity

Significant potential to capitalize on the existing hospitality demand in the area. Approved Specific Plan - Castle H Ranch Plan - allows the development of additional 100 duplex structures, totaling 200 units at 400 square feet per unit. Opportunity to increase revenue substantially by operator bringing catering & food services "in-house". Currently, third party operates catering & food services.

The current owners have conceptual designs for a new wedding venue. The development of this building will allow for an additional venue on site to host weddings which will substantially increase the revenue generated from operations on the property.

*\*An easement agreement with the neighbor will require redesign to existing conceptual Site Plan.*

## Strategic Location

Located within a serene and highly desirable setting, offering panoramic views and proximity to major attractions. Easy access to urban centers while maintaining a tranquil resort atmosphere.

## Historic and Architectural Significance

Mt. Woodson Castle is a historic landmark, offering timeless appeal and character that distinguishes it from competitors.

## Investment Potential

With an established revenue stream from its thriving wedding venue business and a fully entitled hotel development plan, Mt. Woodson Resort offers a rare dual opportunity for immediate income and long-term growth. Investors can leverage the existing operations while expanding the property's potential through hotel development, catering to both leisure and business travelers in a high-demand market.





# Property Overview

Lee & Associates is pleased to present the exquisite Mt. Woodson Castle property & wedding venue. Mt. Woodson Castle is San Diego's premier award-winning wedding venue located directly north of State Route 67 in Ramona, California. Situated on 12.41 acres, this former home was built in 1921 by famous San Diego dress designer Amy Strong and features Craftsman-style architecture. Its picturesque grounds and stunning interior offer an abundance of breathtaking spots perfect for magical wedding moments. The venue prides itself as an all-inclusive event space with unique charm and elegance. Mt. Woodson Castle offers a spectacular all-inclusive package that you may customize to your liking, including choosing your ceremony and reception site.

The opportunity is to purchase the existing business and real estate. The property's approved Specific Plan - Castle Ranch Plan - allows for an additional 100 duplex structures, totaling 200 units at 400 square feet per unit and over \$650,000 in Gross Annual Income from the wedding venue business and liquor sales annually. The property exists in the Castle H Ranch Specific Plan. Following the adoption of the Specific Plan in 1993, a subdivision map, major use permit for the golf course, and a site plan for a resort hotel were approved. While the residential and golf course uses have been completed, no construction has been done to the resort hotel, allowing a new operator the opportunity to add significant value to the property and business operations.





<b>Address</b>	16302 N Woodson   Ramona, CA 92065
<b>Jurisdiction</b>	San Diego County
<b>APN</b>	278-472-17-00
<b>Acreage</b>	12.14 Acres
<b>Current Use</b>	Wedding Venue
<b>Topography</b>	Flat
<b>General Plan</b>	Specific Plan
<b>Zoning</b>	C42/S80
<b>Services</b>	<b>Water/Sewer</b> - Ramona Municipal Water District <b>Gas/Electric</b> - San Diego Gas & Electric <b>Fire</b> - CAL FIRE San Diego Ramona Fire Station 80 <b>Police</b> - San Diego County Sheriff's Department
<b>Links</b>	<b>Zoning Map</b> - <a href="https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/GP/29-Ramona.pdf">https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/GP/29-Ramona.pdf</a>
<b>Asking Price</b>	\$7,650,000

