

RARE (IN TOWN) COMMERCIAL DEVELOPMENT OPPORTUNITY

843 A Street | Ramona, CA

OFFERING MEMORANDUM

- 13 Lots
- 154,168.88 Square Feet
- 3.54 ACRES



Rare (In Town) Commercial Development Opportunity

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Demographics
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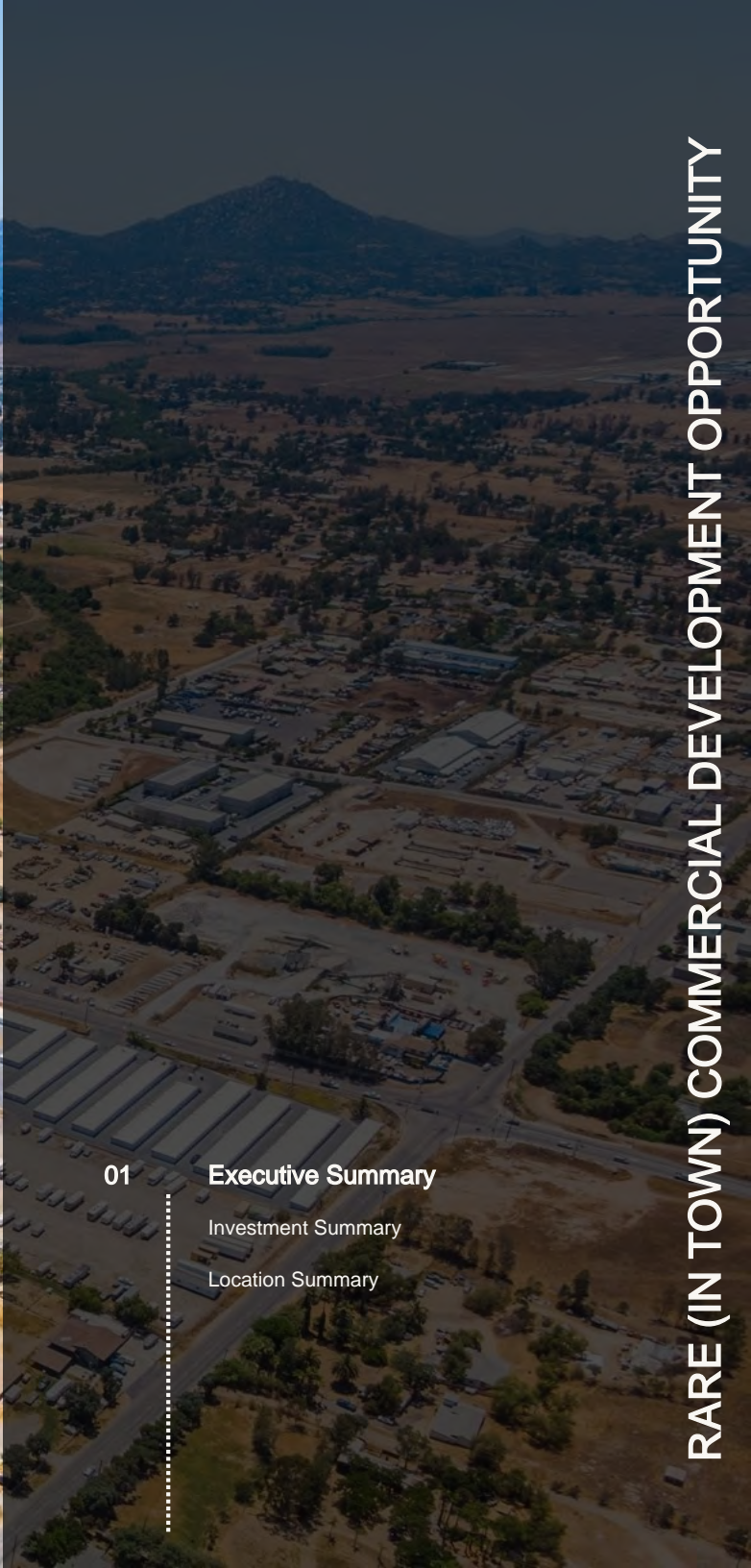
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01 Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	843 A Street Ramona CA 92065
COUNTY	San Diego
MARKET	Ramona
OFFERING PRICE	\$4,800,000
PRICE PSF	\$31.13
LOT SIZE SF	154,169 SF
LOT SIZE AC	3.54
OWNERSHIP TYPE	Fee Simple
CURRENT ZONING	V4 General District
NUMBER OF LOTS	13

