



1407 MAIN ST
RAMONA, CA



5,460 SF retail space with drive-thru,
divisible between 2,094 SF & 3,366 SF

Here your business is **ESSENTIAL**

Step into the charm of Ramona where natural awe-inspiring landscapes are the backdrop to this free-standing retail space spanning 5,460 SF (with the option to demise).

1407 Main St. is suited for a range of commercial uses catering to a close-knit community and visitors throughout the balance of east San Diego County.

Property highlights



5,460 SF available with drive-thru divisible between 2,094 SF & 3,366 SF



Located in the bustling Homestar Shopping Center, one of Ramona's primary retail destinations.



Strong retail thoroughfare, 48 minutes to Downtown San Diego via highway 67.

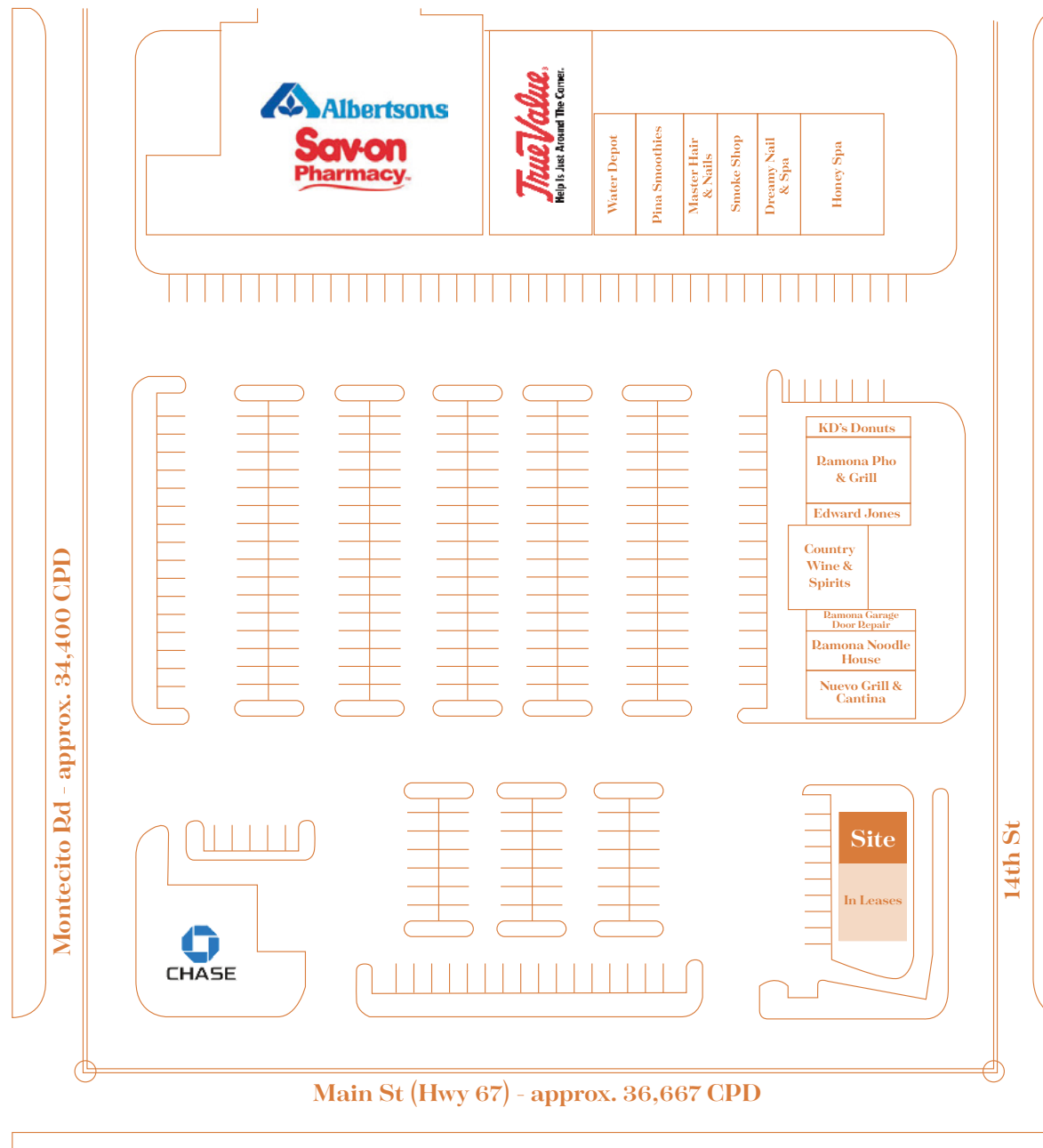


Visitors travel from neighboring cities of Julian, Santa Ysabel, Ranchita and Borrego Springs. *Source: Placer.AI*



