

Join  **CHIPOTLE** opening in 2027



1407 MAIN ST
RAMONA, CA



2,094 SF Retail Space Available

Here your business is **ESSENTIAL**

Step into the charm of Ramona where natural awe-inspiring landscapes are the backdrop to this free-standing retail building spanning 5,460 SF with 2,094 SF remaining.

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



2,094 SF end-cap with a 362 SF patio remaining



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.

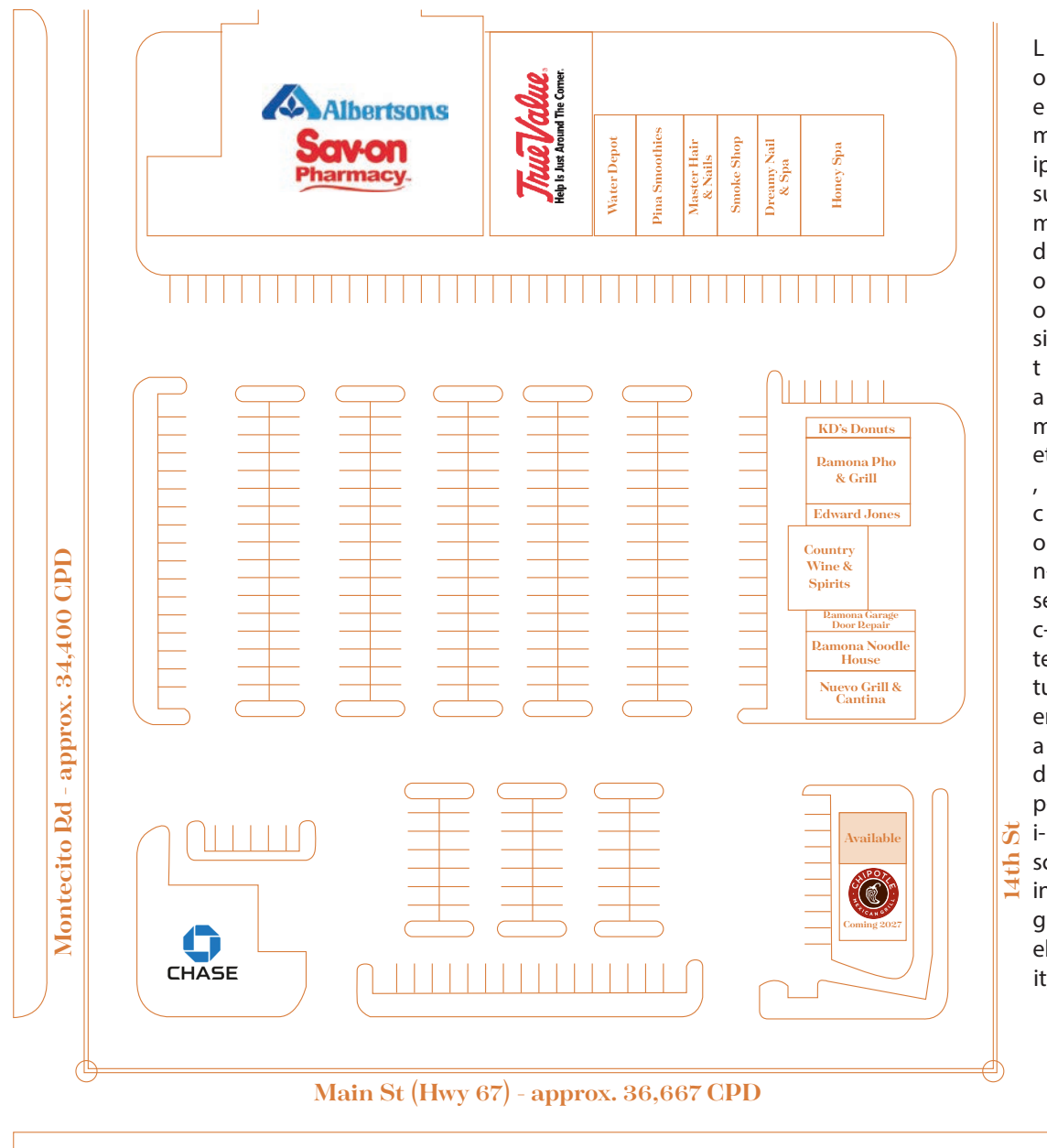


Visitors travel from neighboring cities of Julian, Santa Ysabel, Ranchita, Warner Springs, Mesa Grande and Borrego Springs. *Source: Placer.AI*