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	8,844	19,632	31,208
2020 Median HH Income	\$76,680	\$84,115	\$100,694
2020 Average HH Income	\$93,024	\$101,232	\$118,638

- Assessor's parcel numbers:
Lots Between 9th and 10th Street (Highway 78) Total SF: 108,722.91 or 2.496 Acres

Lot 1: APN: 281-271-22-00 Sq Feet: 7303.69c sf
 Lot 2: APN: 281-271-21-00 Sq Feet: 11094.41c sf
 Lot 3: APN: 281-271-20-00 Sq Feet: 11077.14c sf
 Lot 4: APN: 281-271-19-00 Sq Feet: 11060.00c sf
 Lot 5: APN: 281-271-18-00 Sq Feet: 11042.78c sf
 Lot 6: APN: 281-271-17-00 Sq Feet: 11025.59c sf
 Lot 7: APN: 281-271-16-00 Sq Feet: 11008.30c sf
 Lot 8: APN: 281-271-15-00 Sq Feet: 10991.13c sf
 Lot 9: APN: 281-271-14-00 Sq Feet: 10973.94c sf
 Lot 10: APN: 281-271-13-00 Sq Feet: 13145.93c sf

Investment Summary

- South Coast Commercial, Inc is proud to present this extremely rare opportunity to purchase and develop 13 adjacent lots in the heart of Ramona with available frontage on historic highway 78. All parcels combined total 154,168.88 SF (3.54 Acres) and are positioned in Ramona's desirable V4 general district zoning which was adopted by the County Board of Supervisors in 2019. This zoning allows for a variety of Commercial and Residential uses by right, and many other uses are allowed with minor permits including industrial and custom manufacturing. The allowed uses by right include but are not limited to the following: Family Residential, administrative or professional services, agricultural sales, Horticulture sales, Veterinary services and grooming, Parking, Repairs of light equipment, Sales of heavy equipment and farm equipment, Business equipment sales and services, Convenience sales and services, Cottage industries, eating and drinking establishments, food/beverage sales, financial services, gasoline sales, laundry services, medical services, repair services, retail sales, lodging, Boutique winery, Wholesale limited winery, and a wide variety of civic services.

- Lots Between 9th and 8th Street: Total SF: 45,445.97 or 1.043 Acres**
 Lot 11: Address: 843 A Street APN: 281-301-10-00 Sq Feet: 12156.49c sf
 Lot 12: APN: 281-301-09-00 Sq Feet: 10628.24c sf
 Lot 13 APN: 281-130-12-00 Sq Feet: 22661.24c sf

