

Ramona Plaza



±1,050 – 3,870 SF for Lease

1411-43 Main Street
Ramona, CA 92065

SDRE
ADVISORS

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Grocery Anchored • Abundant Parking • Exceptional Visibility • Easy Access • Strong Fundamentals



*Disclaimer: The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.

Highlights:

- Ramona's most prominent and established retail center
- Excellent visibility and easy access from both Highway 67 and Highway 78
- Strong anchor co-tenancy with **Albertsons** and **Ace Hardware** driving daily traffic
- Regional draw: serves Ramona as well as the surrounding communities of Julian, Lake Henshaw, and nearby Indian Reservations/casino traffic
- Highly visible Main Street frontage with strong daily traffic counts
- Ample on-site parking and convenient ingress/egress for customers
- Diverse tenant mix providing everyday services, shopping, and dining options
- Centrally located within Ramona's primary commercial corridor

±1,050 – 3,870 SF and 2nd Gen Restaurant

±2,700 SF
(2nd Gen Restaurant)

±1,600 SF

±1,220 SF

±1,050 SF

Your
Name
Here

Your
Name
Here

Your
Name
Here

Your Name Here



Built out as Retail & Office



±1,600 SF

±1,220 SF

±1,050 SF

Your Name Here

Your Name Here

Your Name Here

Spaces can be combined



Up to 3,870 SF Available

Centrally
Located in
Trade Area

Montecito Road (Accesses Airport)

Albertsons
ACE Hardware CHASE
POSTAL ANNEX Edward Jones
YOUR HOME OFFICE

PANDA EXPRESS CHINESE KITCHEN
STARBUCKS COFFEE
T-MOBILE



#26,000 ADT



Ramona Plaza

PROPOSED
GROCERY OUTLET
Marshalls
PETSMART
five BELOW
DOLLAR TREE
POPEYES
Little Caesars Pizza

Main Street ±34,500 ADT

DUNKIN'
USPS

DOLLAR TREE
BIG 5 SPORTING GOODS
Domino's

McDonald's
verizon

O'Reilly AUTO PARTS
TACO BELL

STATER BROS. markets
goodwill
Jersey Mike's SUBS
rubio's COASTAL GRILL
Wendy's
L&L Hawaiian Barbecue

Denny's
KAHOOTS



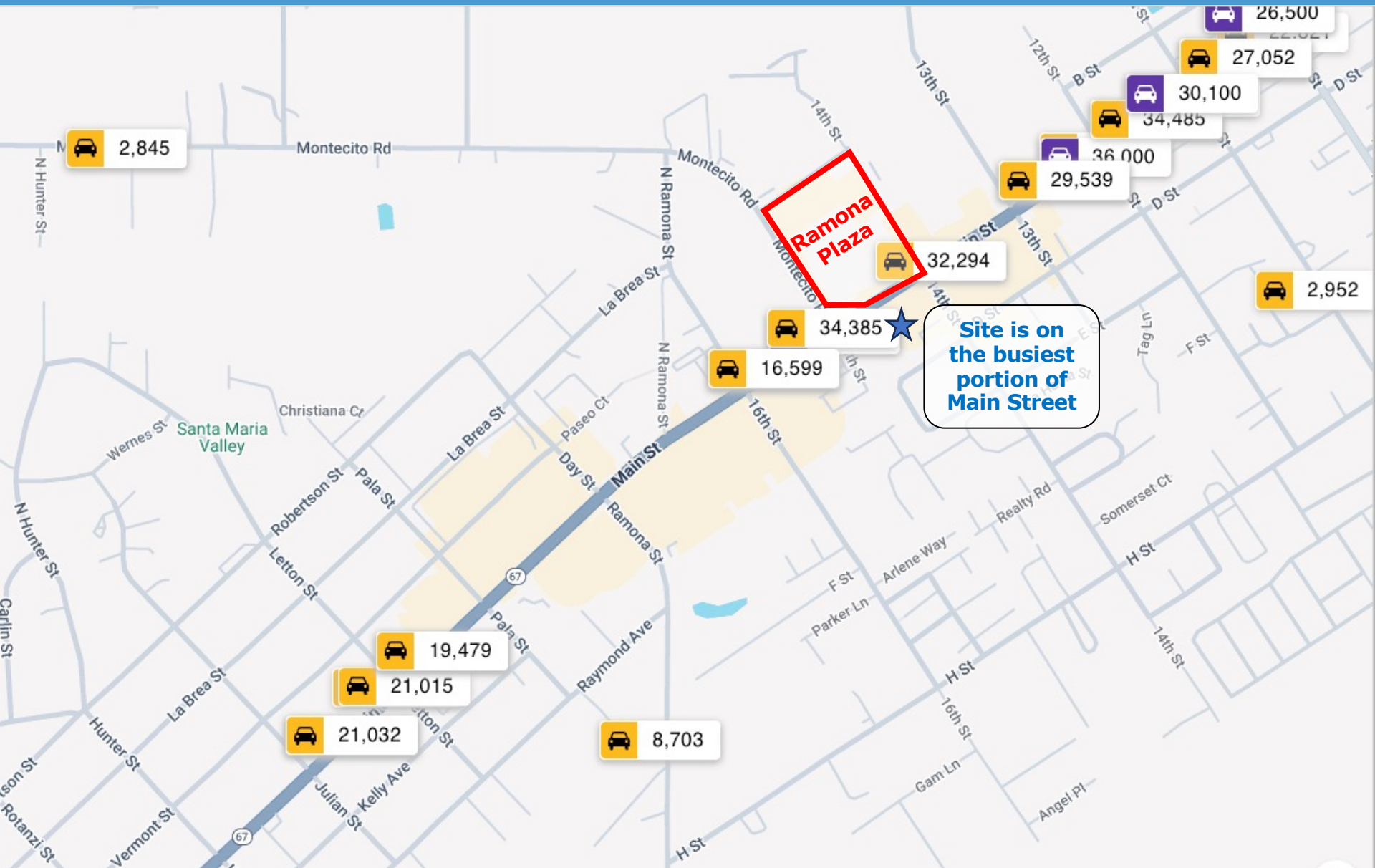
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Regional View



