

# Ramona Station Shopping Center

## Anchor Space Available For Lease - 86,988 SF (divisible)

1847-1855 MAIN STREET, RAMONA, CA



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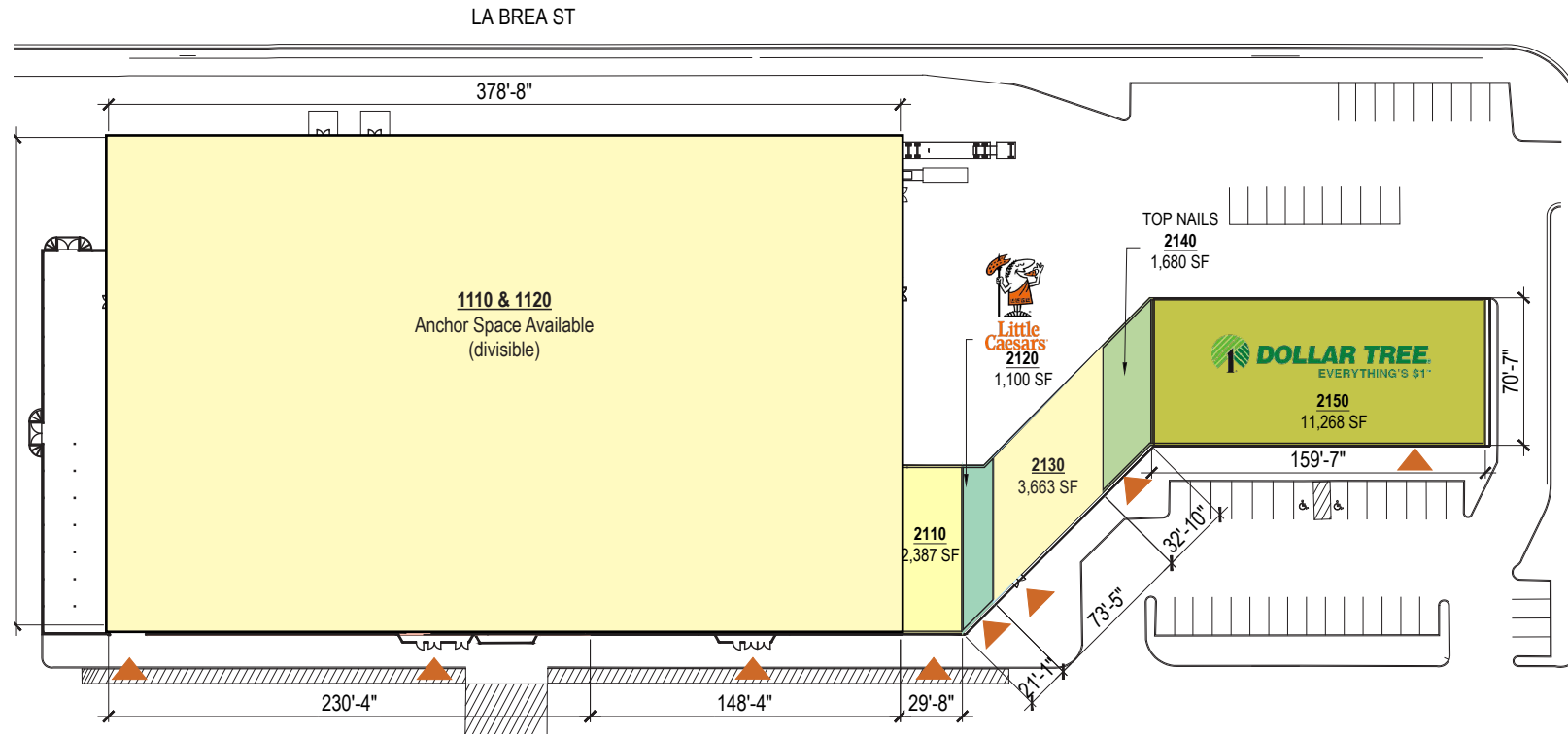
# Ramona Station Shopping Center

**Anchor Space Available For Lease - 86,988 SF (divisible)**



## Property Features.

- + 107,470 SF Shopping Center
- + Anchor Space Available: 86,988 SF (divisible - space available from 10,000 SF and up)
- + Shop Space Available: 1,100 - 3,663 SF
- + Centrally located in Ramona on Hwy 67/Main Street in the commuter corridor
- + Traffic counts of 21,400 ADT on Hwy 67/Main Street
- + Great visibility to Hwy 67/Main Street
- + Co-tenancy with Dollar Tree
- + Good incomes



