

1512

MAIN STREET

RAMONA, CA 92065

FOR SALE



FOR SALE DEVELOPMENT OPPORTUNITY

(FORMER UNION BANK)

BUILDING: ±3,980 SF DIVISIBLE
LOT: ±31,363 SF

**FLOCKE &
AVOYER**
Commercial Real Estate



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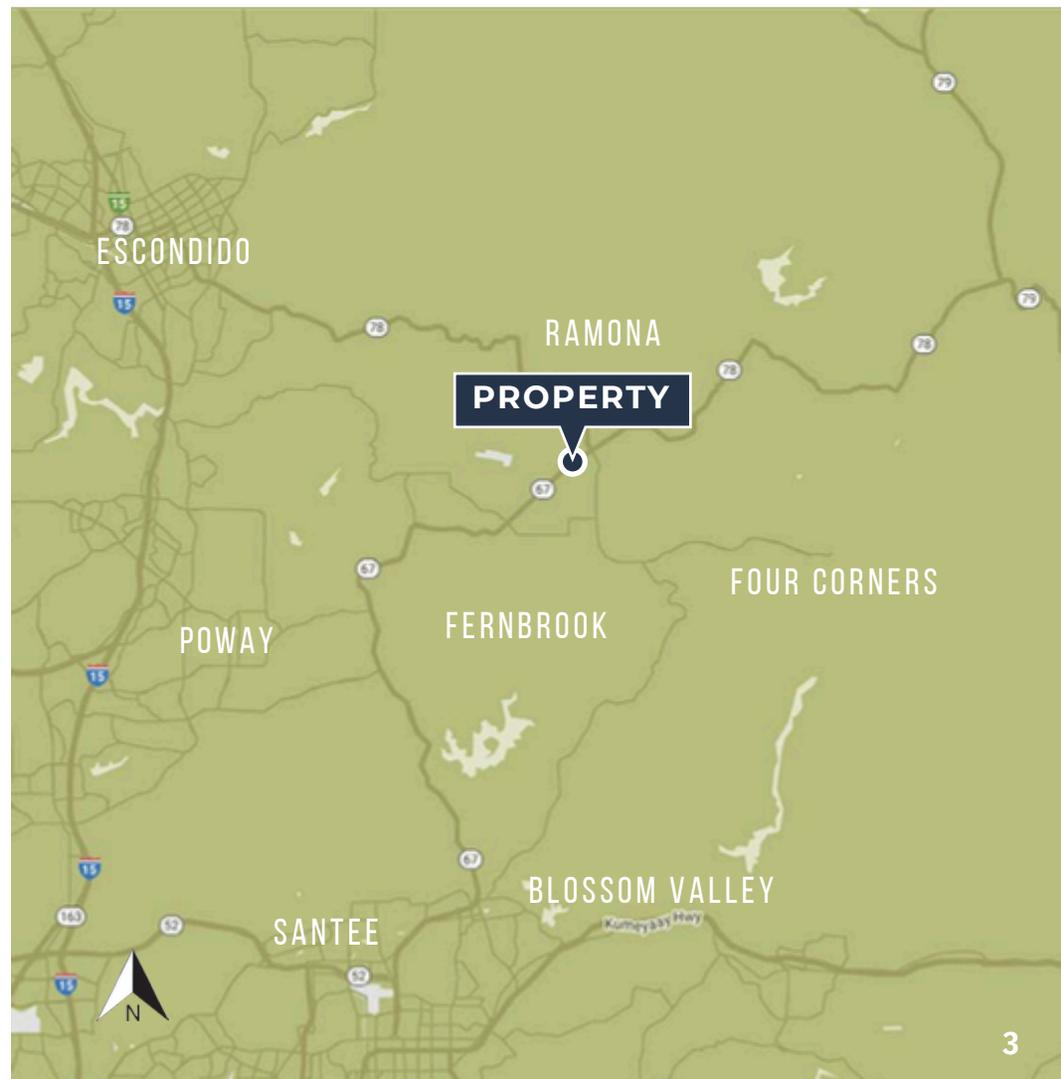
FOR SALE

