

219 ACRES – AGRICULTURE, PRIVATE COMPOUND, MITIGATION USES

25858 Highway 78 | Ramona, CA 92065

LAKE SUTHERLAND

CALIFORNIA
78



County of
San Diego
Fire Station

Julian rd (6,148 CPD)

casner rd

Asking Price:

\$2,495,000

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CaDRE Lic #02062959



contents

3 aerals

6 location map

7 property information

8 biological resources map

9 acreage biology

10 demographics









FERNBROOK

RAMONA

ESCONDIDO

VALLEY CENTER

LAKE SUTHERLAND

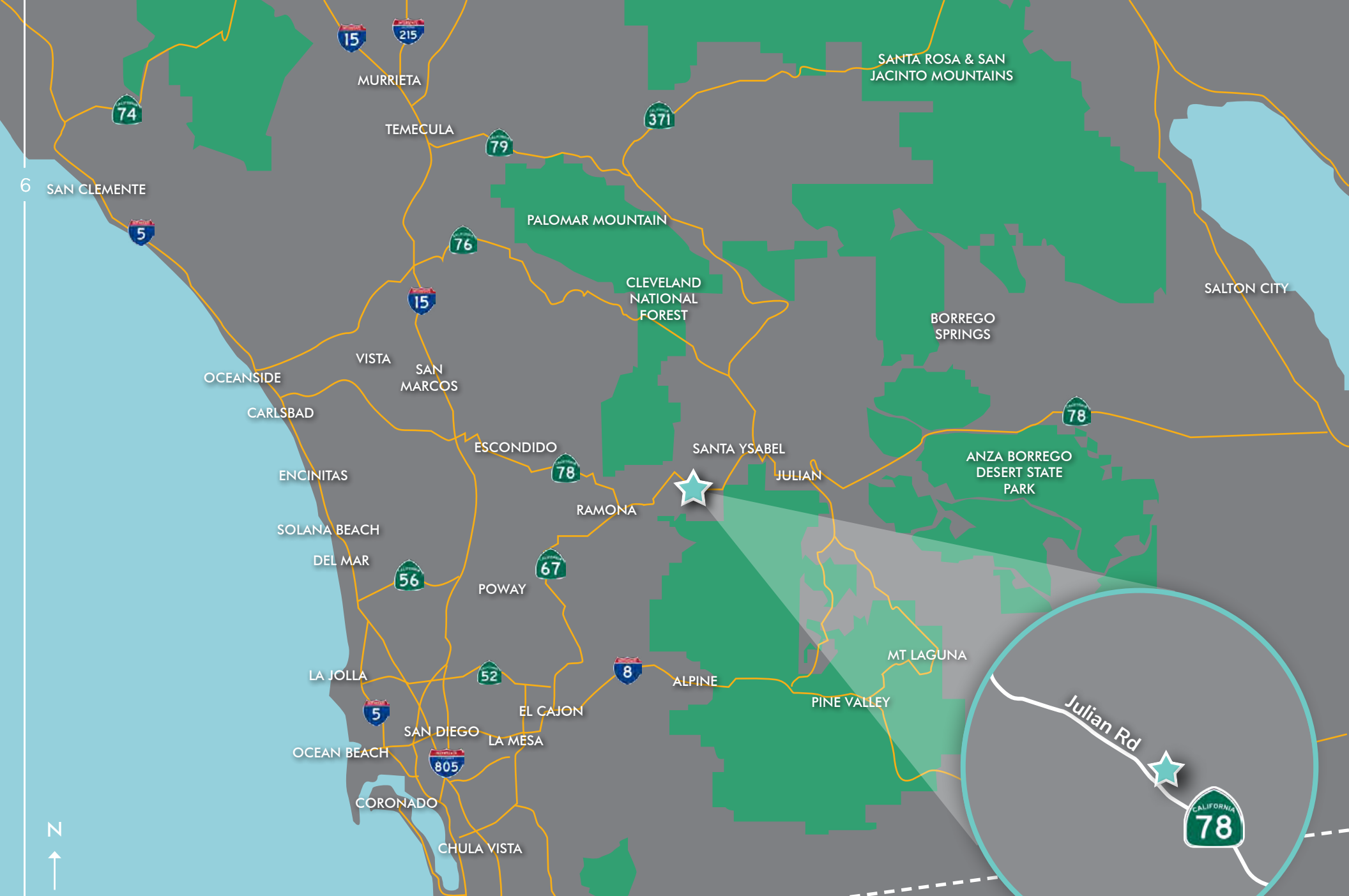
County of San Diego
casner rd
Fire Station

CALIFORNIA
78

Julian rd (6,148 CPD)

old julian hwy

↑
↓
↔



location map

property information

location:

