

734 Main Street

Ramona, CA 92065



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Exclusively Listed By: ReMax Direct

PROPERTY DESCRIPTION

734 Main Street | Ramona, CA 92065

PROPERTY HIGHLIGHTS

- Property Address: 734 Main Street, Ramona, CA 92065
- Parcel Number: 281-321-17-00
- Lot Size: 0.16 acres
- Zoning: RMV5 - Center District
- Located within Ramona's Historic Downtown District
- 7,000 total square feet
- Open floor plan: clear span construction with no interior posts
- Excellent visibility from Main Street
- 10'-11' ceiling height throughout
- 16' x 10' roll-up door fronting Main Street
- 10' x 10' roll-up door to the rear alleyway
- Flexible commercial zoning permitting a variety of potential uses

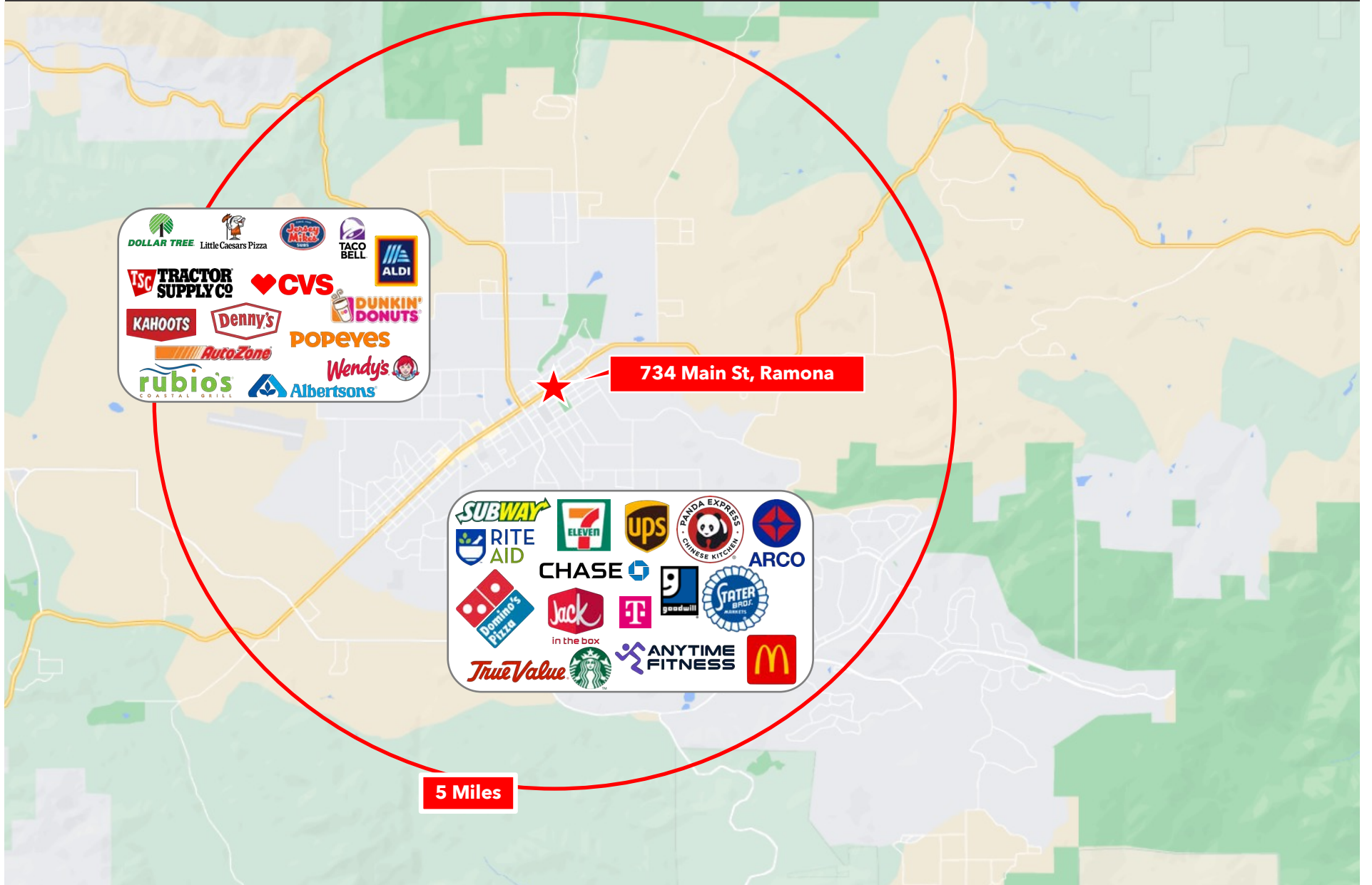


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TRADE AREA PROXIMITY MAP

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TRADE AREA LOW AERIAL

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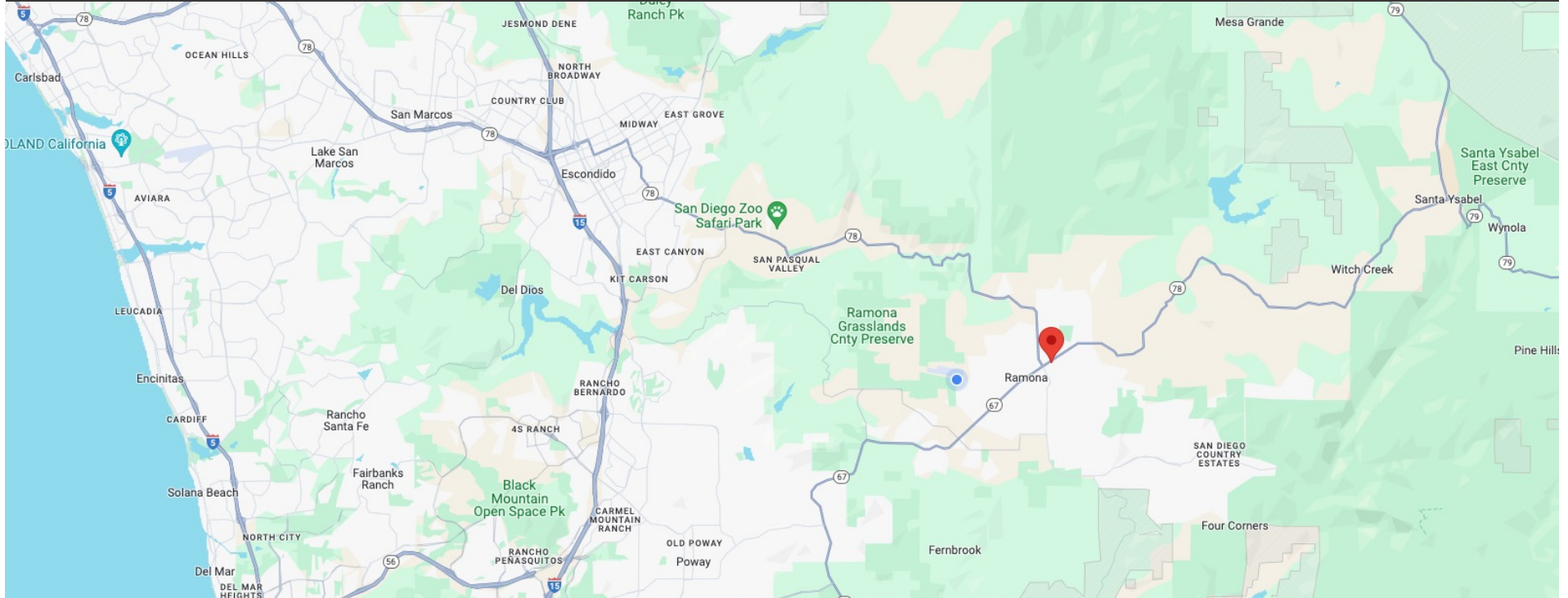
Subject Property