# *Property & Events Photos*







Archie Moore Rd

**18 HOLE**  
**6,000 YARD**  
**PAR 70**  
Golf Course



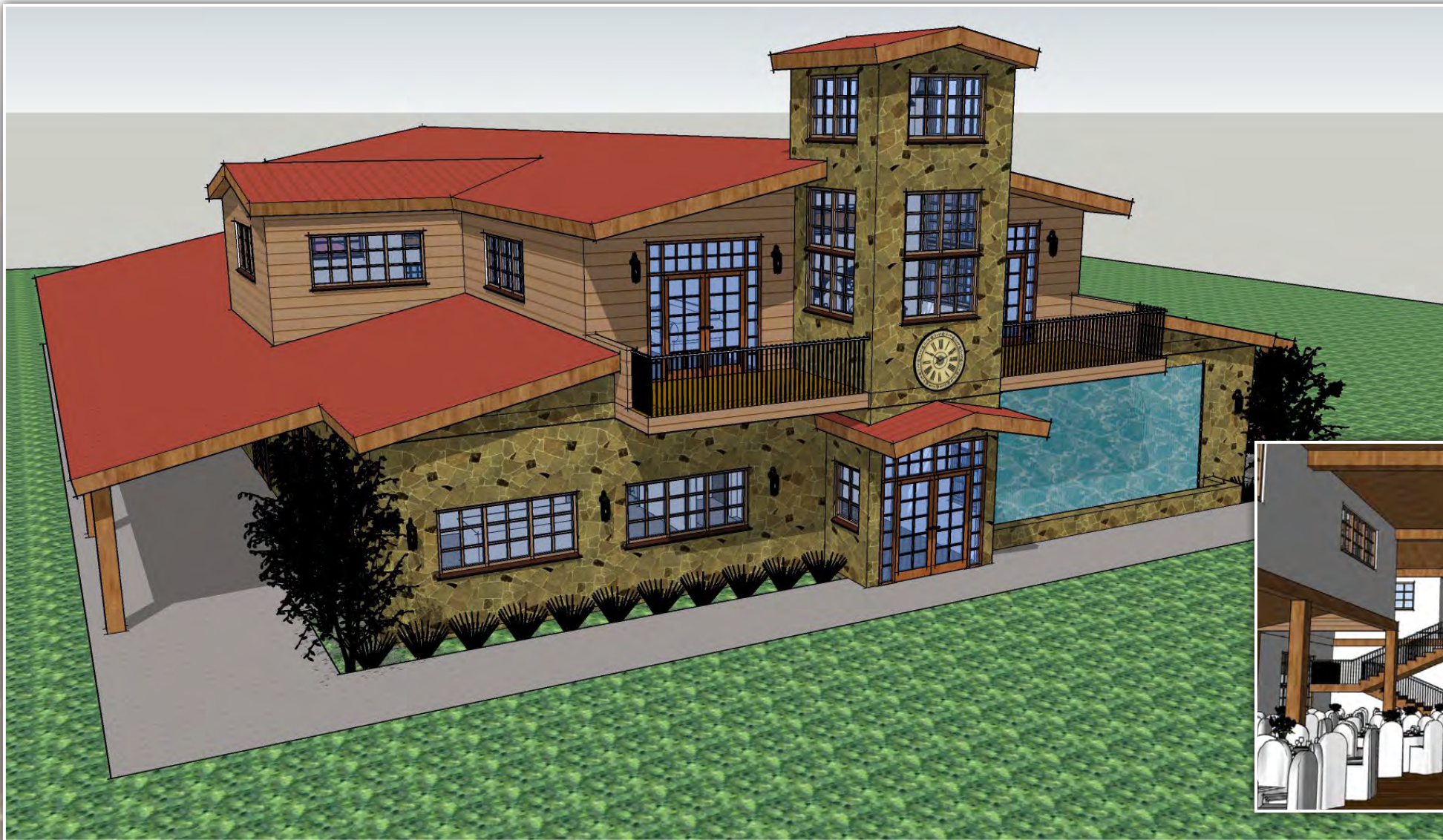
# *Mount Woodson Golf Course*

Designed by world renowned golf course designers Brian Curley and Lee Schmidt



# *Mount Woodson Golf Course*

Neighboring the Mount Woodson Castle property is an 18 hole, 6000-yard, par 70 golf course. World renowned golf course designers Brian Curley and Lee Schmidt have created a stunning work of art for entertainment and enjoyment. Set in the rugged natural setting of Northeast San Diego County, the names of the holes give you a hint for what is in store for you. Just picture holes named “Ledges”, “Tree Tops” and “The Beach” to give you an idea of what to expect during your day at Mt. Woodson. Between holes two and three you will find yourself on a 450-foot wooden bridge unlike anything you have seen that winds through beautiful natural scenery and canyons. Make sure to visit the Hole Tour to get an extra special preview of all that awaits you. All of this, combined with great playing conditions every day, make Mt. Woodson a must play for all golfers.



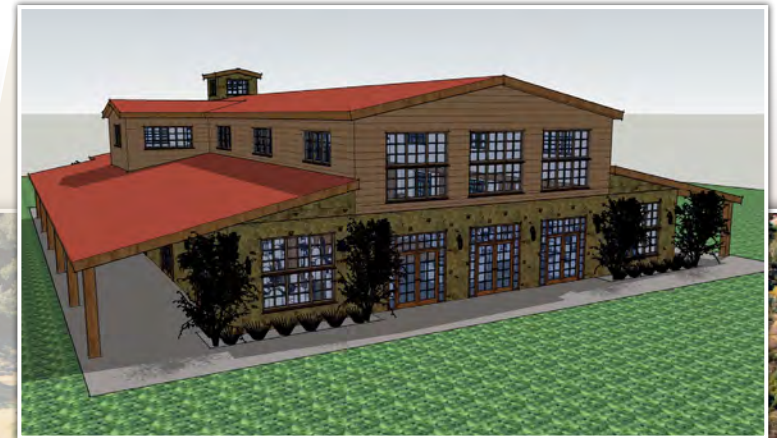
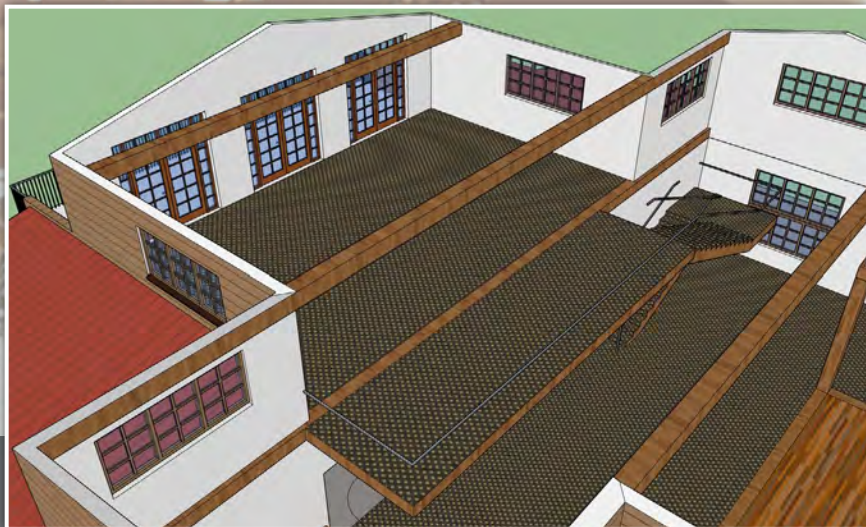
The current owners have conceptual designs for a new wedding venue. The development of this building will allow for an additional venue on site to host weddings which will substantially increase the revenue generated from operations on the property.