The subject property is located at 25858 Highway 78, Ramona, CA 92065. The property fronts Highway 78, it is approximately 7.4 miles west of the 79, and approximately 24 miles east of the I-15.

property profile:

The subject property is approximately 219.35 acres of agricultural land in Ramona. The property is surrounded by residential and agricultural uses and provides a buyer with privacy but easy access to the 78 Freeway and surrounding retail. There are four wineries within a one-mile radius of the property, it is a 20-minute drive to Julian, home of the famous apple pie, and less than half an hour to the San Diego Zoo Safari Park. This property offers an opportunity for a buyer to build a private compound or raise crops and animals.

jurisdiction:

San Diego County- Ramona Planning Area

APN:

286-041-04-00

acreage:

219.35 Acres

links:

[Alta Survey](#)

[Alta Owners Policy](#)

[Agriculture \(A72\) Zoning](#)

zoning:

Agriculture (A72)

general plan:

Rural Lands (RL-40)

minimum lot size:

8 Acres

maximum height:

35' or 2 stories

school district:

Ramona Unified School District

fire station lease

The County leases the property for the fire station

services:

Water/Sewer: Ramona Municipal Water District

Gas/Electric: SDG&E

Fire: Ramona Fire Department

Police: San Diego County Sheriff's Department



acreage biology

DESIGNATION	ACRES
Chamise Chaparral	19.75
Diegan Coastal Sage Scrub	106.36
Disturbed Habitat	3.27
Eucalyptus Woodland	3.48
Non-Native Grassland	34.59
Open Engelmann Oak Woodland	29.03
Southern Sycamore-Alder Riparian Woodland	7.90
Urban/Developed	0.09
Valley Needlegrass Grassland	8.46
Grand Total	212.92



2023 demographics

3 miles



population

952



estimated households

330



average household income

\$113,424



median household income

\$129,284



total employees

334

5 miles



population

10,521



estimated households

3,605



average household income

\$138,070



median household income

\$138,070



total employees

1,239

7 miles



population

27,201



estimated households

9,264



average household income

\$116,505



median household income

\$101,698



total employees

5,995

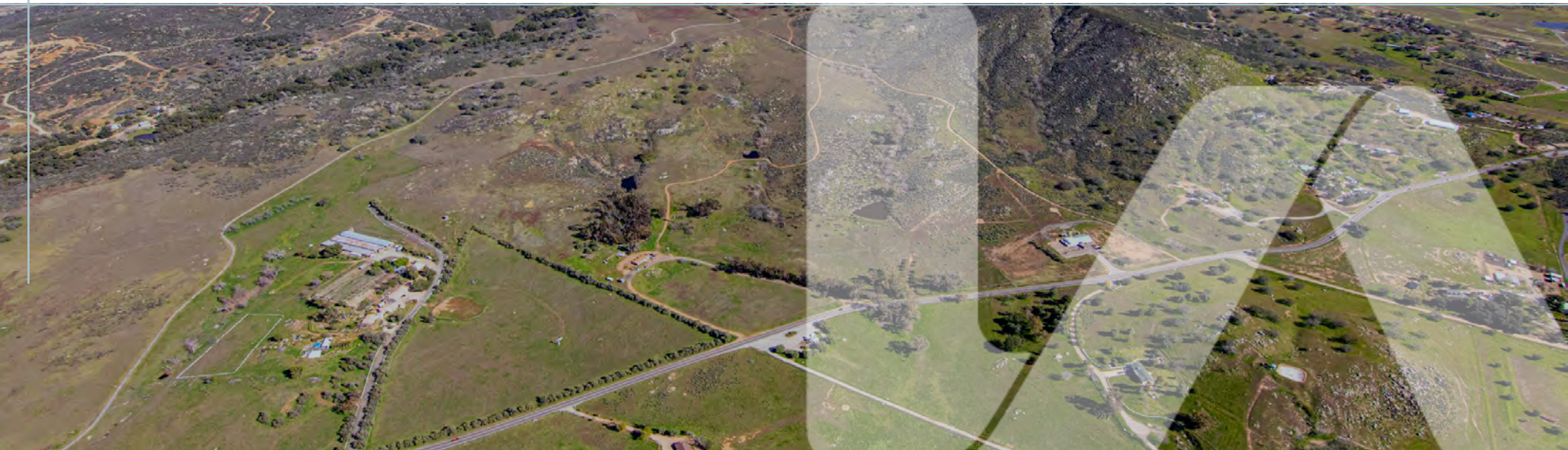
LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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.





for more information, please contact

MATT WEAVER

760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

ALEX BENTLEY

760.448.2492
abentley@lee-associates.com
CalDRE Lic #02062959

Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonth