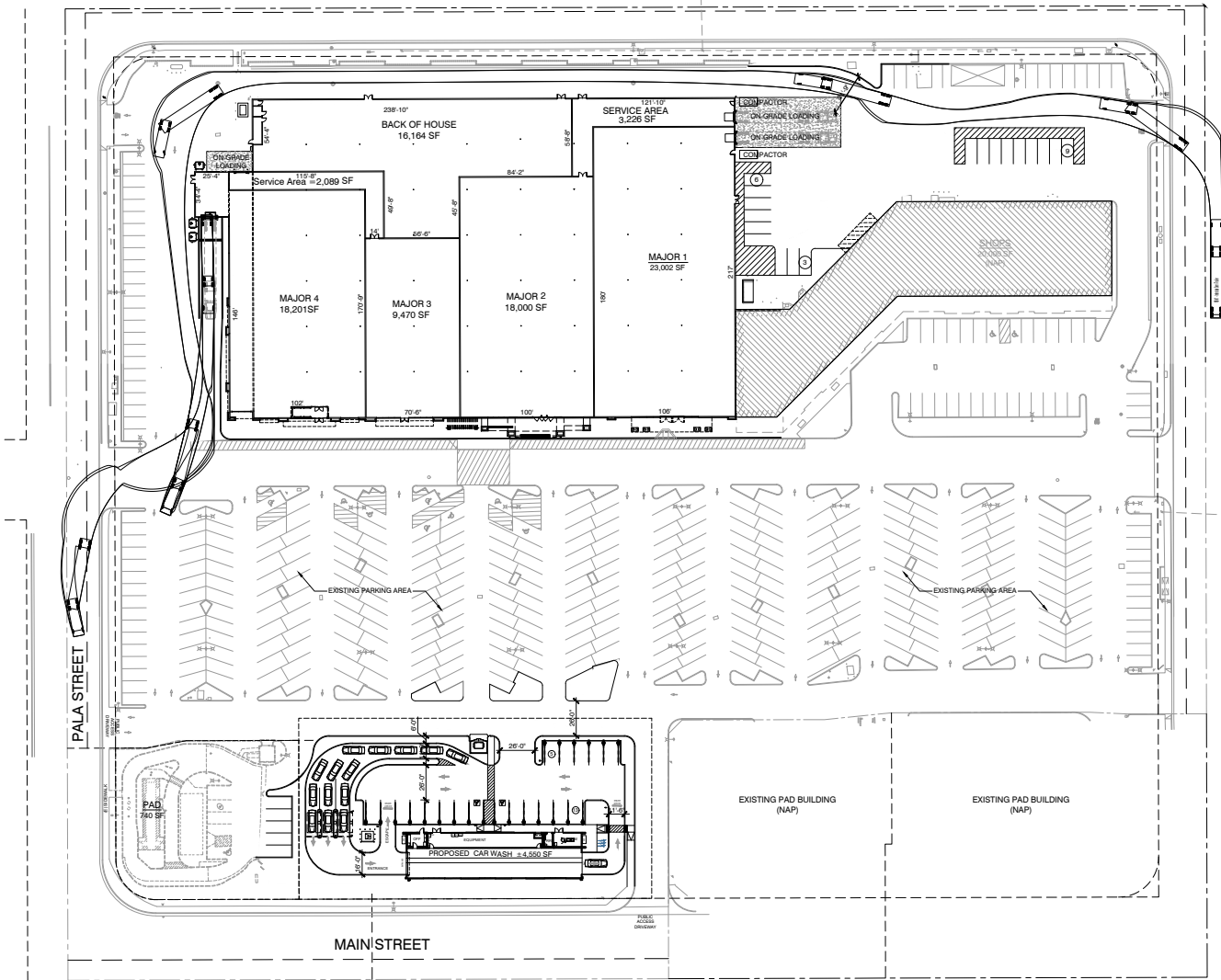
SUITE	TENANT	SF
1110 & 1120	AVAILABLE	86,988 (divisible)
2110	AVAILABLE	2,400
2120	Little Caesar's	1,100
2130	AVAILABLE	3,663
2140	Top Nails	1,680
2150	Dollar Tree	11,268
PAD	Los Rancheros	716