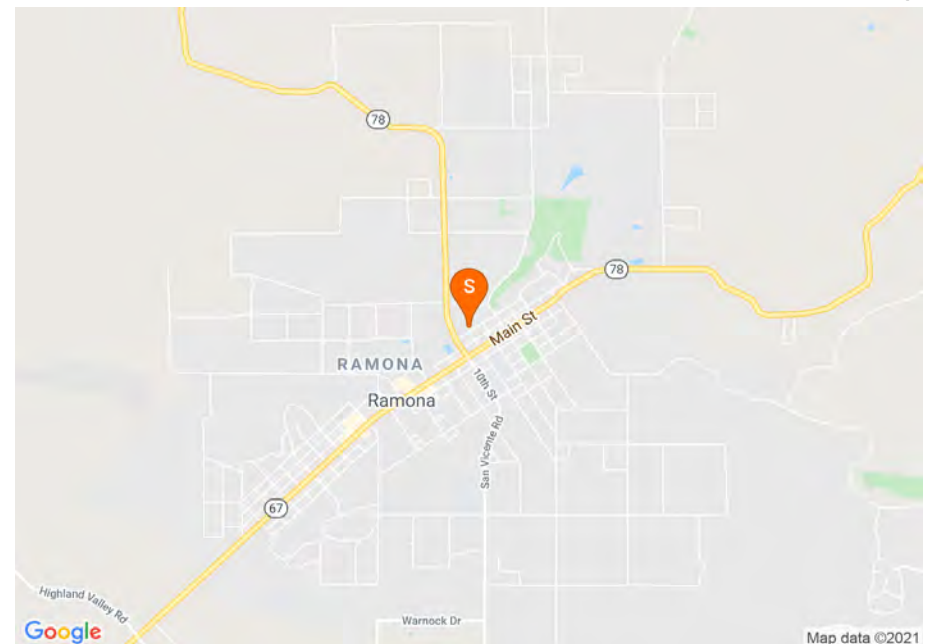
Location Summary

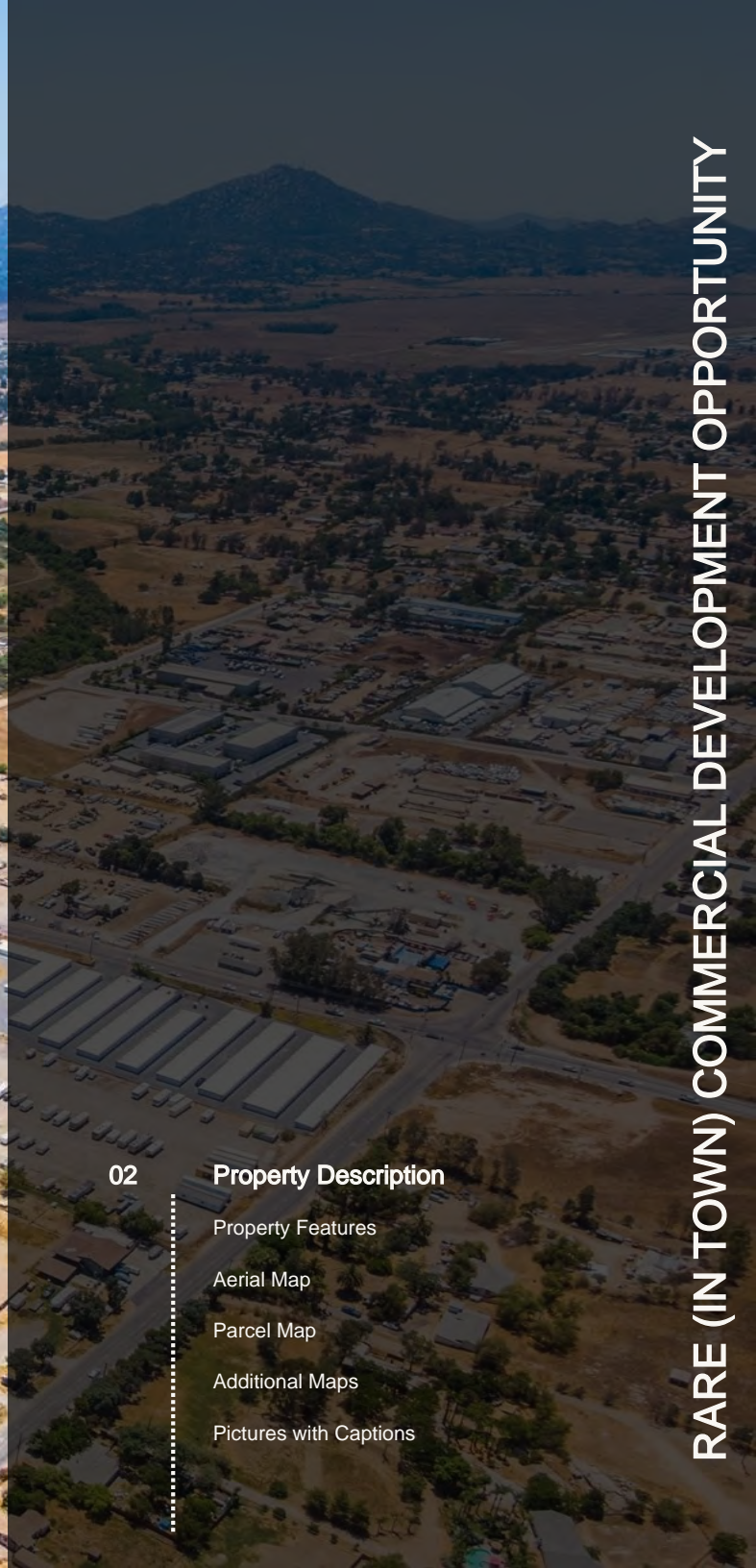
- Ramona, known as "The Valley of the Sun" in San Diego County, lies along the foothills of the noteworthy Cuyamaca Mountains, giving way to warm summers and comfortably mild winters.
- According to the United States Geological Survey Ramona is located at 33°2'30"N 116°52'5"W within the Santa Maria Valley. This is near the intersection of State Route 67 and State Route 78, which is also considered the economic center of Ramona. The elevation is 1,391 ft (424 m). above sea level. Because Ramona is not an incorporated city, there are no city limits by which to measure its area. There are primarily three geographic areas by which the land area of Ramona is measured: 1. The boundaries of the Ramona Municipal Water District (approximately 75 square miles), 2. The boundaries of the Ramona Unified School District (approximately 150 square miles and 3. The boundaries of the Ramona Community Planning Area. The last is the primary area utilized by San Diego County's regional planning agency, the San Diego Association of Governments (SANDAG).
- The town of Ramona prides itself on the support it provides for local businesses. The RCC goes beyond offering support and community to small businesses, but also supports the community directly by offering events and improving the community. Membership into the RCC gives members access to networking events, resources to improve their business, and opportunity to become an active community member. For any inquiries about building permits, business licenses, health permits, zoning and other regulations, please contact the San Diego County at 858-694-3900

