

# Ramona Station

Shop Space Available: 1,000–5,000 SF

RI

UNDER CONSTRUCTION | 1847–1855 MAIN ST, RAMONA, CA



CONCEPTUAL RENDERING

# The Opportunity

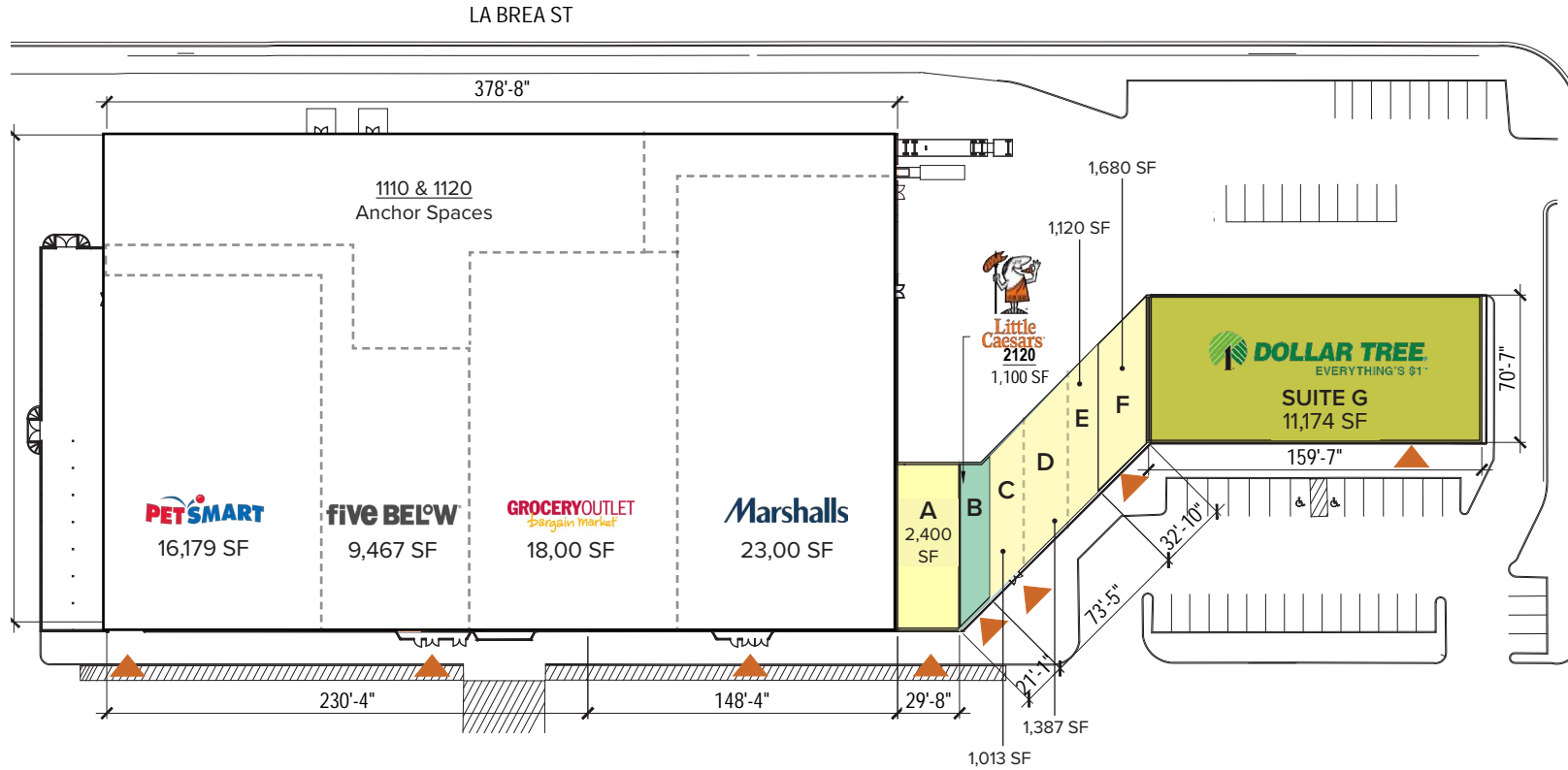


- **Shop Space Available:** 1,013–5,200 SF
- Construction estimated completion summer 2026
- 107,470 SF shopping center with great co-tenancy and anchored by Grocery Outlet, Marshalls, Petsmart, Five Below, and Dollar Tree
- High-visibility location on Hwy 67/Main St in the commuter corridor
- Traffic counts of 21,400 ADT on Hwy 67 and Main St
- Situated in the heart of Ramona surrounded by high-income neighborhoods