For Sale: \$2,500,000

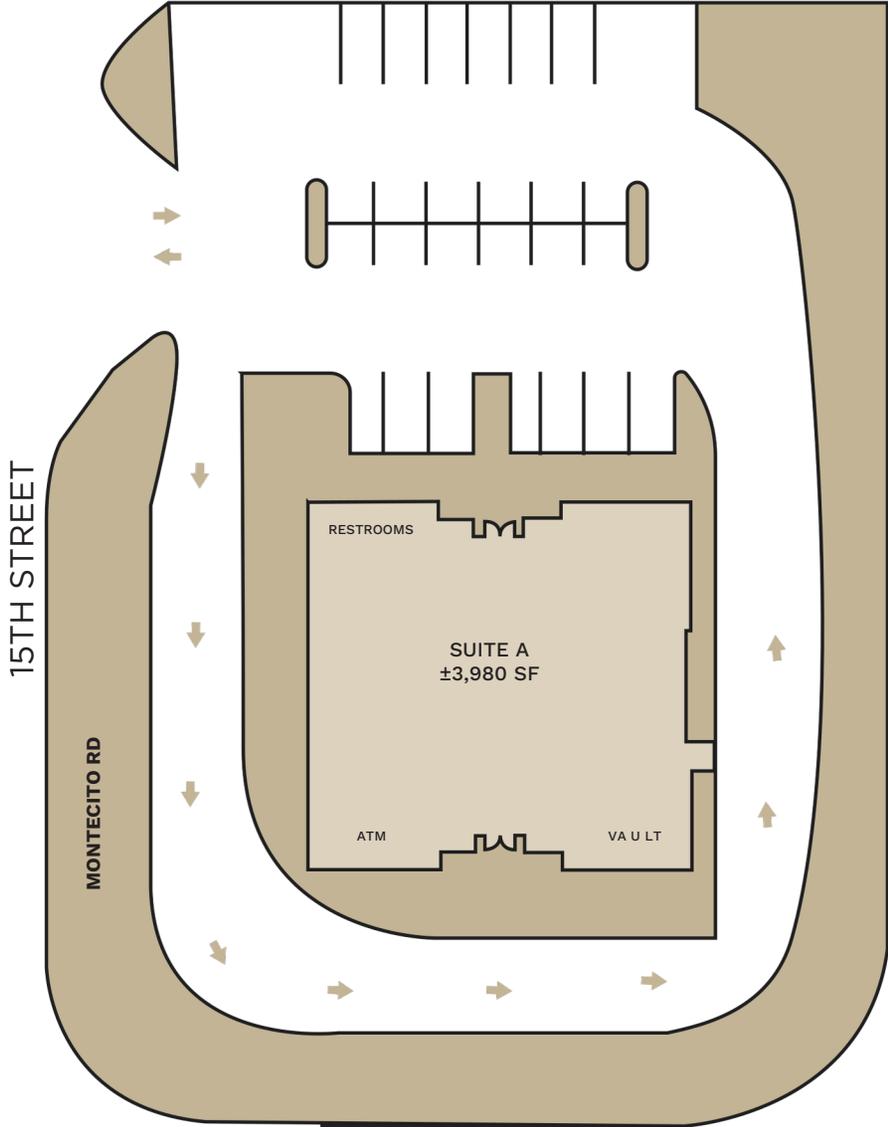
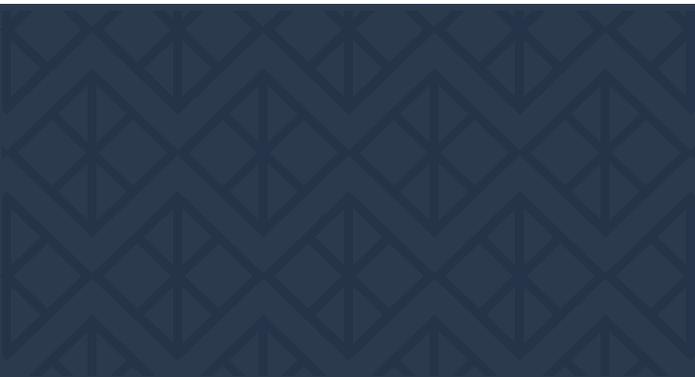
Building Size: ±3,980 SF