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5,460 SF
available

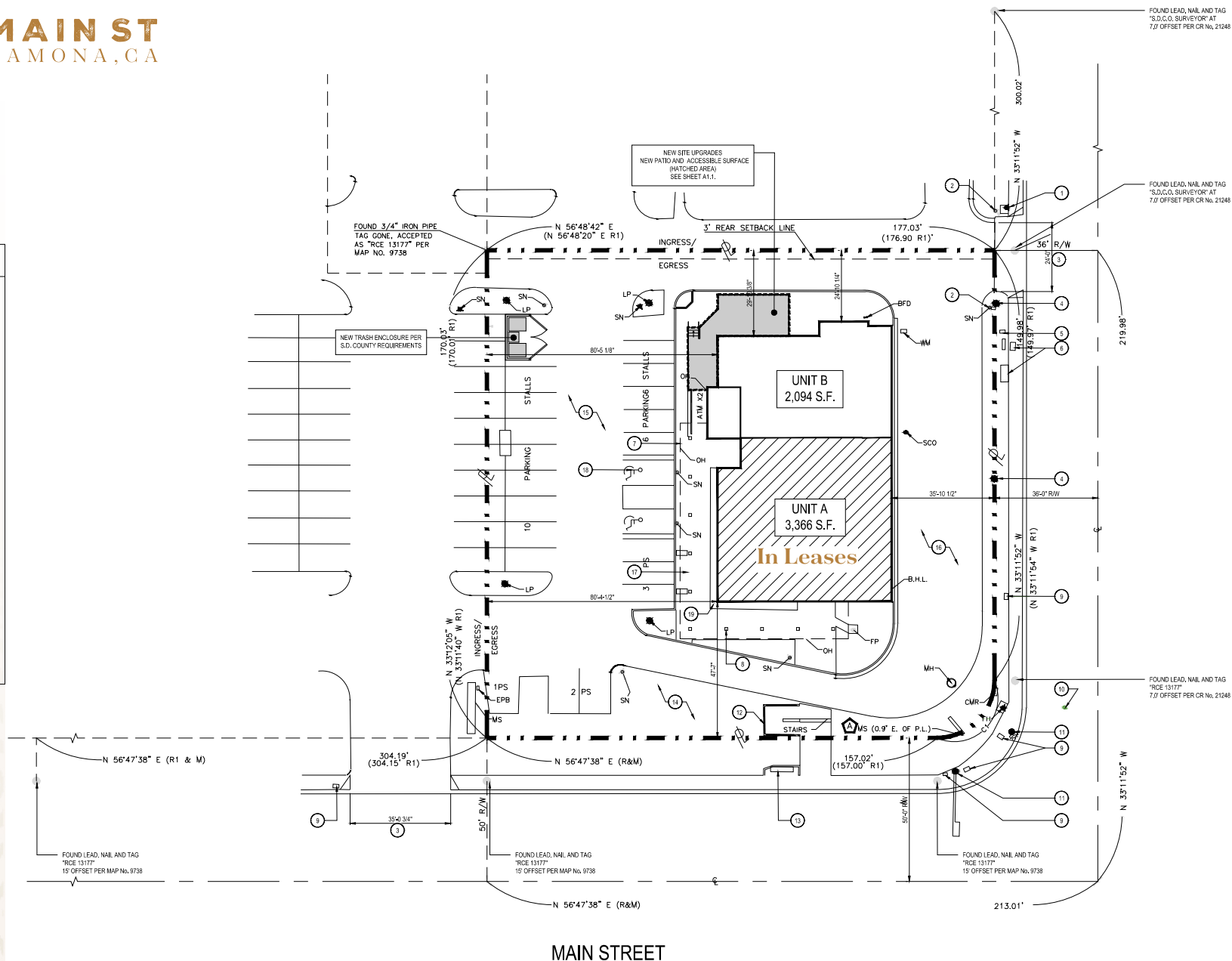


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