# Conceptual Renderings



# Site Plan



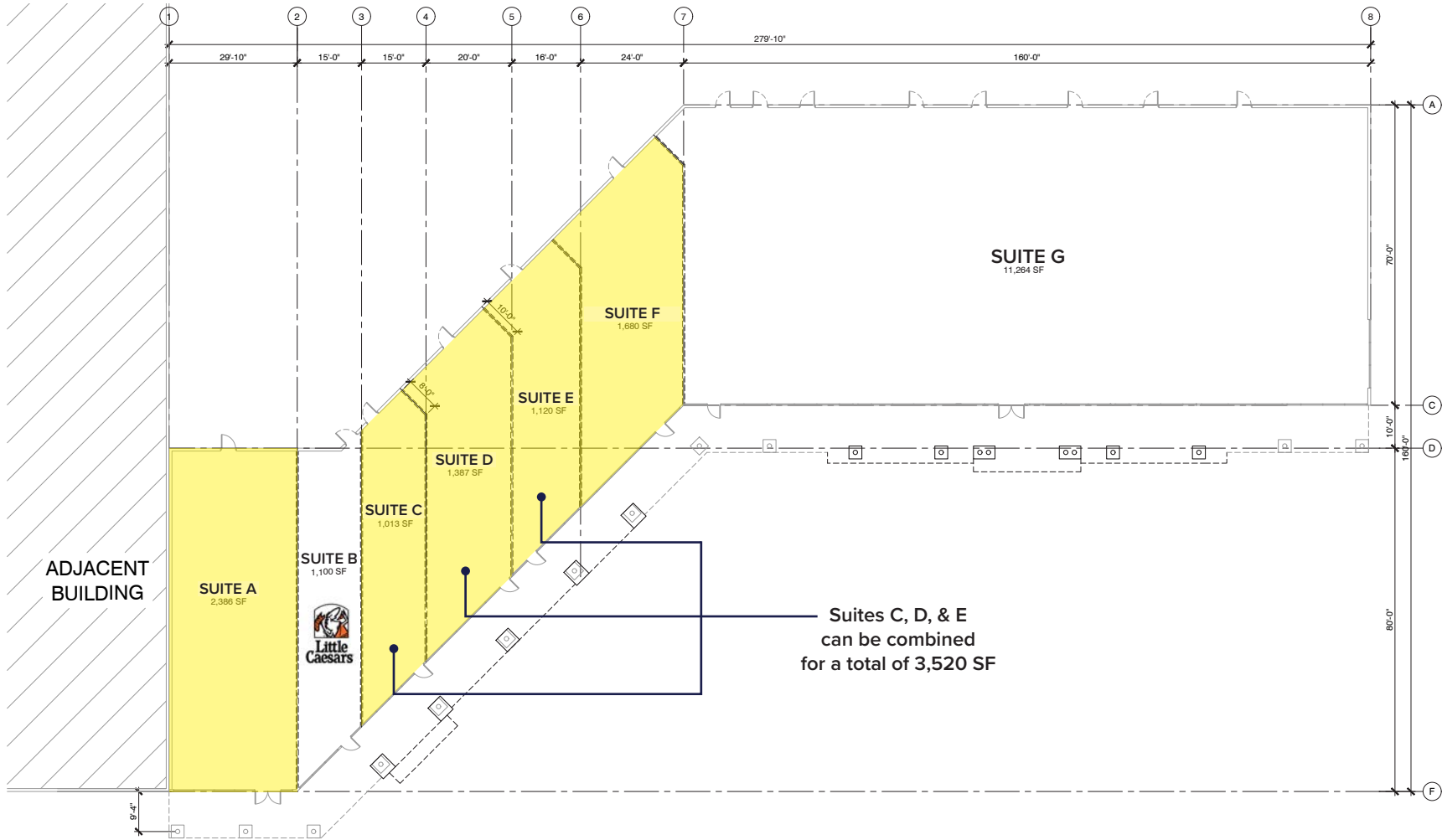
| SUITE    | TENANT          | SF     | SUITE | TENANT        | SF     |
|----------|-----------------|--------|-------|---------------|--------|
| Anchor 1 | Petsmart        | 16,179 | C     | AVAILABLE     | 1,013  |
| Anchor 2 | Five Below      | 9,467  | D     | AVAILABLE     | 1,387  |
| Anchor 3 | Grocery Outlet  | 18,000 | E     | AVAILABLE     | 1,120  |
| Anchor 4 | Marshalls       | 23,000 | F     | AVAILABLE     | 1,680  |
| A        | AVAILABLE       | 2,386  | G     | Dollar Tree   | 11,264 |
| B        | Little Caesar's | 1,100  | PAD   | Los Rancheros | 716    |