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

Project Details

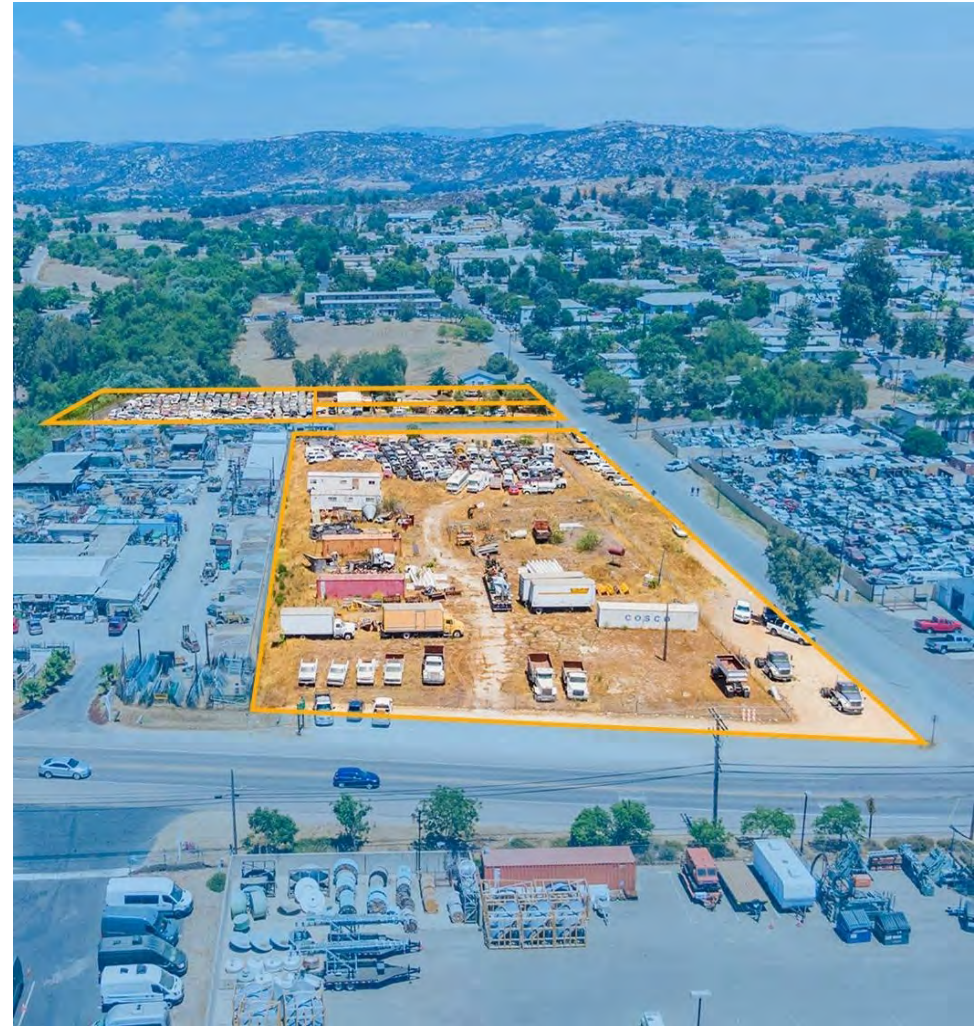
LOT SIZE SF	154,169
LOT SIZE AC	3.54
NUMBER OF LOTS	13
CURRENT ZONING	V4 General District
GENERAL PLAN	Village
LAND USE DESIGNATION	Rural Commerical
BUILDING HEIGHT LIMIT	(2) Floors and 3 Feet
FOOTPRINT	Not to exceed 70% of the lot