\*For illustrative purposes - Plan has flexibility on demise lines

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



# CONCEPTUAL SITE PLAN | SCHEME A



## NWC MAIN STREET & DAY STREET RAMONA, CA



LOCATION MAP  
NOT TO SCALE

### PROJECT INFORMATION:

ZONING : RM-V5 CENTER DISTRICT	
TOTAL SITE AREA: +/- 12.34 AC	+/- 537,470 SF
RETAIL BUILDING AREA:	
EXISTING	110,892 SF
PROPOSED	4,550 SF
TOTAL RETAIL	115,442 SF
LAND TO BLDG. RATIO	3.66 / 1
BUILDING COVERAGE	21.46 %
PARKING REQUIREMENT:	
RETAIL (3/1000 SF)	73,988 SF
EXCLUDING BACK OF HOUSE = 16,164 SF	
(E) SHOPS BLDG. (3/1000 SF)	20,000 SF
(E) PAD D/T REST. (6/1000 SF)	740 SF
CARWASH (4,550 SF)	
SUB-TOTAL	286 STALLS
PER RM-V5 CENTER DISTRICT TABLE 2.2	
Shared Parking @ 80%	
286 Stalls x Shared Parking of 80% =	229 STALLS
TOTAL PARKING REQUIRED:	229 STALLS
PARKING PROVIDED:	409 STALLS