# *Wedding Barn Development Designs*



CLICK OR SCAN TO VIEW  
BARN PLANS & SKETCHES



**PROPOSED SITE OF NEW WEDDING  
BARN DEVELOPMENT**

# Villa Design & Layout

**592-021 FACILITIES DESCRIPTION**

- BANQUET/MEETING HALL - FRONT DESK, ADMINISTRATION, STRUCTURE, STORAGE, EMPLOYEE AREA, RESTROOMS, KITCHEN, RELOCATED 9500 SF
- TENNIS PRO SHOP - RETAIL, OFFICE, STORAGE, RESTROOMS 800 SF
- POOL CABANA - SNACK BAR, STORAGE, EQUIPMENT, RESTROOMS 527 SF EXISTING + EXISTING + 423 SF ADDITIONAL APPROVED
- EXISTING CASTLE & GARAGE - EATING AND DRINKING FACILITIES, OUTDOOR DINING TERRACE, KITCHEN, FRONT DESK, ADMINISTRATION OFFICE, EMPLOYEE AREA, STORAGE, MAINTENANCE, RESTROOMS 8200 SF
- VILLA UNITS - TOTAL 69 UNITS, 100 SLEEPING ROOMS (EACH) 1150 SF

**EXECUTIVE VILLAS** - SLEEPING ROOM UPSTAIRS, LIVING ROOM/BOARD ROOM WITH AUDIO VISUAL DOWNSTAIRS 7 UNITS, 7 SLEEPING ROOMS

**MASTER VILLAS** - SLEEPING ROOM UPSTAIRS, LIVING ROOM/ CONTINENTAL KITCHEN, WITH MICROWAVE, SMALL REFRIGERATOR/FREEZER DOWNSTAIRS 25 UNITS, 25 SLEEPING ROOMS

**JUNIOR VILLAS** - SLEEPING ROOM UPSTAIRS, SLEEPING ROOM DOWNSTAIRS 34 UNITS, 68 SLEEPING ROOMS

**HOSPITALITY VILLAS** - HOSPITALITY ROOM UPSTAIRS, HOSPITALITY ROOM DOWNSTAIRS, PRIVATE PARTIES, RECEPTION 3 UNITS, 0 SLEEPING ROOMS

**PROPOSED MINOR DEVIATION**

- RELOCATION OF BANQUET HALL
- RELOCATION OF PARKING AREA
- EXISTING POOL AND SPA INFILL

CUMULATIVE CHANGE			
PROJECT #	APPROVED SQUARE FOOTAGE	DESCRIPTION	PERCENT CHANGE
PDS2010-3500-86-11	N/A	DESTINATION RESORT COMMERCIAL DEVELOPMENT	BASELINE
592-021	N/A	SUBSEQUENT SITE PLAN TO INITIATE A PHASED IMPLEMENTATION OF THE APPROVED DEVELOPMENT THAT OVERTIME, WILL GRADUALLY MAKE MINOR CHANGES TO THE LOCATION OF STRUCTURES THROUGH A SERIES OF MINOR DEVIATIONS.	BASELINE
PDS2010-3501-92-021-01	N/A	N/A	WITHDRAWN
PDS2014-5TP-92-021M2	N/A	CONSTRUCT A NEW DRIVEWAY FOR ACCESS FROM MOUNT WOODSON DRIVE TO THE MOUNT WOODSON GOLD COURSE / CASTLE PARKING LOT.	0.5%
PDS2018-5TP-92-021M3	N/A	RELOCATION OF BANQUET HALL AND ASSOCIATED PARKING LOT, POOL AND SPA INFILL.	BASELINE

PARKING				
LOCATION	SUB-LOCATION	PARKING REQUIRED	EXISTING	NEW
RESORT	REGISTRATION (6 SPACES FOR RESORTS WITH 100 GUEST COUNTS OR LESS)	6	6	0
	GUEST UNITS (1 SPACE PER UNIT)	4	0	4
	THE CASTLE (EATING AND DRINKING ESTABLISHMENT INCLUDES OUTDOOR DINING TERRACE)	94	81	21
BANQUET BUILDING	(EATING AND DRINKING ESTABLISHMENT) MAX 25 PER 1000 SF	49	0	90
TENNIS COURT	(HOTEL RESIDENTS USE ONLY)	0	0	0
POOL & CABANA	(HOTEL RESIDENTS USE ONLY)	0	0	0
<b>TOTAL</b>		<b>202</b>	<b>87</b>	<b>115</b>

