

Ramona Station

RI

EV CHARGING SPACE & SHOP SPACES AVAILABLE | 1847-1855 MAIN ST, RAMONA, CA



Construction Complete!

NOW OPEN

Marshalls

GROCERYOUTLET
bargain Market

five BELOW

PETSMART

The Opportunity

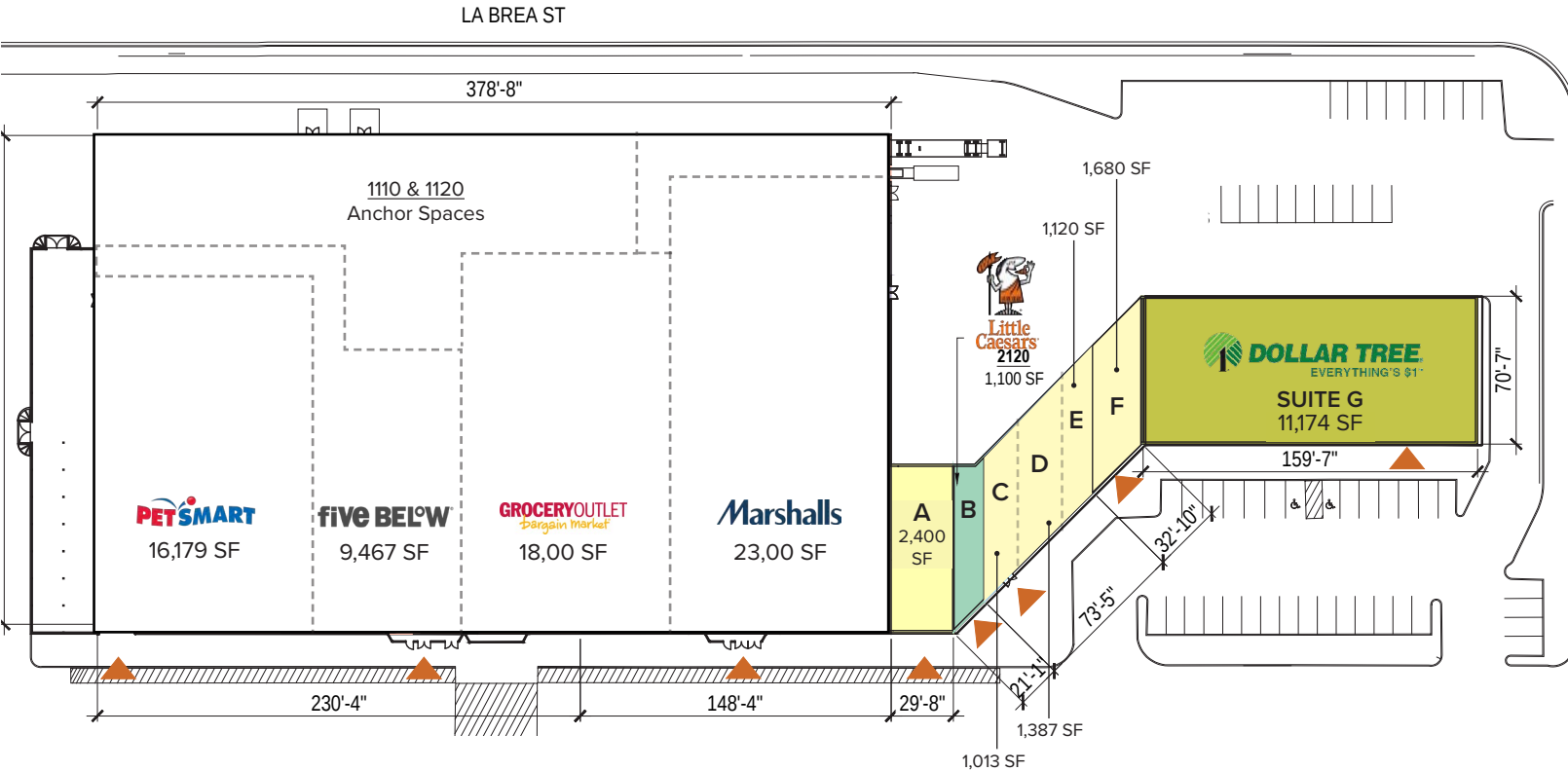


- EV Charging Space Available
- Limited Shop Space Available: 1,013–5,200 SF
- Construction complete!
- 107,470 SF shopping center with great co-tenancy and anchored by Grocery Outlet, Marshalls, PetSmart, Five Below, and Dollar Tree
- High-visibility location on Hwy 67/Main St in the commuter corridor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