Lot Size: ±31,363 SF

- ◆ Located at signalized intersection
- ◆ Direct frontage on highly trafficked State Route 67 (±34,385 CPD)
- ◆ Freestanding drive thru opportunity in the dominant Ramona retail corridor
- ◆ RMV5 ZONING
- ◆ 26 parking spaces including 2 handicap stalls
- ◆ In the well established Ramona trade area



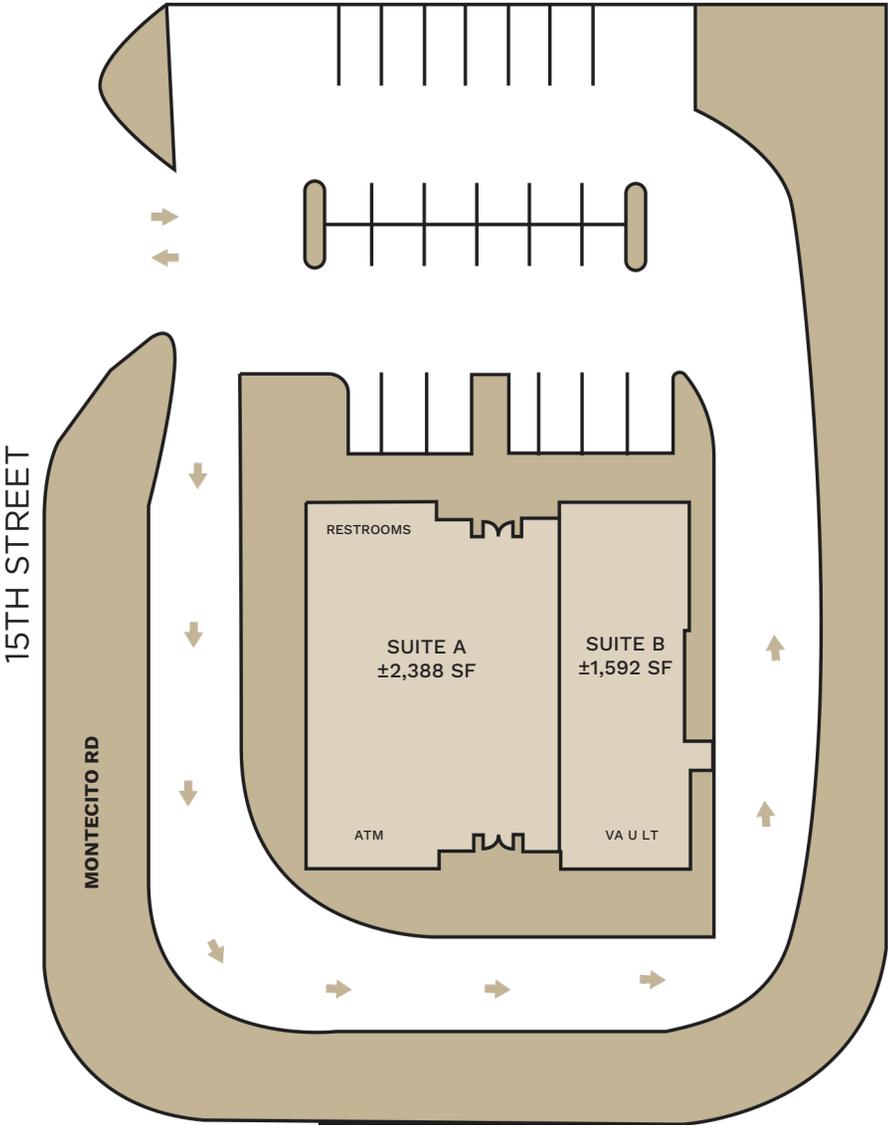
PROPOSED SINGLE TENANT OPTION



 / MAIN STREET

*Disclaimer pg. 12

PROPOSED TWO TENANT OPTION



 / MAIN STREET



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APN

282-262-17-00

LOT SIZE

±31,363 SF

BUILDING SIZE

±3,980 SF

ZONING

RMV5

DRIVE THRU USES

ALLOWED



Population

1 MILE	3 MILES	5 MILES
9,637	19,609	31,300



Average HH Income

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

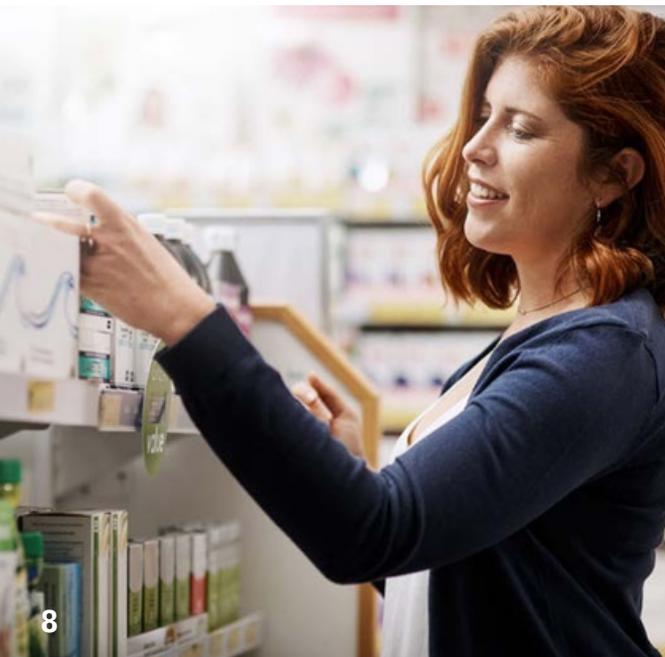


Traffic Counts

SR 67/Main St: ±34,385 CPD



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RAMONA, CA 92065



PLAT MAP



AERIAL MAP





- ◆ Ramona is situated in the beautiful Santa Maria Valley.
- ◆ The area attracts visitors year-round with miles of scenic hiking trails.