5,460 SF
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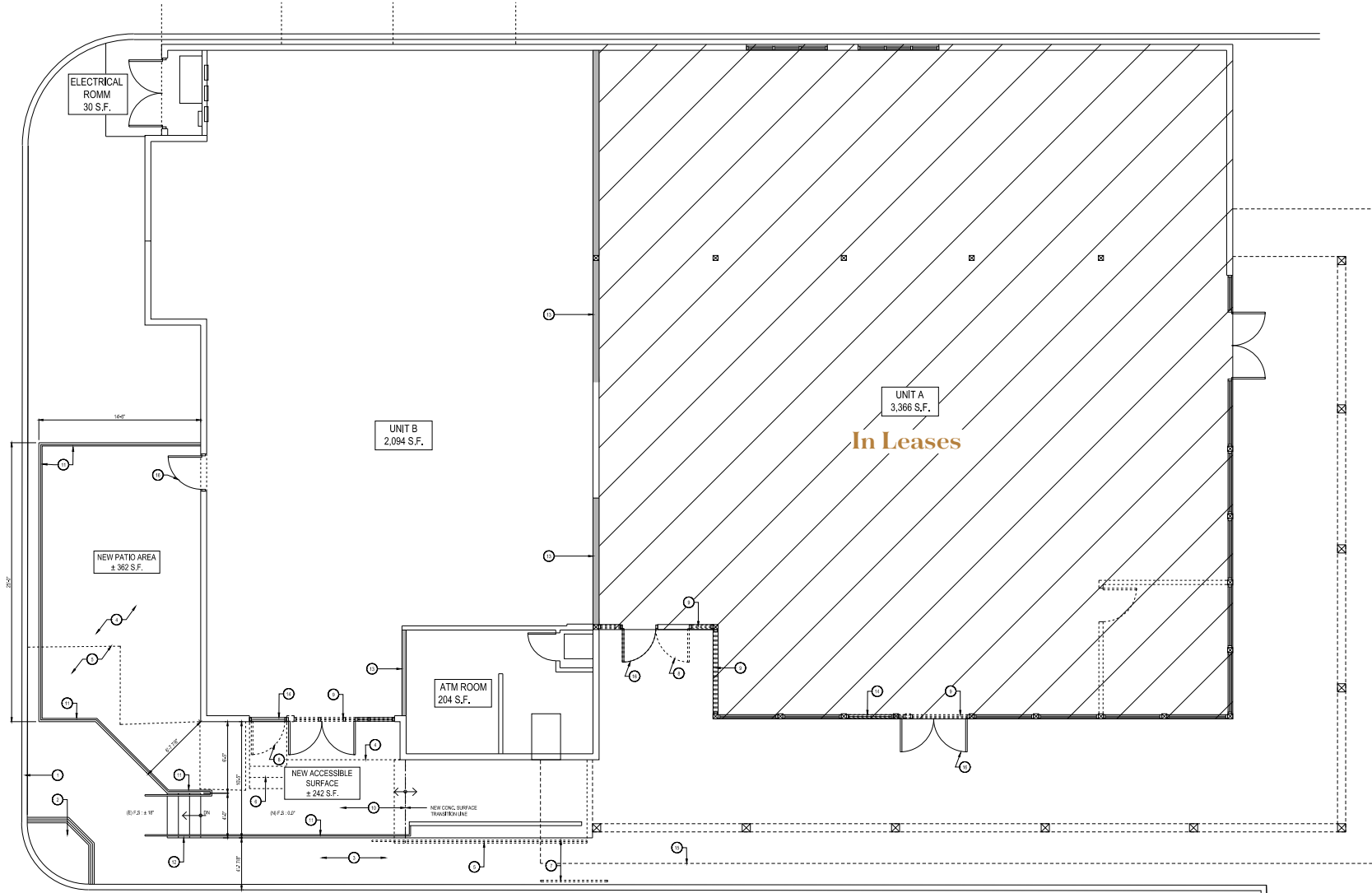
SHEET KEYNOTES