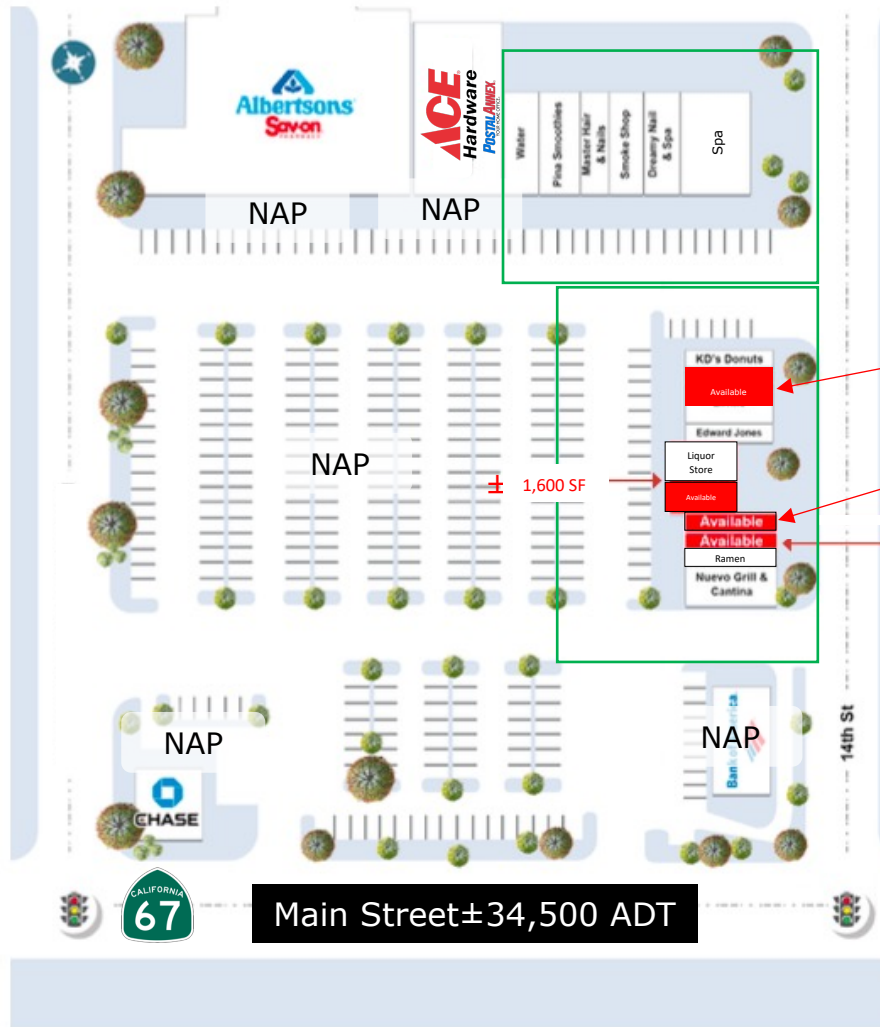
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Estimated Traffic Counts



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Site Plan



Site Approximately Outlined in Green

± 2,700 SF
(2nd Gen Restaurant)

± 1,220 SF

± 1,050 SF

± 1,600 SF

Main Street ± 34,500 ADT

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Demographic Summary Report

Ramona Plaza Shopping Center

1411 Main St, Ramona, CA 92065

Building Type: **General Retail**
 Secondary: -
 GLA: **21,625 SF**
 Year Built: **1981**

Total Available: **5,890 SF**
 % Leased: **89.5%**
 Rent/SF/Mo: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Census	9,651	19,507	31,072
2024 Population by Hispanic Origin	3,840	6,675	8,628
2024 Population	9,138	18,321	29,160
White	5,040 55.15%	11,037 60.24%	19,256 66.04%
Black	97 1.06%	162 0.88%	276 0.95%
Am. Indian & Alaskan	149 1.63%	272 1.48%	331 1.14%
Asian	149 1.63%	298 1.63%	555 1.90%
Hawaiian & Pacific Island	45 0.49%	62 0.34%	79 0.27%
Other	3,657 40.02%	6,490 35.42%	8,662 29.71%
U.S. Armed Forces	102	131	273
Households			
2020 Census	3,221	6,483	10,552
Owner Occupied	1,527 50.46%	3,704 61.37%	7,007 71.42%
Renter Occupied	1,499 49.54%	2,331 38.62%	2,804 28.58%
2024 Households by HH Income	3,025	6,038	9,811
Income: <\$25,000	514 16.99%	758 12.55%	890 9.07%
Income: \$25,000 - \$50,000	488 16.13%	849 14.06%	1,204 12.27%
Income: \$50,000 - \$75,000	610 20.17%	1,130 18.71%	1,359 13.85%
Income: \$75,000 - \$100,000	314 10.38%	645 10.68%	1,129 11.51%
Income: \$100,000 - \$125,000	330 10.91%	671 11.11%	1,290 13.15%
Income: \$125,000 - \$150,000	297 9.82%	639 10.58%	1,060 10.80%
Income: \$150,000 - \$200,000	213 7.04%	581 9.62%	1,354 13.80%
Income: \$200,000+	259 8.56%	765 12.67%	1,525 15.54%
2024 Avg Household Income	\$94,904	\$111,202	\$126,515
2024 Med Household Income	\$70,842	\$85,930	\$106,269