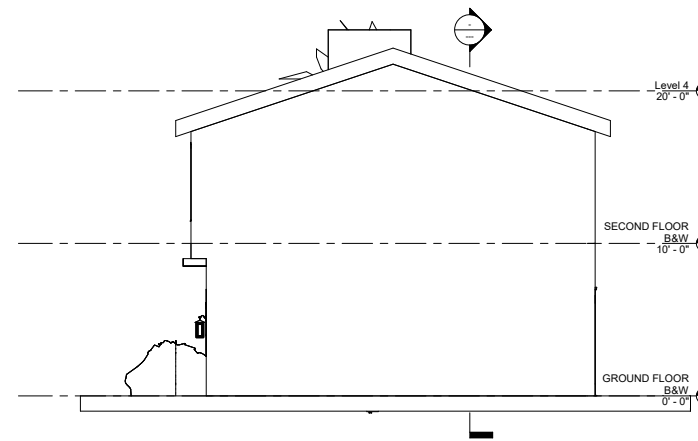
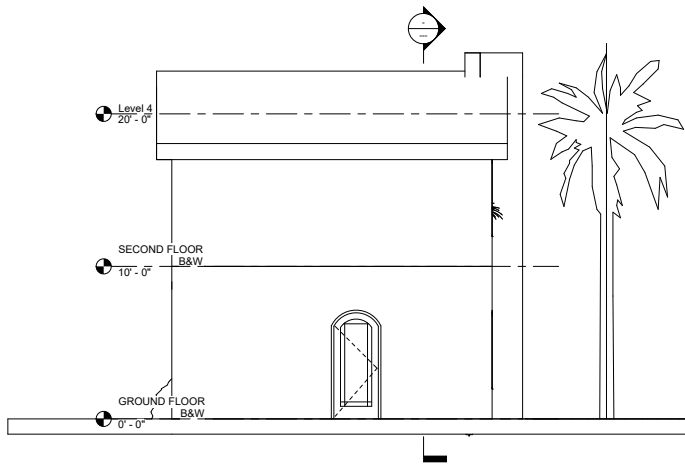
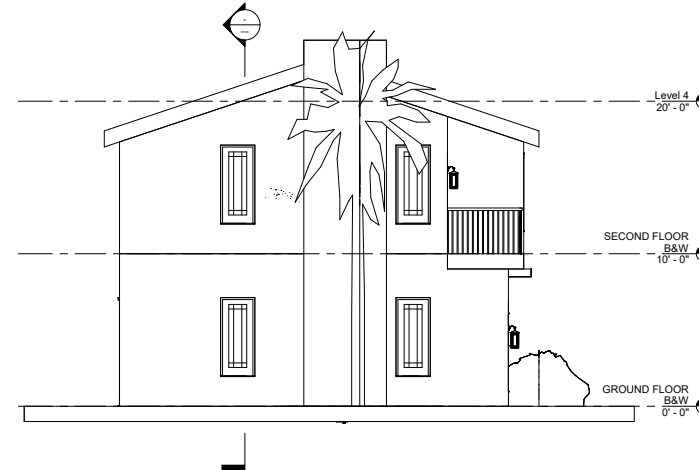
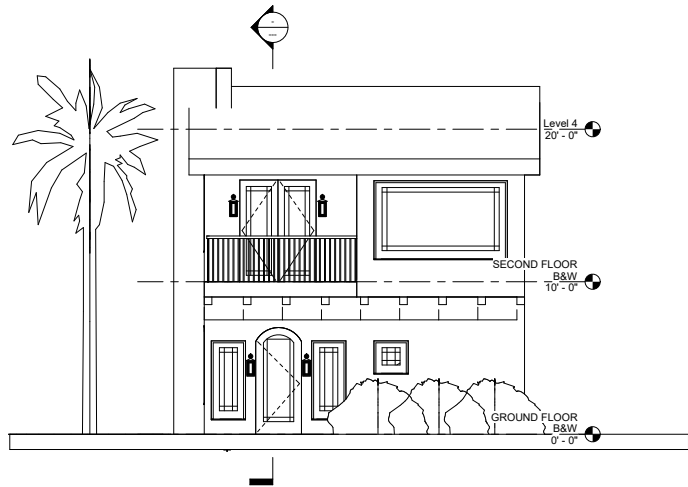
**LOT 51**  
APN: 278-472-11  
OWNER: SPEGO HOLDINGS INC.

**LOT 62**  
APN: 278-472-17  
TRACT MAP: 12601  
OWNER: BLACKSTONE INVESTMENTS, INC.

**LOT 50**  
APN: 278-572-01  
OWNER: SPEGO HOLDINGS INC.

**LOT 52**  
APN: 278-472-04  
OWNER: SPEGO HOLDINGS INC.

**WATERSHAPES CONSULTING INC.**  
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WWW.WATERSHAPES.COM  
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# B

BLACKSTONE

Owner  
Enter address here

Project Status

**SAFETY**

1. DIVING REQUIRES A VERIFIED ANUSAP/SP/EC DIVING ENVELOPE SPECIFIED BY THE APPARATUS MANUFACTURER. THIS STANDARD PLAN DOES NOT ADDRESS DIVING ENVELOPES.
2. SAFETY BARRIERS SHALL BE INSTALLED AND MAINTAINED BY THE OWNERS TO PREVENT UNAUTHORIZED ACCESS.
3. SUCTION OUTLET COVERS SHALL BE MAINTAINED AND REPLACED BY THE OWNERS TO PREVENT ENTRAPMENT.
4. WALKING SURFACES SHALL BE MAINTAINED BY THE OWNERS TO PREVENT SLIPS AND FALLS.

**CONTRACTOR'S INFORMATION**

**CONSULTANT'S INFORMATION**

watershape consulting inc.  
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A CALIFORNIA CORPORATION  
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PROJECT: Project Number  
PROJECT MGR: 4/21/2023  
PRINTED: 12:36:18 PM



**REVISION HISTORY**

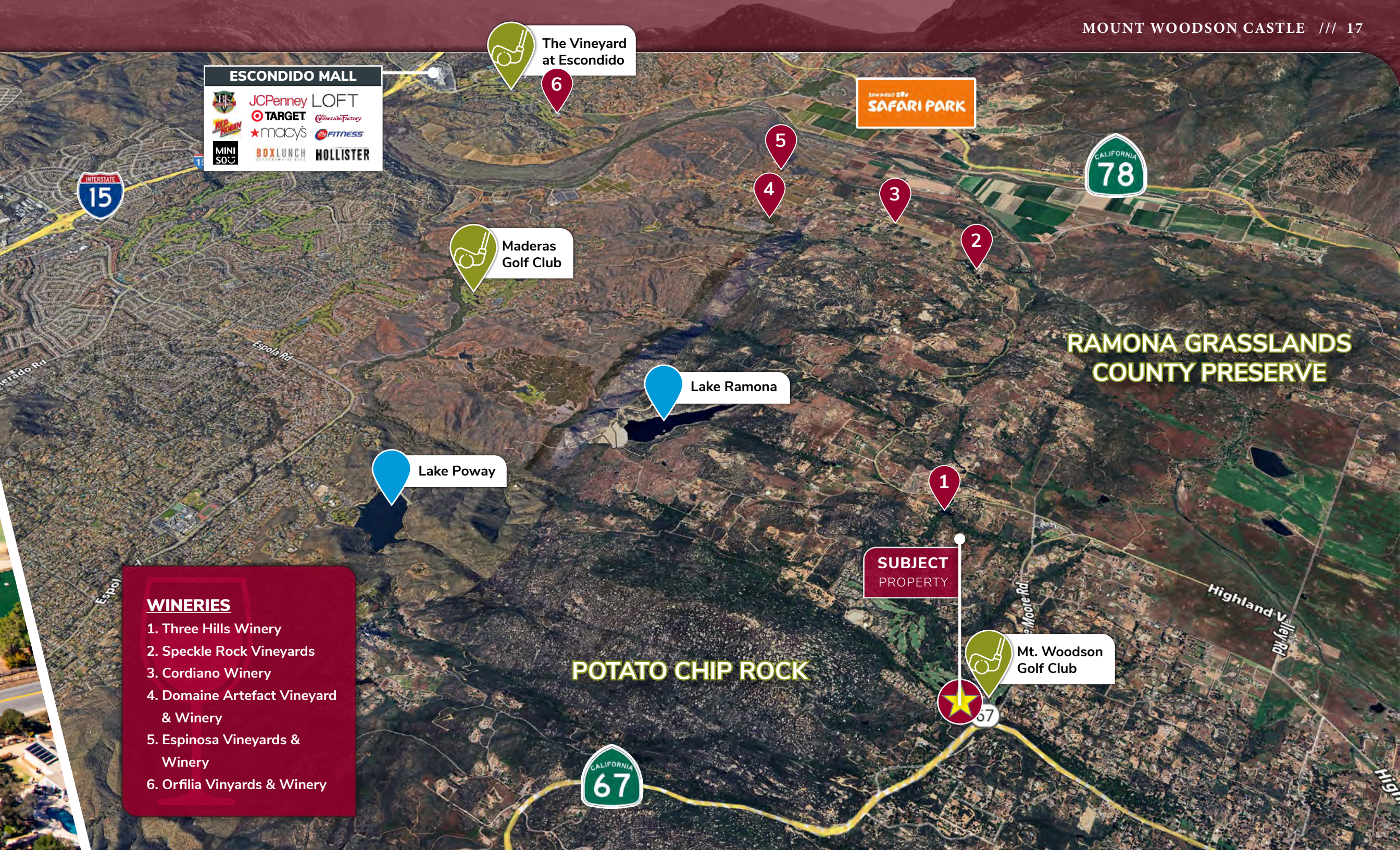
REV	DATE	DESCRIPTION
A	22/04/15	DESIGN DEVELOPMENT

SHEET TITLE

ELEVATIONS 1

SHEET NUMBER	REVISION
A101	A





**ESCONDIDO MALL**

JCPenney LOFT  
 TARGET  