Site Photos



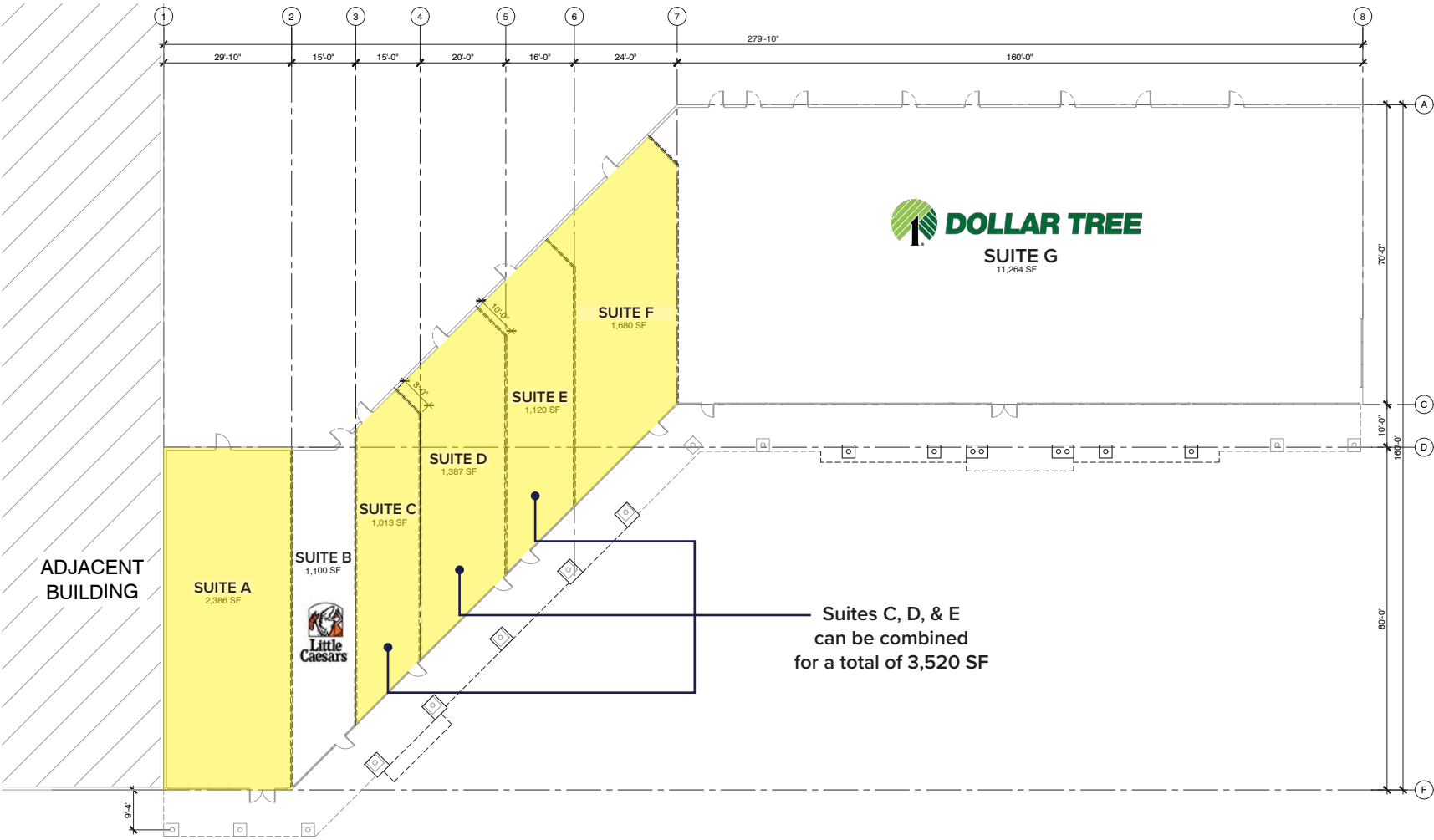
Site Plan



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

Site Plan



Site Aerial

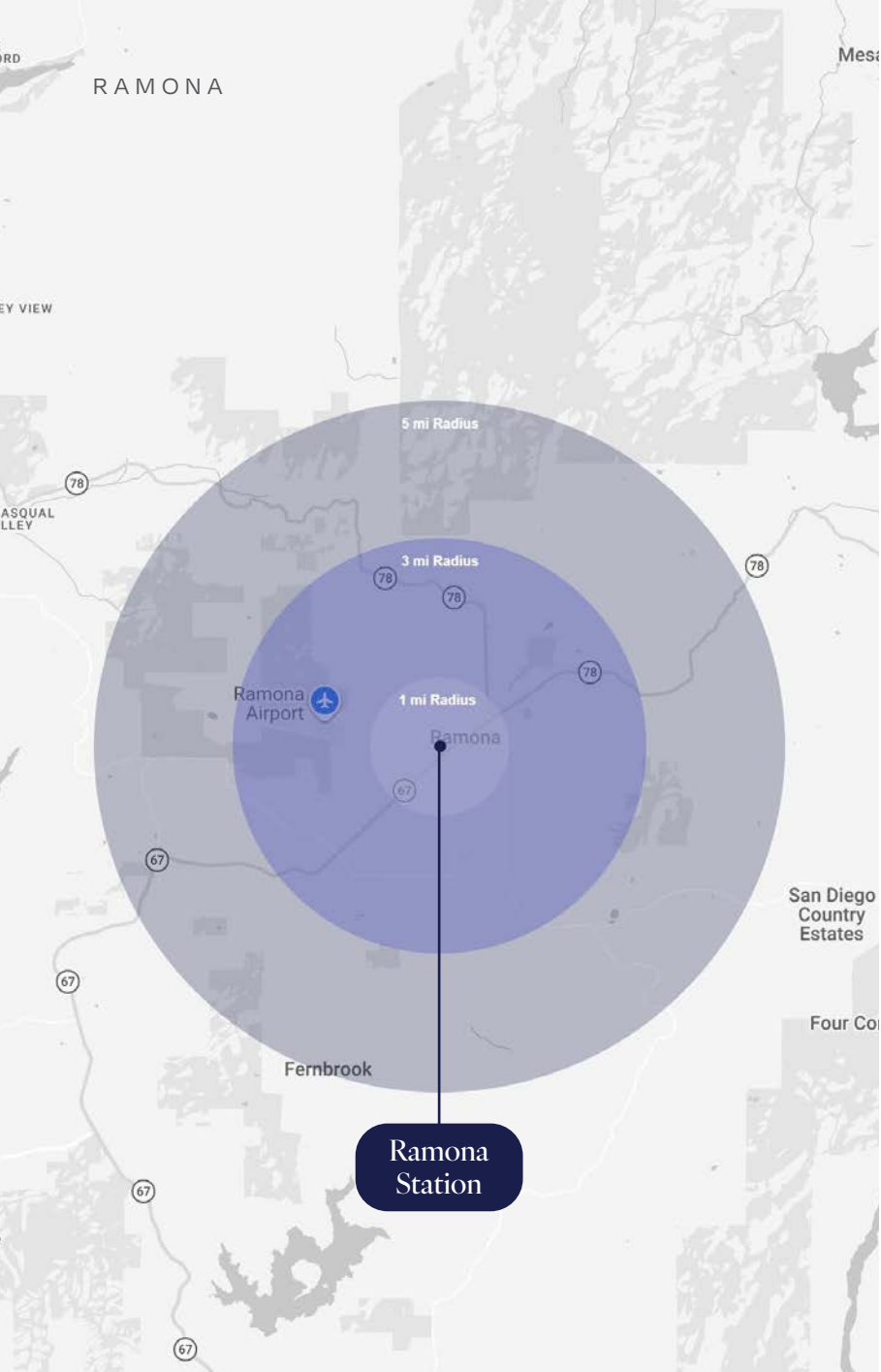


Mid
Aerial



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

Jeff Drew LIC #00993435

858.523.2091 | jdrew@riretail.com

Ron Pepper LIC #00865929

858.523.2085 | rpepper@riretail.com

TOURMALINE CAPITAL

RI RETAIL INSITE

405 S Hwy 101, Ste 150, Solana Beach, CA 92075

lic. 01206760 t. 858.523.2090 w. riretail.com

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