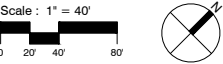
DATE: 12.22.2022  
MCG JOB #: 22.488.01

DATE REVISIONS

DATE REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of

### OVERALL SITE PLAN - SP 01

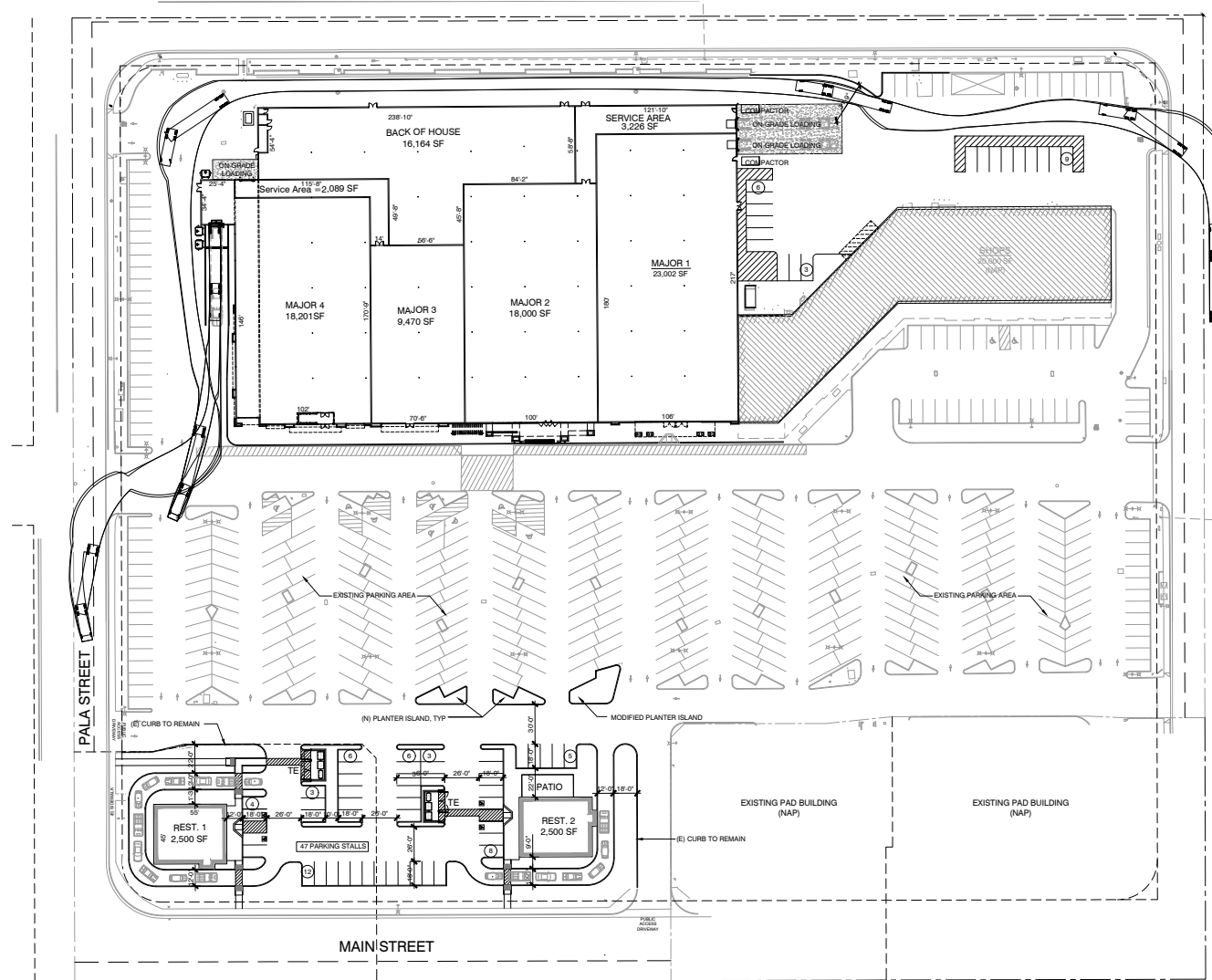


CLEVELAND  
DENVER  
GLENDORA  
IRVINE  
ORLANDO  
PHOENIX  
SAN FRANCISCO



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LOCATION MAP  
NOT TO SCALE

PROJECT INFORMATION:

ZONING : RM-V5 CENTER DISTRICT

TOTAL SITE AREA: +/- 12.34 AC +/- 537,470 SF

RETAIL BUILDING AREA:  
EXISTING 110,152 SF  
PROPOSED 5,000 SF  
TOTAL RETAIL 115,152 SF

LAND TO BLDG. RATIO 3.67 / 1  
BUILDING COVERAGE 21.42 %

PARKING REQUIREMENT:  
RETAIL (3/1000 SF) 73,988 SF 222 STALLS  
EXCLUDING BACK OF HOUSE = 16,164 SF  
(E) SHOPS BLDG. (3/1000 SF) 20,000 SF 60 STALLS  
(E) PAD D/T REST. (6/1000 SF) 5,000 SF 30 STALLS

SUB-TOTAL 312 STALLS

PER RM-V5 CENTER DISTRICT TABLE 5.2

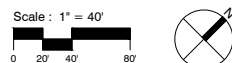
Shared Parking @ 80%  
313 Stalls x Shared Parking of 80% = 250 STALLS  
TOTAL PARKING REQUIRED: 250 STALLS