 macy's  
 MINI SOCCER  
 BOX LUNCH  
 HOLLISTER

 **The Vineyard at Escondido**  
 6

**SAN DIEGO ZOO SAFARI PARK**



 **Maderas Golf Club**

 **Lake Ramona**

 **Lake Poway**

**RAMONA GRASSLANDS COUNTY PRESERVE**

**SUBJECT PROPERTY**

1

 **Mt. Woodson Golf Club**



**POTATO CHIP ROCK**

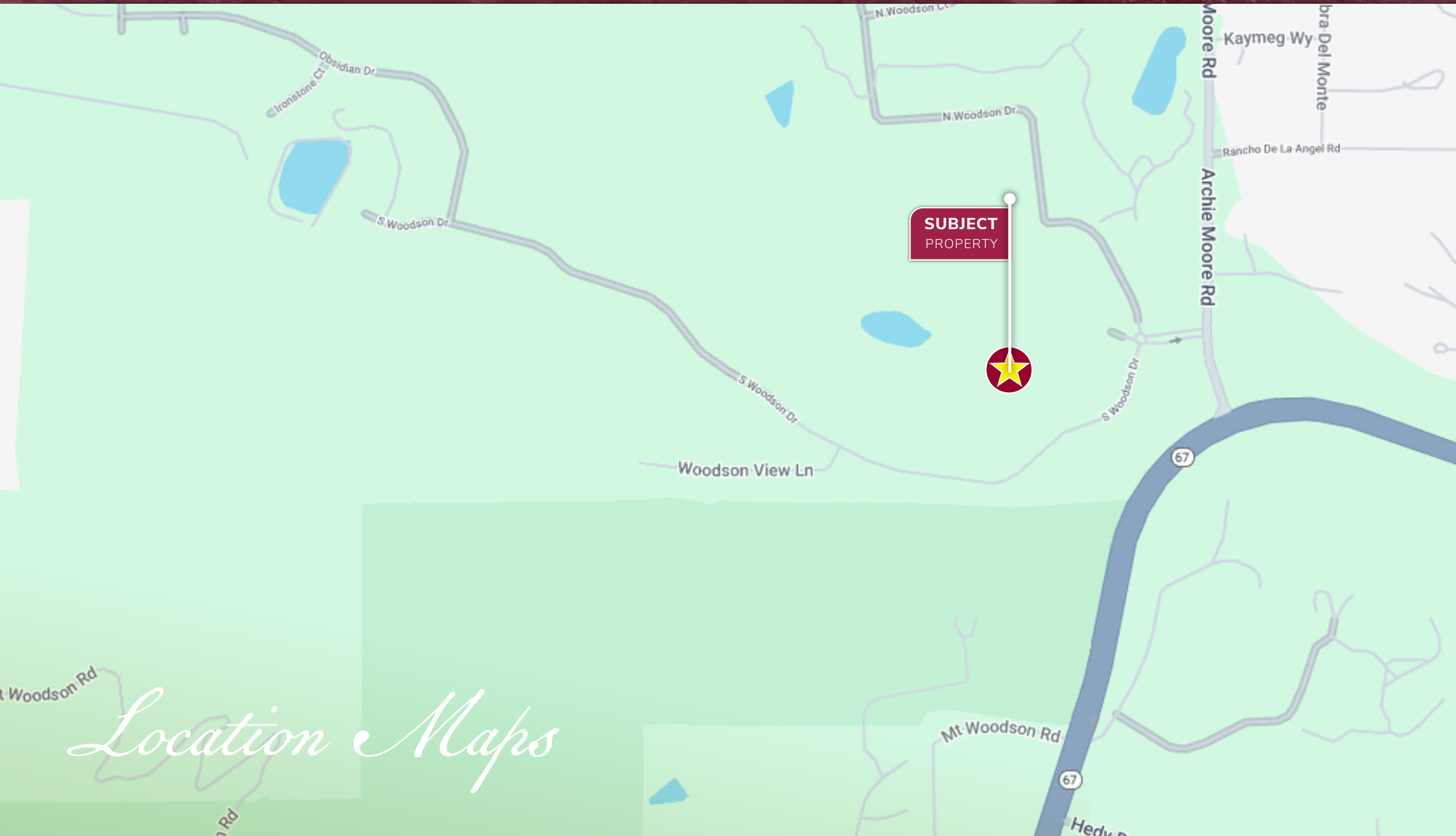
**WINERIES**

1. Three Hills Winery
2. Speckle Rock Vineyards
3. Cordiano Winery
4. Domaine Artefact Vineyard & Winery
5. Espinosa Vineyards & Winery
6. Orfilia Vinyards & Winery