1. EXISTING FIRE HYDRANT.
2. EXISTING SIGN.
3. EXISTING DRIVEWAY.
4. EXISTING LIGHT POLE.
5. EXISTING WATER METER.
6. EXISTING COMMUNICATION CABINET.
7. EXISTING ROOF OVERHANG.
8. EXISTING COLUMN.
9. EXISTING TRAFFIC SIGNAL PULLBOX.
10. EXISTING WATER VALVE.
11. EXISTING TRAFFIC SIGNAL.
12. EXISTING BLOCK WALL.
13. EXISTING BENCH.
14. EXISTING LANDSCAPE AREA.
15. EXISTING PARKING LOT.
16. EXISTING DRIVE THRU LANE.
17. EXISTING CONC. SIDEWALK.
18. EXISTING VAN ACCESSIBLE PARKING STALLS.
19. EXISTING PLANTER.



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FLOOR PLAN WALL LEGEND

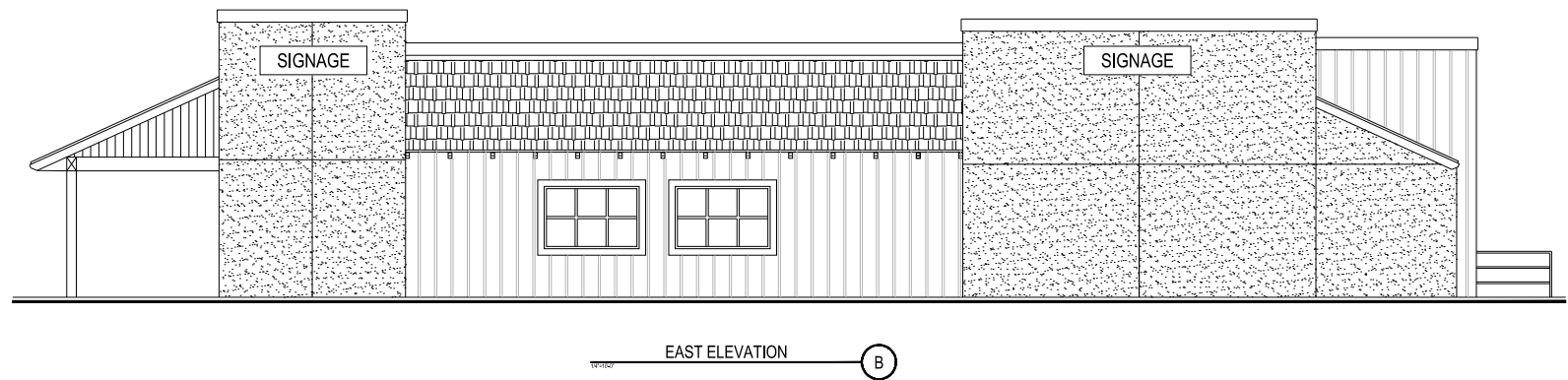
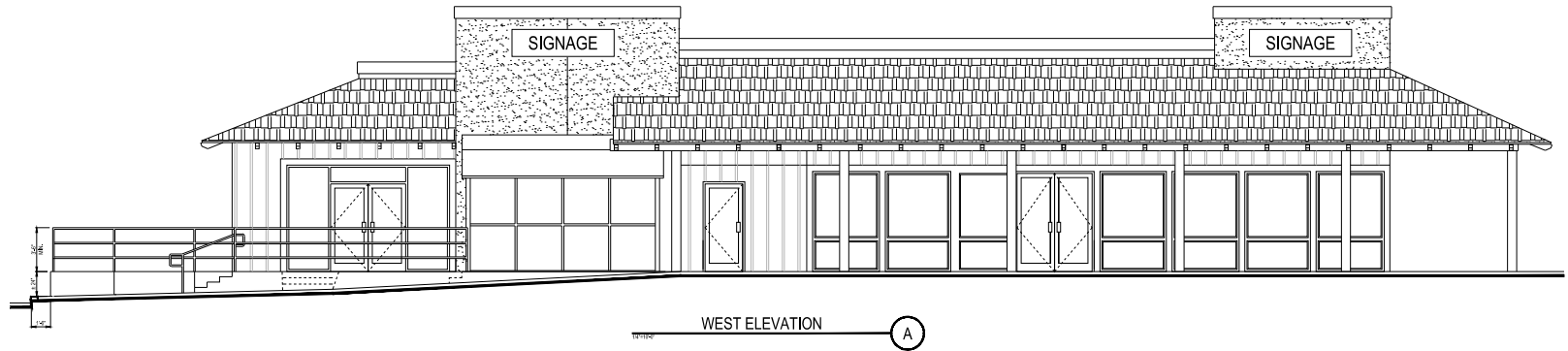
-----	DEMO ITEMS.
=====	EXISTING WALLS
=====	NEW DEMISING WALL (TO MATCH EXISTING)