1407 MAIN ST RAMONA, CA

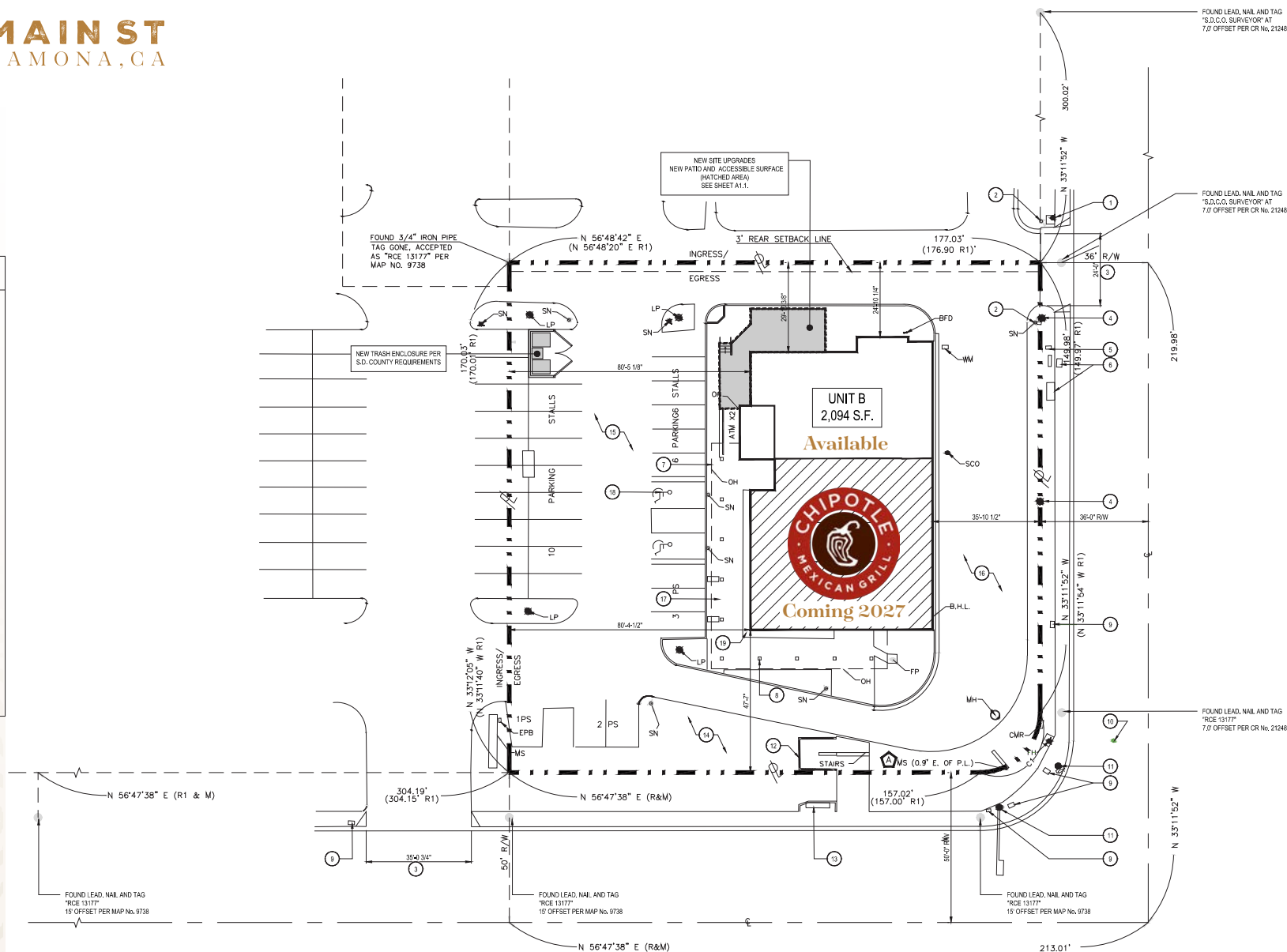
2,904 SF
available



2,094 SF
available

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.