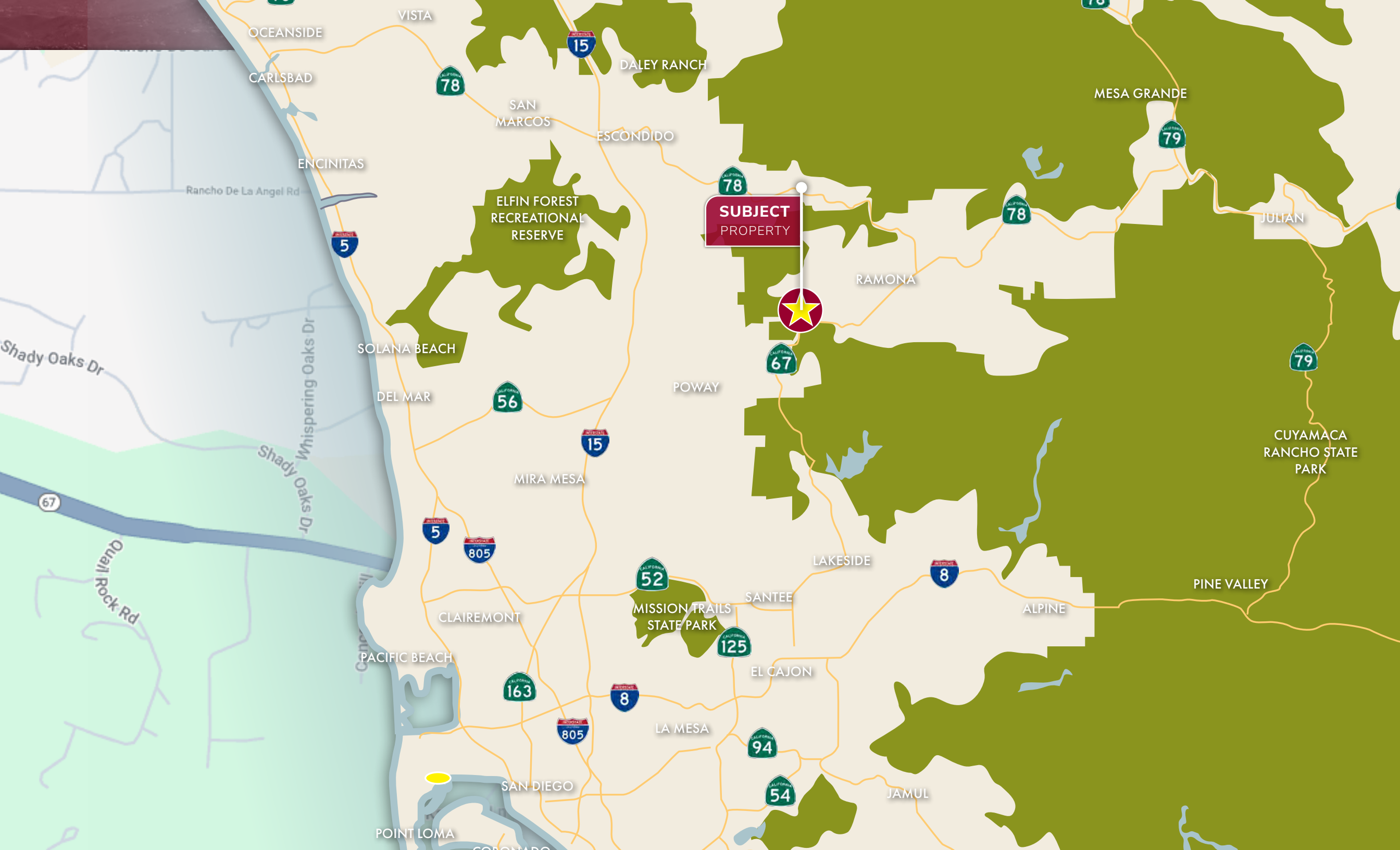


67

Highway



*Location Maps*



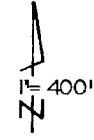
**SUBJECT  
PROPERTY**



**SUBJECT  
PROPERTY**

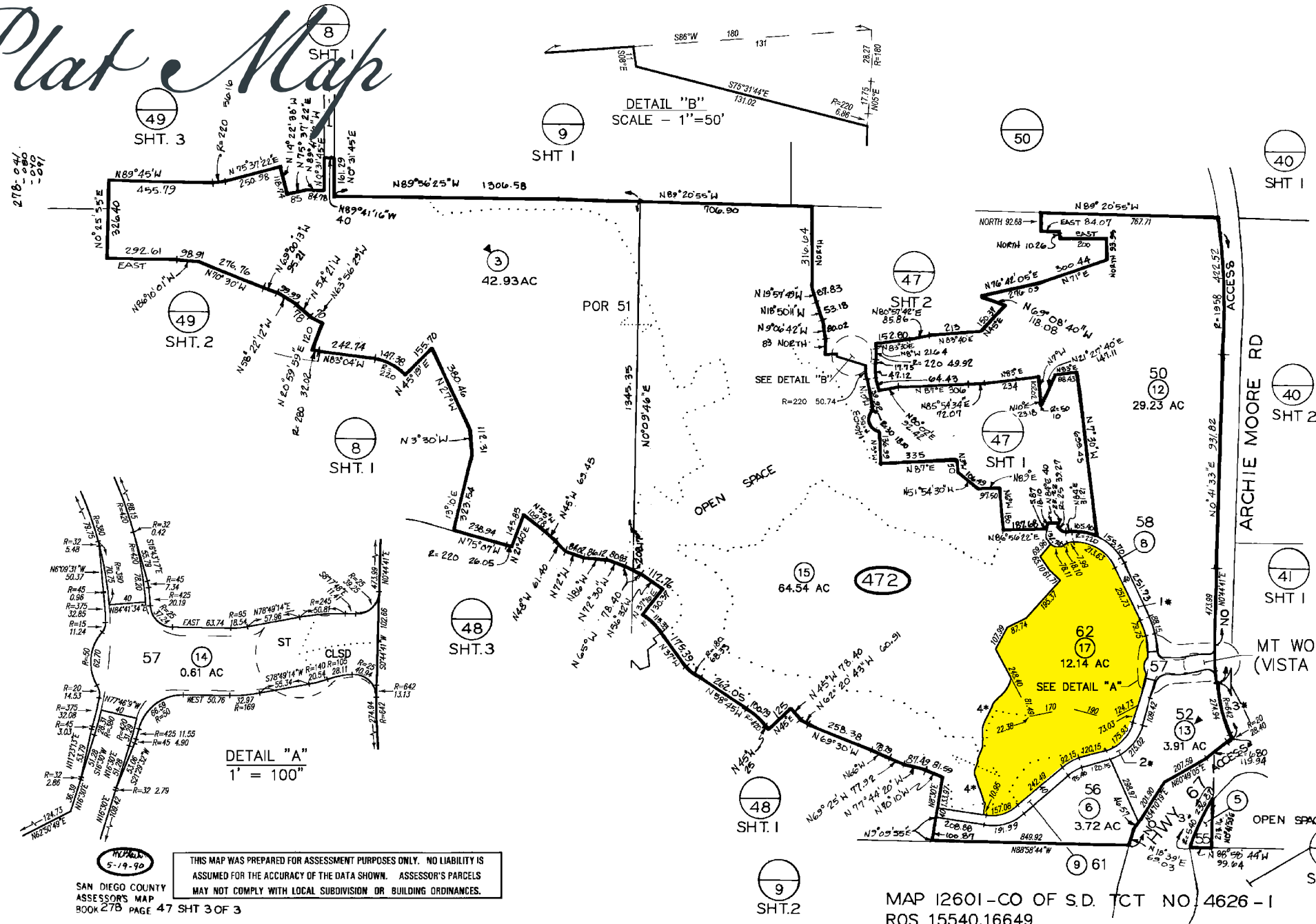
# Plat Map

278-47  
SHT 3 OF 3



01/25/2016 JGD

CHANGES				
BLK	OLD	NEW	YR	CUT
472		1-10	91	24
	1447	SAME	91	5655
	2	11-2	00	1747
		471-27		
	1,4&7	12-14&	16	1295
		8/1 CHG		
	10	SAME	16	5576
		8/1 CHG		
	11	15&16	16	1296
	10&16	17	16	1527



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 278 PAGE 47 SHT 3 OF 3

MAP 12601-CO OF S.D. TCT NO 4626-1  
ROS 15540,16649

- 1\* NORTH WOODSON DR (VISTA WINDMILL DR)
- 2\* SOUTH WOODSON DR (VISTA WOODSON DR)
- 3\* NO ACCESS
- 4\* SEE DOC 15-0595873 FOR BRGS & DIST



## About the Area

# Ramona

Nestled in the heart of San Diego County, Ramona offers a unique blend of rural charm and modern conveniences, making it a sought-after location for families, businesses, and visitors. Known as the “Valley of the Sun,” Ramona boasts breathtaking landscapes, rich history, and a thriving local community. With a pleasant Mediterranean climate and proximity to San Diego’s urban amenities, it perfectly balances tranquility and accessibility.

This vibrant community is home to a diverse range of attractions, including world-class wineries, scenic hiking trails, and family-friendly events. Ramona’s strong community spirit is evident in its bustling downtown area, which features locally-owned shops, restaurants, and galleries.