734 Main Street

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LOCATION MAP & DEMOGRAPHICS

734 Main Street | Ramona, CA 92065



Population

1 MILES	3 MILES	5 MILES
9,637	19,098	31,300

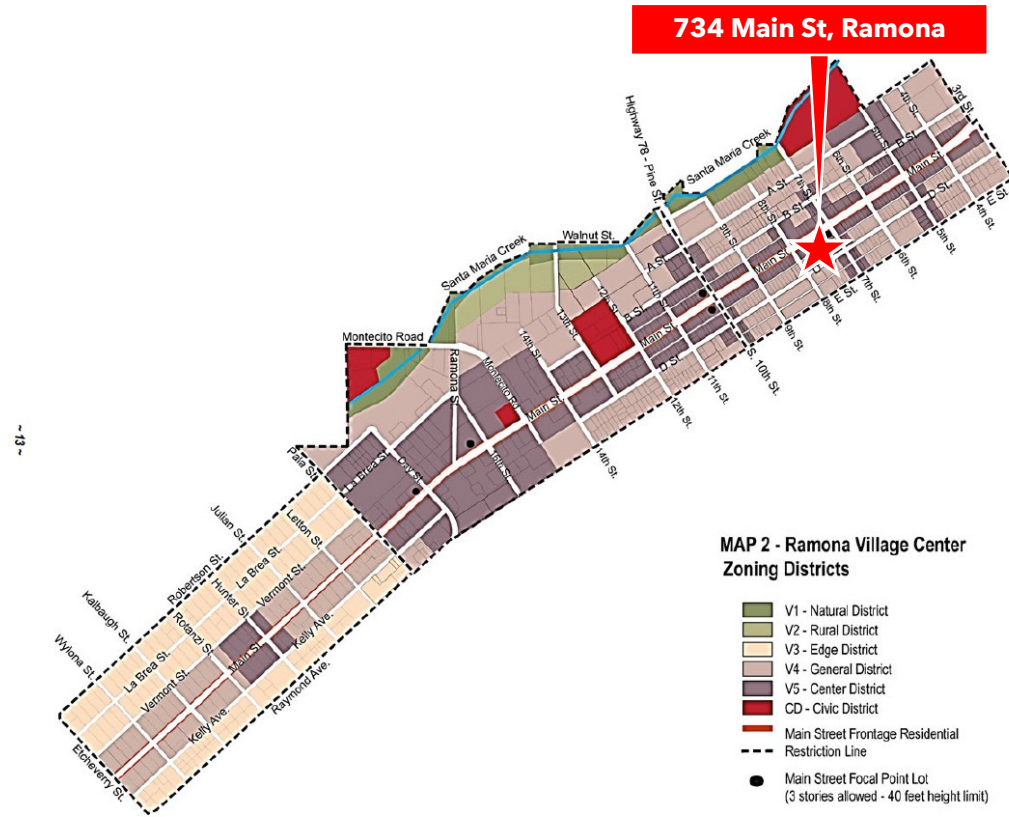
Average HH Income

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

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ZONING MAP & PERMITTED USES

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PART EIGHT: 8730 RM-V5 Center District

TABLE 2.0 PERMITTED USES

RESIDENTIAL	V5
Accessory Dwelling Unit/Apartment	R
Family Residential	R
Farm Labor Camps	
Group Residential	M
Mobile Home Residential	
OFFICE	V5
Professional Office Space (Class A)	R
COMMERCIAL	V5
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	m
Veterinary (Small Animals)	m
Automotive and Equipment	
Cleaning	m
Fleet Storage	
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	m
Sales/Rentals (Heavy Equipment)	m
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	R
Business Equipment and Sales Services	R
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	R
R by RIGHT	
A BY ADMINISTRATIVE PERMIT	
m by MINOR USE PERMIT	
M by MAJOR USE PERMIT	
□ NOT ALLOWED	

COMMERCIAL (continued)	V5
Convenience Sales and Service	R
Cottage Industries	R
Restaurant and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	R
Food and Beverage Retail Sales	R
Financial, Insurance and Real Estate	R
Funeral and Internment Services	
Cremating / Interning	M
Undertaking	A
Gasoline Sales	R
Laundry Services	R
Medical Services	R
Participant Sports and Recreation	
Indoor	R
Outdoor	
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	R
Retail Sales	
General	R
Specialty	R
Scrap Operations	
Spectator Sport and Entertainment	
Limited	R
General (Private Gymnasium)	M
Swap Meets (not to exceed 5,000 sf)	m
Transient Habitation	
Campground	
Lodging	R
Resort	
Wholesale Storage and Distribution	
Mini-Warehouse	
Light	A
Heavy	

INDUSTRIAL	V5
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V5
Horticulture	
Cultivation	R
Storage	
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V5
Mining and Processing	
Site Preparation	M
CIVIC	V5
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	R
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	
Law Enforcement Services	R
Lodge, Fraternal and Civic Assembly	R
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	R
Small Schools (50 or fewer students)	R

PROPERTY GALLERY

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OFFERING PROCEDURE & DISCLOSURE

734 Main Street | Ramona, CA 92065

OFFERING MEMORANDUM DISCLOSURE FOR 734 MAIN STREET, RAMONA, CA 92065

This Offering Memorandum has been prepared solely for the purpose of providing information to prospective purchasers, tenants, or investors and does not purport to be all-inclusive or to contain all information that a prospective party may desire. The information contained herein has been obtained from sources believed to be reliable; however, Listing Broker and Seller make no representations or warranties, expressed or implied, as to the accuracy, completeness, or reliability of the information.

All prospective purchasers are strongly advised to conduct their own independent investigations and due diligence, including but not limited to verifying all property information, legal descriptions, zoning, permitted uses, square footage, environmental conditions, development potential, financial performance, and any other material considerations that may affect the decision to purchase, lease, or invest in the Property.

Neither Seller nor Listing Broker shall have any liability for any inaccuracies, errors, or omissions contained herein or in any other communications, whether written or oral, transmitted to prospective purchasers. This Offering Memorandum is subject to withdrawal, modification, or prior disposition at any time, without notice.

All offers must be submitted in writing and are subject to Seller's sole and absolute discretion. The Property is being offered "as-is, where-is," with all faults and without representation or warranty, express or implied, as to condition or fitness for any particular purpose.

THE PROCESS

Please do not contact existing tenants. For any questions, please reach out to the brokers on the sale.

OFFERS SHOULD BE SENT TO THE ATTENTION OF:

JEFF GAN

1410 Main Street, Suite A
Ramona, CA 92065

jeffremaxdirect@gmail.com
+1 619 980 5603
CA License #00878941

BRANDON POWELL

1410 Main Street, Suite A
Ramona, CA 92065

bp.remaxdirect@gmail.com
+1 760 533 6463
CA License #02098986

Offers should be in the form of a Letter of Intent (LOI) and at minimum, offers should include the following:

- ❖ Price
- ❖ Earnest Money Deposit
- ❖ Due Diligence Time Period
- ❖ Closing Period

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