MAIN STREET

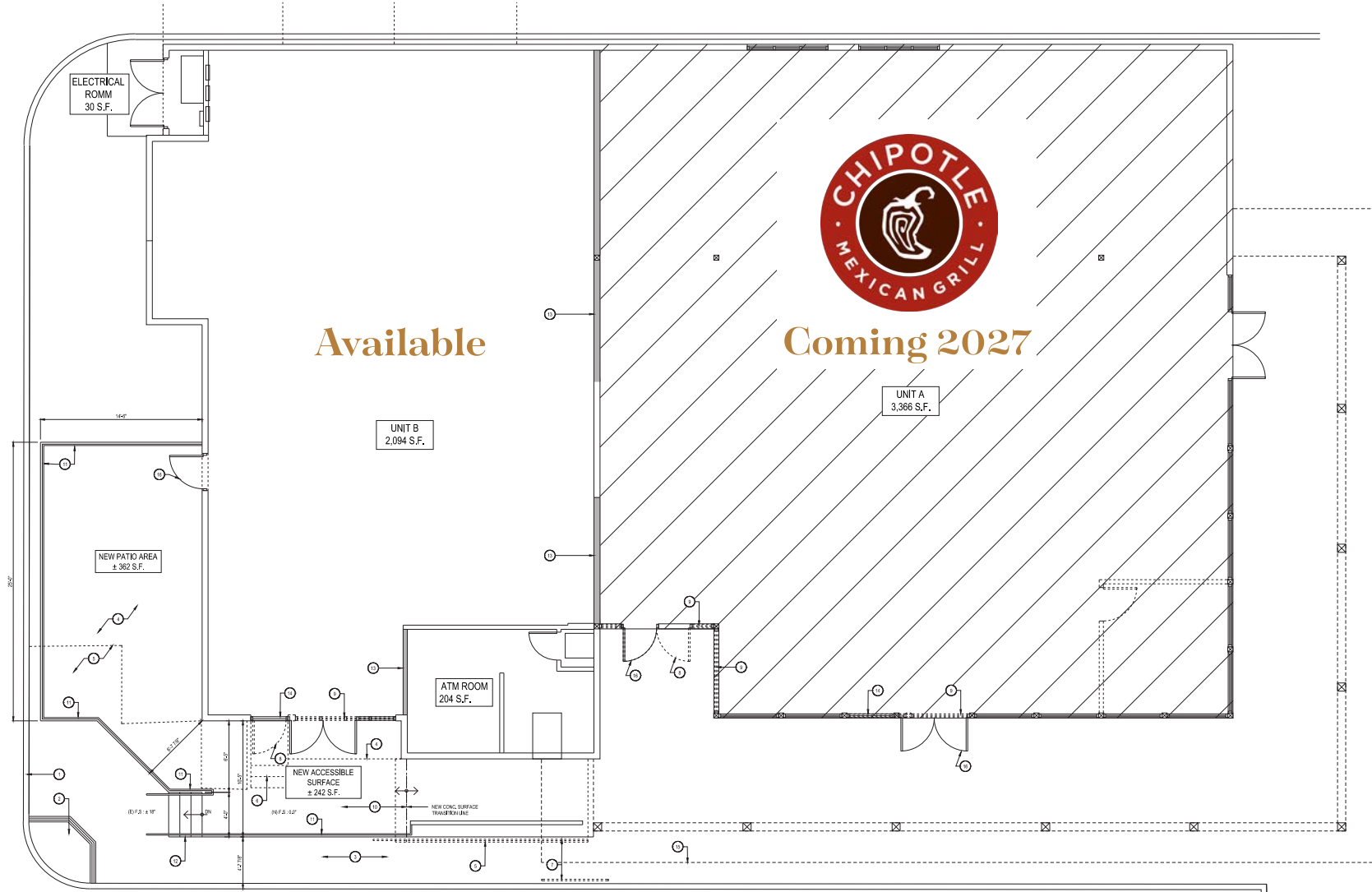


SITE PLAN

A

1407

MAIN ST
RAMONA, CA



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.
8. EXISTING WINDOW 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.

1407

MAIN ST
RAMONA, CA



WEST ELEVATION

A



EAST ELEVATION

B

1407

MAIN ST
RAMONA, CA



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.



5M visits/per year

Source: Placer.Ai



Over \$755M spent on retail services within 3 miles

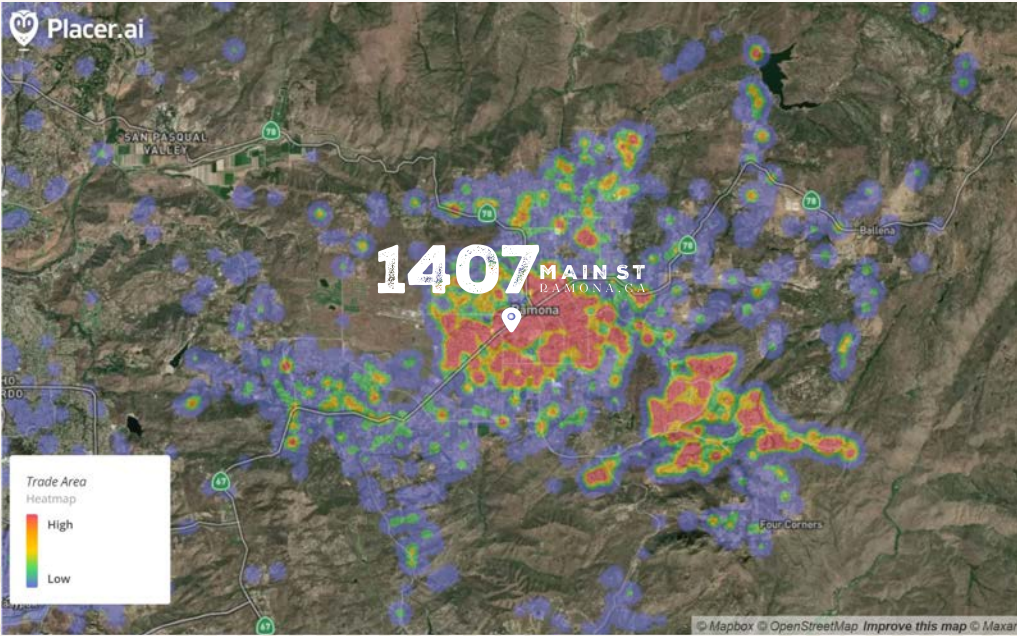
Source: REGIS



\$829,043
Average home value

Source: ESRI

Demographics		3 Miles	5 Miles	10 Miles
	Population	18,945	29,853	55,752
	Average Household Income	\$145,361	\$159,308	\$191,097
	Average Household Size	2.93	2.84	2.88
	Median Age	39	41	43



TRADE AREA

Meet your neighbors



1407 MAIN ST RAMONA, CA

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