**Wineries and Vineyards:** Ramona is a growing wine region, featuring award-winning wineries such as Domaine Artefact Vineyard and Espinosa Vineyards.



**Outdoor Recreation:** Home to the Ramona Grasslands Preserve and trails like the Kim Nicol Trail and Potato Chip Rock, offering stunning views of the surrounding hills and valleys.



**Historic Sites:** Attractions like Mt. Woodson Castle provide a glimpse into Ramona’s storied past while serving as event destinations.



**Proximity to San Diego:** Just a short drive from San Diego, Ramona offers access to urban amenities while maintaining its rural charm.



**Community Events:** Annual events such as the Ramona Wine, Art & Music Festival (<https://ramonaartandwinefest.net/>) Ramona Rodeo and Ramona Country Fair showcase the area’s strong sense of community and culture.

**36,093**  
POPULATION

**12,453**  
HOUSEHOLDS

2024  
*Demographics*

**11,717**  
EMPLOYEES

**\$169,746**  
AVG. HOUSEHOLD  
INCOME

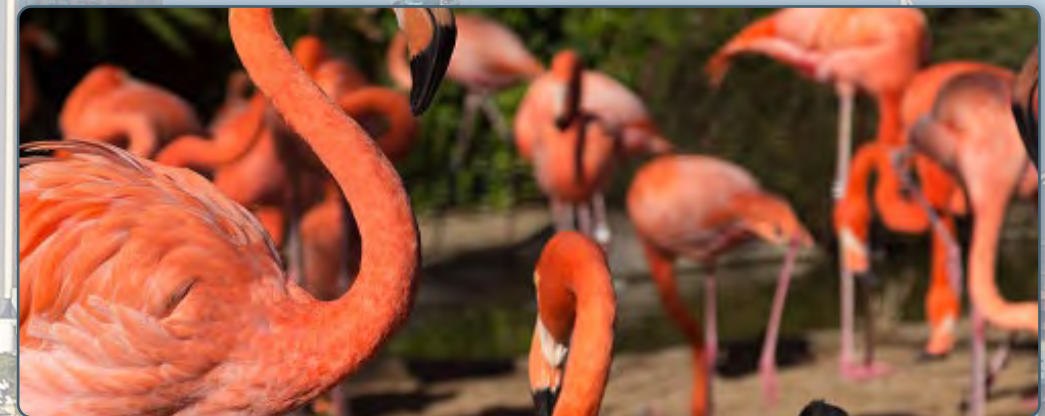
**40.6**  
MEDIAN AGE  
(5 MINUTE RADIUS)

## About the Area

# San Diego County

San Diego County is one of California's most vibrant regions, offering a mix of natural beauty, cultural diversity, and economic opportunity. Known for its idyllic coastal lifestyle, San Diego County attracts businesses, residents, and tourists alike. With a thriving economy rooted in industries such as biotech, defense, tourism, and technology, the region boasts one of the most dynamic job markets in the country.

From its pristine beaches to its world-renowned attractions like the San Diego Zoo, SeaWorld, and Balboa Park, the county offers unparalleled quality of life. San Diego County also serves as a gateway to international trade, thanks to its proximity to Mexico and the Port of San Diego.





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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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