PARKING PROVIDED: 455 STALLS

NWC MAIN STREET & DAY STREET  
RAMONA, CA

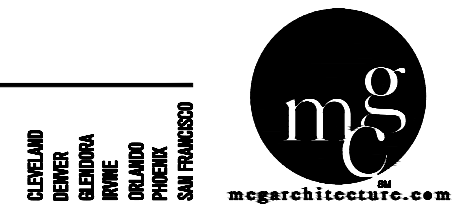
DATE: 12.22.2022  
MCG JOB #: 22.488.01

OVERALL SITE PLAN - SP 02



DATE	REVISIONS

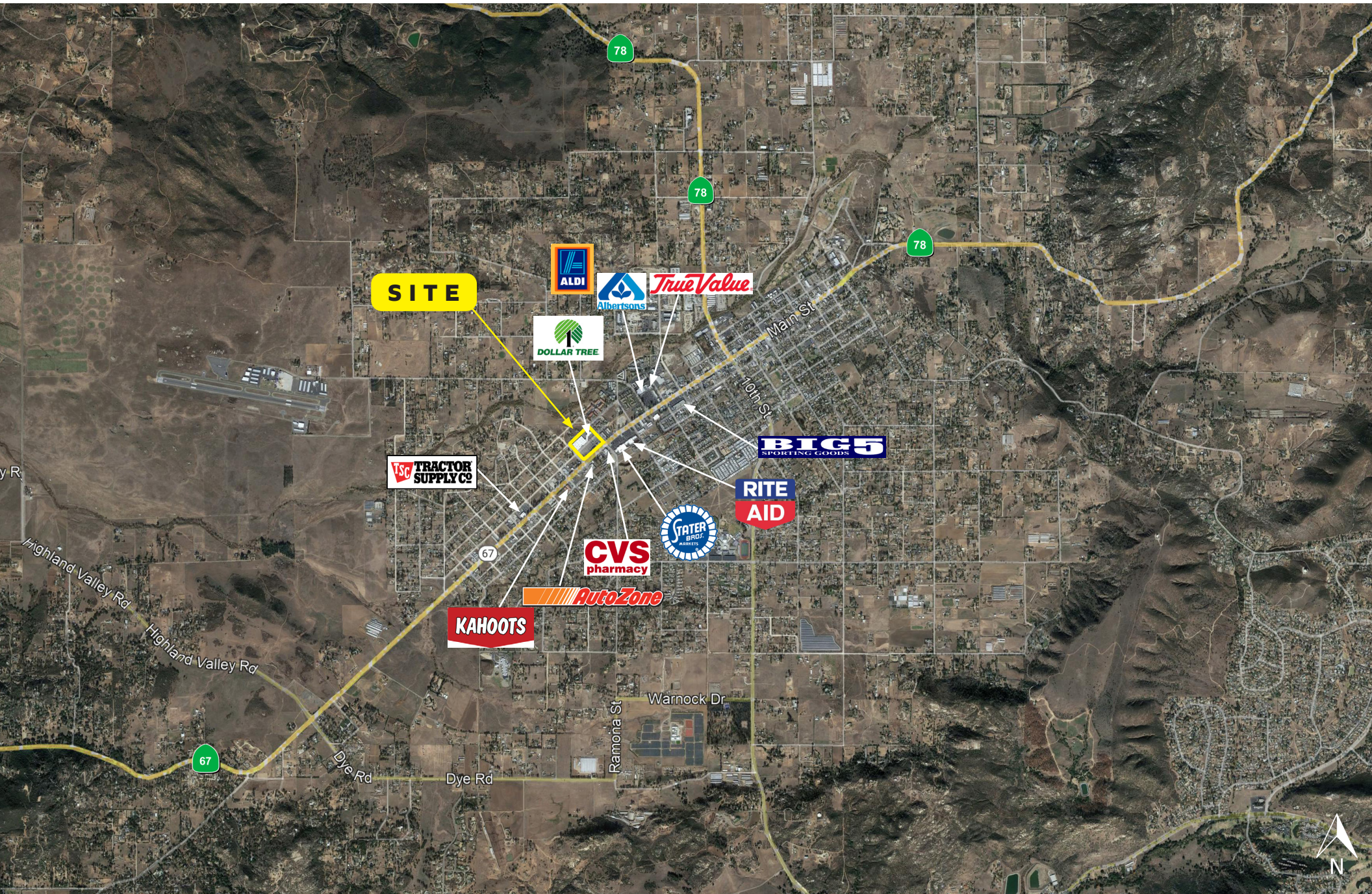
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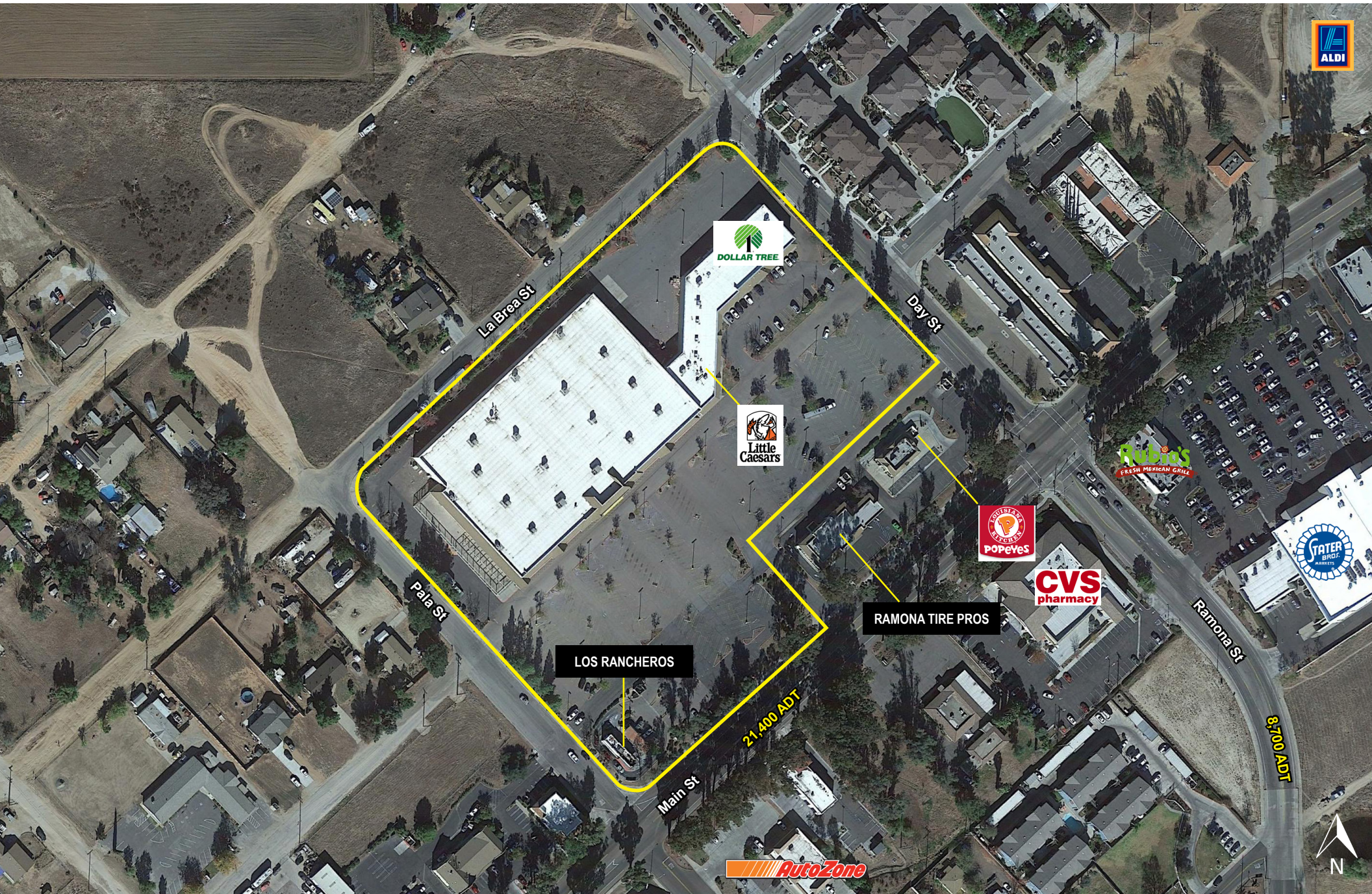