SHEET KEYNOTES

1. EXISTING CURB.
2. EXISTING CURB-CUT RAMP TO REMAIN.
3. EXISTING CONC. SIDEWALK.
4. EXISTING LANDSCAPE TO BE REMOVED.
5. EXISTING PORTION OF CONCRETE TO BE REMOVED.
6. EXISTING CONCRETE STEPS AND LANDING TO BE REMOVED.
7. EXISTING RAILING TO BE REMOVED.
9. EXISTING WINDOW TO BE REMOVED.
10. NEW CONCRETE SURFACE.
11. NEW CONTINUOUS GUARDRAIL.
12. NEW CONCRETE STEPS.
13. NEW DEMISING WALL.
14. NEW STOREFRONT.
15. ROOF PROJECTION (DSH LINE).
16. NEW DOOR(S) PER PLAN.

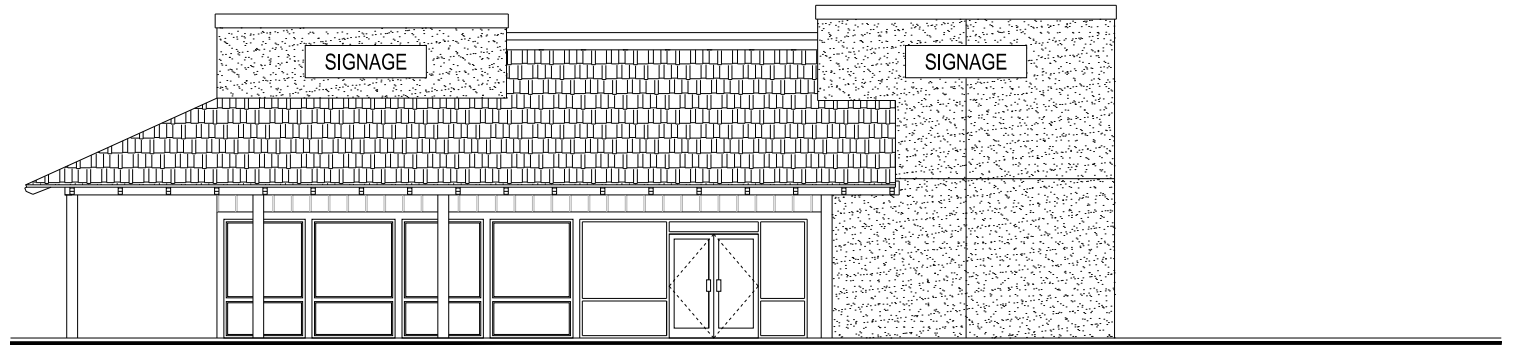
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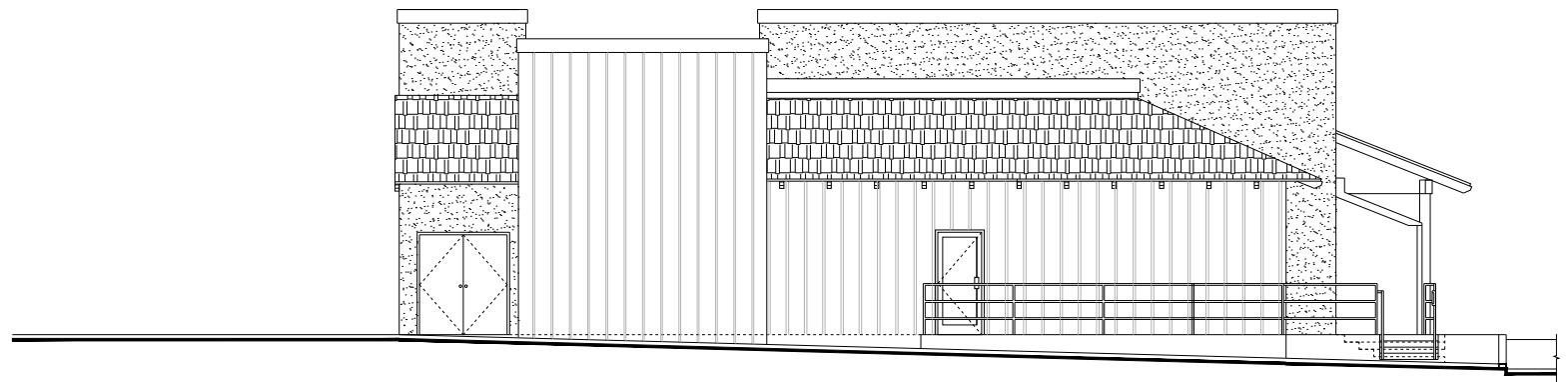
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SOUTH ELEVATION