- ◆ The Ramona Valley Wine Region has over 20 wineries. Many have wine tasting tours and many of the wineries are located within just a mile or two of one another.
- ◆ Annual Ramona community events includes: Ramona Country Fair, Ramona Air Show.





K
kmart.
Former

DOLLAR TREE

Ramona Street

La Brea Street

16th Street

Montecito Road

13th Street

Albertsons

True Value

Pala Street

SUBWAY

CHASE

Bank of America

Express

Starbucks

TACO BELL

LESLIE'S SWIMMING POOL SUPPLIES

Planet Fitness rubio's

Pizza Hut

Wendy's

McDonald's

UNITED STATES POSTAL SERVICE

67

Main Street

Main Street

O'Reilly AUTO PARTS

Denny's

Auto Zone

CVS

goodwill

STATER BROS.

RITE AID

PROPERTY

UNITED STATES POSTAL SERVICE

DUNKIN'

Domino's

99¢ only STORES.

BIG 5

14th Street

*Disclaimer pg. 12

*DISCLAIMER

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For More Information

STEVE AVOYER
PRESIDENT
619.280.2600
savoyer@flockeavoyer.com
License ID: 00407899

GAEL COURTNEY
EXECUTIVE VICE PRESIDENT
858.875.4666
gcourtney@flockeavoyer.com
License ID: 00952439

PAIGE ROCHELLE
SALES ASSOCIATE
858.875.4684
prochelle@flockeavoyer.com
License ID: 02369938



4727 Executive Drive, Suite 300, San Diego, CA 92121
619.280.2600 | flockeavoyer.com