# 1847-1855 Main St, Ramona, CA 92065



## POPULATION

1 mile

3 miles

5 miles

Total Population	8,909	19,410	31,937
Projected Population (2022)	9,198	19,945	32,666



## HOUSING

Total Households	2,876	6,268	10,727
Projected Total Households (2022)	2,960	6,425	10,949



## INCOME

Median Household Income	\$71,274	\$84,797	\$101,450
Average Household Income	\$87,804	\$103,196	\$121,712
Per Capita Income	\$28,325	\$33,166	\$40,366
Median Disposable Income	\$57,494	\$68,127	\$79,347
Average Disposable Income	\$69,565	\$79,876	\$90,965



## DAYTIME DEMOS

Total Daytime Population	8,062	17,097	27,172
Daytime Population Workers	3,478	7,382	10,991
Daytime Population Residents	4,584	9,715	16,181



## RACE & ETHNICITY

White	6,184	<b>69.41%</b>	14,243	<b>73.38%</b>	25,078	<b>78.52%</b>
Black or African American	90	<b>1.01%</b>	170	<b>0.88%</b>	297	<b>0.93%</b>
American Indian& Alaska Native Population	106	<b>1.19%</b>	223	<b>1.15%</b>	311	<b>0.97%</b>
Asian Population	179	<b>2.01%</b>	310	<b>1.60%</b>	596	<b>1.87%</b>
Pacific Islander Population	27	<b>0.30%</b>	74	<b>0.38%</b>	96	<b>0.30%</b>
Other Race Population	1,862	<b>20.90%</b>	3,520	<b>18.14%</b>	4,187	<b>13.11%</b>
Population of Two or More Races	462	<b>5.19%</b>	869	<b>4.48%</b>	1,373	<b>4.30%</b>
Hispanic Population	3,810	<b>42.77%</b>	7,428	<b>38.27%</b>	9,414	<b>29.48%</b>
Non-Hispanic Population	5,100	<b>57.25%</b>	11,981	<b>61.73%</b>	22,524	<b>70.53%</b>



## EDUCATION

Bachelor's Degree	706	<b>12.24%</b>	1,910	<b>14.70%</b>	4,230	<b>18.99%</b>
Graduate/Professional Degree	450	<b>7.80%</b>	1,033	<b>7.95%</b>	2,294	<b>10.30%</b>



## AGE

Median Age	33.7	36.4	39.9
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# Ramona Station Shopping Center

1847-1855 Main Street, Ramona, CA

TOURMALINE CAPITAL

**Retail Insite**

*Commercial Real Estate*

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