C, D, & E can be combined for 3,520 SF



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

# Site Plan



# Site Aerial

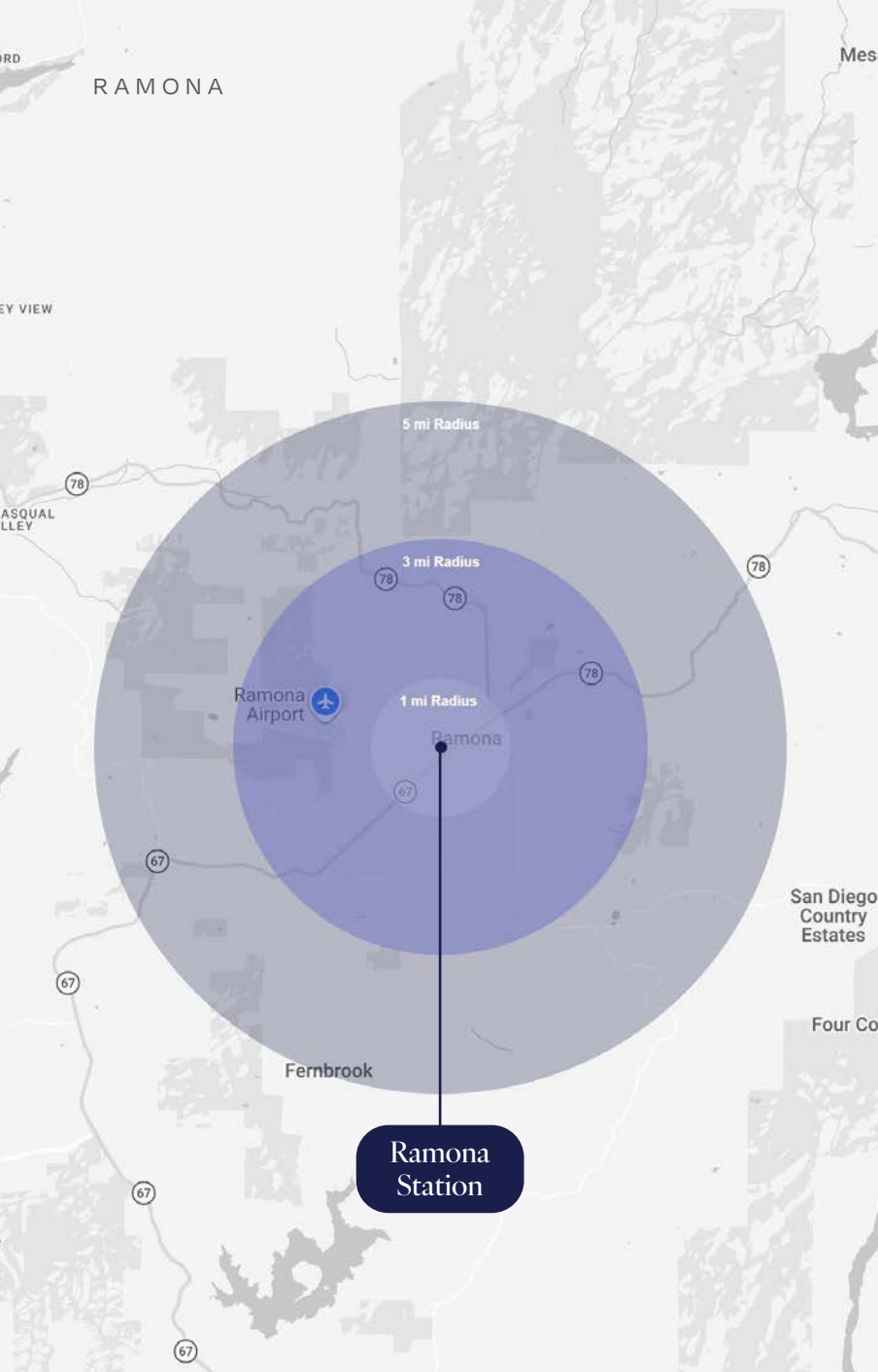


# Trade Aerial



# Demographics

1847-1855 Main St, Ramona, CA



|                      | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| ESTIMATED POPULATION | 7,979     | 19,595    | 31,088    |
| EMPLOYEE POPULATION  | 4,288     | 6,672     | 11,334    |
| AVG HOUSEHOLD INCOME | \$133,782 | \$145,977 | \$162,081 |
| MED HOUSEHOLD INCOME | \$96,673  | \$106,469 | \$119,962 |
| MEDIAN AGE           | 36.0      | 38.7      | 40.6      |



# Ramona Station

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