

1338 D STREET

RAMONA, CALIFORNIA 92065

\$1,150,000 | OWNER-USER COMMERCIAL OPPORTUNITY

PROPERTY PHOTO
Insert exterior hero image here

Office + Shop + Secured Yard in Central Ramona

Versatile two-story owner-user commercial property combining updated professional office space, high-clearance automotive/shop space, additional upstairs flex offices, dedicated parking and a secured gated yard. The property has received substantial recent improvements and offers a highly functional setup for a business that needs office, shop and outdoor utility space at one location.

Property Highlights

- Working list price: \$1,150,000
- 1988 construction | two-story commercial building
- RM-V4 Ramona Village General District zoning - flexible mixed-use potential subject to County requirements
- 6 striped parking spaces + 1 ADA-designated space
- New roof, new flooring, new carpet, fresh paint and trim
- Recessed lighting throughout both levels
- New water heater
- Two separate electric meters
- Two HVAC systems with central heating and cooling
- All-electric property; no gas
- Large secured gated side/rear yard

Office & Flex Space

The downstairs office area features two updated private offices with refreshed flooring, recessed lighting and a half bathroom. Upstairs provides four additional rooms/offices, including two larger rooms, a common area, hallway, full bathroom with shower, new carpet and recessed lighting - offering excellent separation for administrative, meeting or flex workspace.

Automotive / Shop Space

The attached high-clearance garage/shop includes an approximately 11.5-ft-high x 9.5-ft-wide opening, a professional Rotary two-post automotive lift that may convey, wash/utility sink, full bathroom with shower, two additional rooms, hallway, break/snack area, mini refrigerator and storage. Historical LoopNet marketing identified the lift as a 9,000-lb two-post automotive lift; exact model and capacity to be verified.

Gated Yard & Parking

A secured side/rear yard adds valuable outdoor utility space, with approximately 14-ft-wide gated side access, approximately 53 ft from the garage to the rear lot line and an approximately 60-ft-wide rear area. Ideal for vehicles, equipment or storage where permitted. Onsite parking includes six striped spaces plus one ADA-designated space.

RM-V4 Zoning

Located in the County of San Diego's RM-V4 Ramona Village General District. County regulations provide for a range of permitted uses and state that a primary building may share up to two uses. This creates a compelling owner-user opportunity for office, service, automotive/equipment-related, retail or other compatible operations, subject to County approval and buyer verification of the intended use.

Offering Summary

Price	\$1,150,000
Year Built	1988
Public-record Building Area	2,968 SF - prior LoopNet advertised 3,812 SF; verify
Lot	Approx. 0.228 acre / ~9,934 SF - verify
Zoning	RM-V4 Ramona Village General District
Parking	6 striped + 1 ADA-designated space
Property Tax	Approx. \$9,164 for 2025-26 public-record tax year
Assessment	\$867,000 total assessed/market value shown for 2025-26

Buyer to independently verify all square footage, lot size, APN, zoning, permitted uses, permits, ADA compliance, measurements, equipment specifications, taxes and suitability for Buyer's intended use. Furniture, equipment and lift inclusion subject to agreement.