A



NORTH ELEVATION

B

Community SNAPSHOT

Beyond the demographics

Ramona’s scenic landscape and essential amenities draws visitors across the Inland region of San Diego, from the neighboring communities of Santa Ysabel to Julian. 1407 Main St is situated in the Homestar Shopping Center, catering to the needs of the close-knit community. With bustling traffic of 36,667 cars passing along Main St., this location ensures visibility and accessibility.







1.4M visits/per year
Source: Placer.Ai

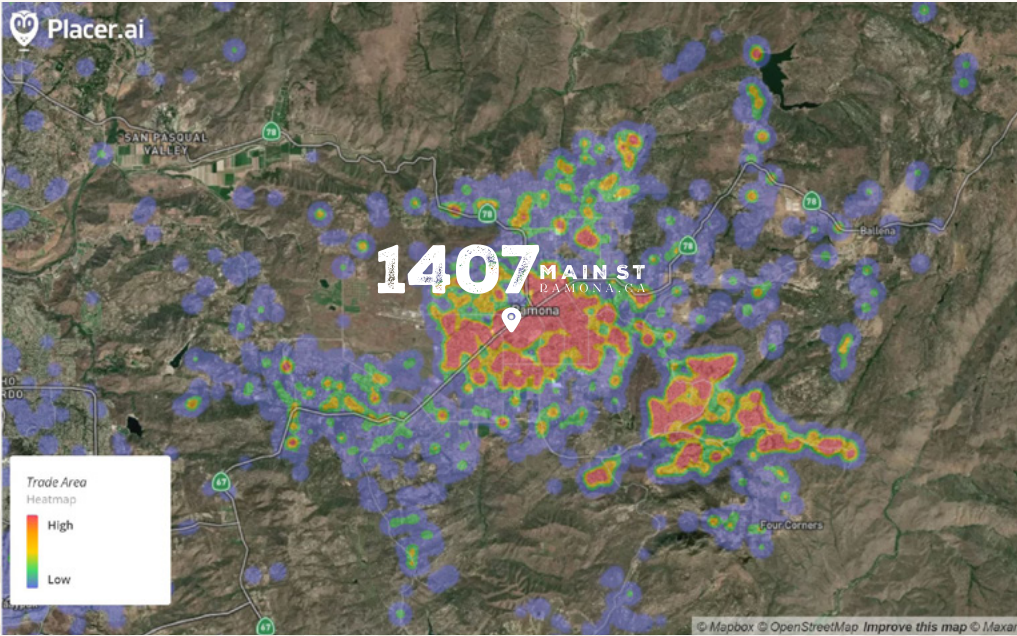


Over \$423M spent on retail services within 10 miles
Source: ESRI



\$753,699
Average home value
Source: ESRI

Demographics		3 Miles	5 Miles	10 Miles
	Population	18,726	29,763	55,750
	Average Household Income	\$132,796	\$147,993	\$180,498
	Average Household Size	3	3	3
	Median Age	39	41	43



Ramona's primary

TRADE AREA

Meet your neighbors



1407 MAIN ST
RAMONA, CA

Walnut St

Montecito Rd

67

Main Street

10th Street

67

67

↓ San Diego

🚗 38.6 mi / 48 min

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