Municipality / Utilities

TOWNSHIP	Valle De Pamo or Santa Maria
WATER DISTRICT	Ramona Municipal
SCHOOL DISTRICT	Unified Ramona

Ownership / Financing

TYPE OF OWNERSHIP	Fee Simple
FINANCING	Seller Financing Available







RAMONA
HIGH SCHOOL

San Vicente Rd

RAMONA
LIBRARY



Main St

9th St

10th St

8th St

A St

7th St

Olive St



RAMONA HIGH SCHOOL

San Vicente Rd

RAMONA LIBRARY



Main St

9th St

10th St

8th St

A St

7th St

















PART EIGHT: 8750 RM-V4 - General District

TABLE 3.0 PERMITTED USES

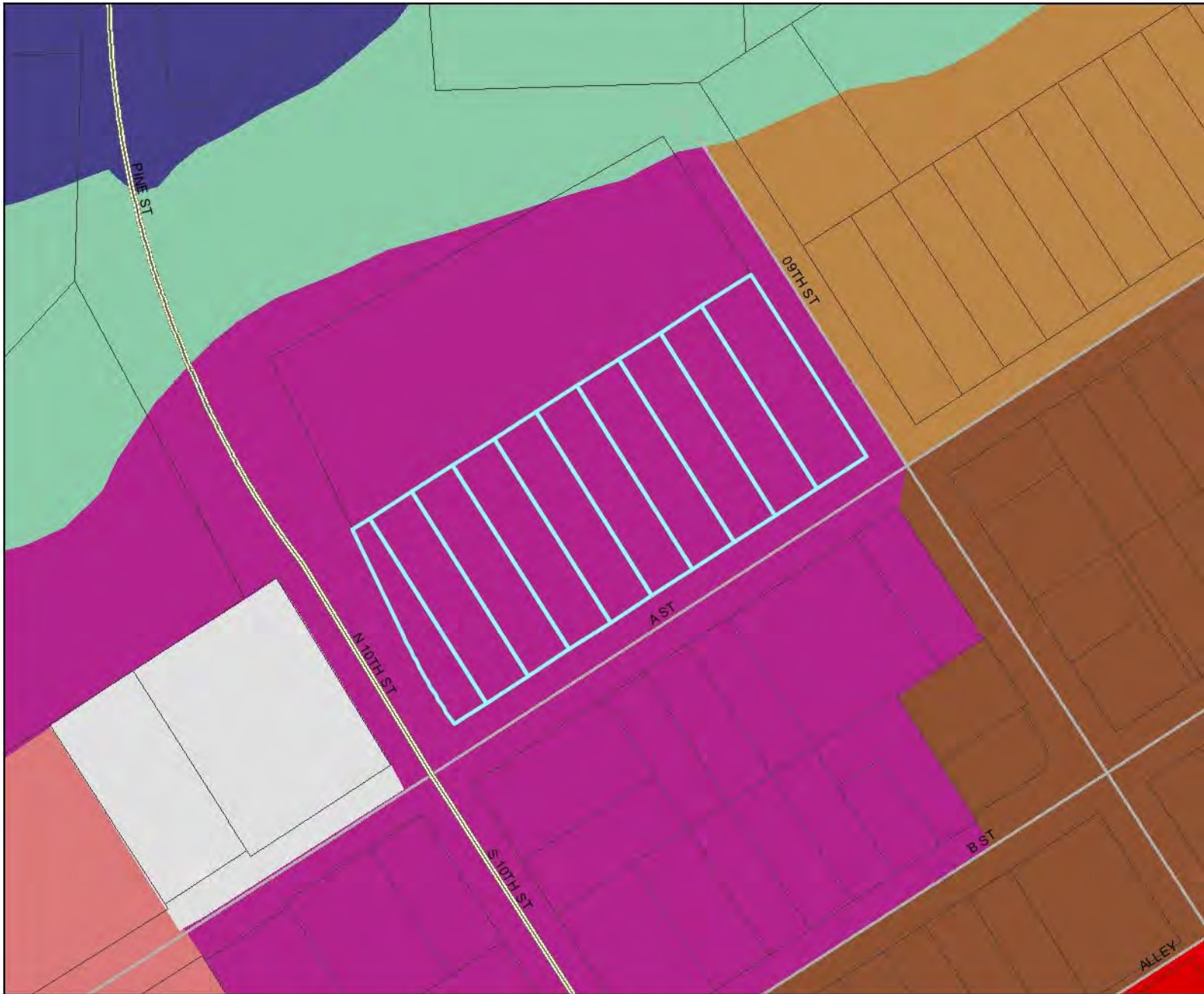
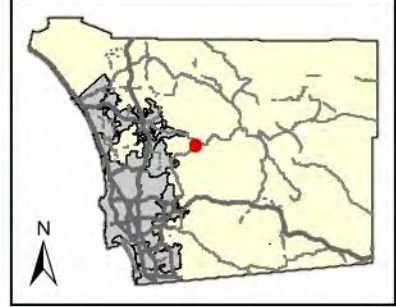
RESIDENTIAL	V4
Accessory Dwelling Unit Apartment	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	
OFFICE	V4
Professional Office Space (Class A)	
COMMERCIAL	V4
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	R
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	m
Fleet Storage	m
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	R
Sales/Rentals (Heavy Equipment)	R
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	m
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)	V4
Convenience Sales and Service	R
Cottage Industries	R
Eating and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	m
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	m
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	A
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	m
Wholesale Storage and Distribution	
Mini-Warehouse	A
Light	A
Heavy	M

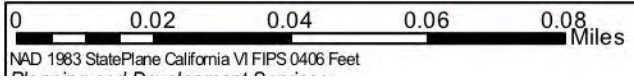
INDUSTRIAL	V4
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V4
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V4
Mining and Processing	
Sire Preparation	M
CIVIC	V4
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	m
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	R
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

GENERAL PLAN - LAND USE



Legend:

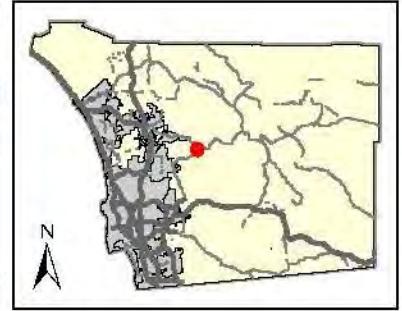
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)



N This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

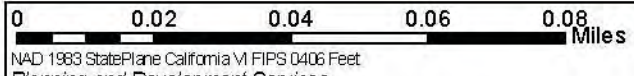
Notes:
 *Residential densities in italics

ZONING - USE



Legend:

- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation



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Notes:



03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,012	17,824	27,699
2010 Population	8,257	18,451	29,721
2020 Population	8,844	19,632	31,208
2025 Population	9,112	20,187	31,926
2020 African American	77	157	283
2020 American Indian	99	227	313
2020 Asian	154	303	524
2020 Hispanic	4,038	7,520	9,345
2020 Other Race	2,006	3,569	4,166
2020 White	6,016	14,408	24,479
2020 Multiracial	449	893	1,347
2020-2025: Population: Growth Rate	3.00 %	2.80 %	2.30 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	160	311	435
\$15,000-\$24,999	152	343	435
\$25,000-\$34,999	151	318	403
\$35,000-\$49,999	337	638	911
\$50,000-\$74,999	563	1,169	1,627
\$75,000-\$99,999	379	872	1,363
\$100,000-\$149,999	623	1,509	2,640
\$150,000-\$199,999	260	660	1,386
\$200,000 or greater	168	493	1,272
Median HH Income	\$76,680	\$84,115	\$100,694
Average HH Income	\$93,024	\$101,232	\$118,638

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,655	5,859	9,311
2010 Total Households	2,609	5,918	9,930
2020 Total Households	2,793	6,313	10,472
2025 Total Households	2,867	6,477	10,691
2020 Average Household Size	3.15	3.09	2.95
2000 Owner Occupied Housing	1,217	3,556	6,518
2000 Renter Occupied Housing	1,364	2,146	2,497
2020 Owner Occupied Housing	1,343	3,880	7,399
2020 Renter Occupied Housing	1,450	2,433	3,073
2020 Vacant Housing	168	336	538
2020 Total Housing	2,961	6,649	11,010
2025 Owner Occupied Housing	1,382	3,998	7,575
2025 Renter Occupied Housing	1,485	2,479	3,117
2025 Vacant Housing	166	329	530
2025 Total Housing	3,033	6,806	11,221
2020-2025: Households: Growth Rate	2.60 %	2.55 %	2.05 %



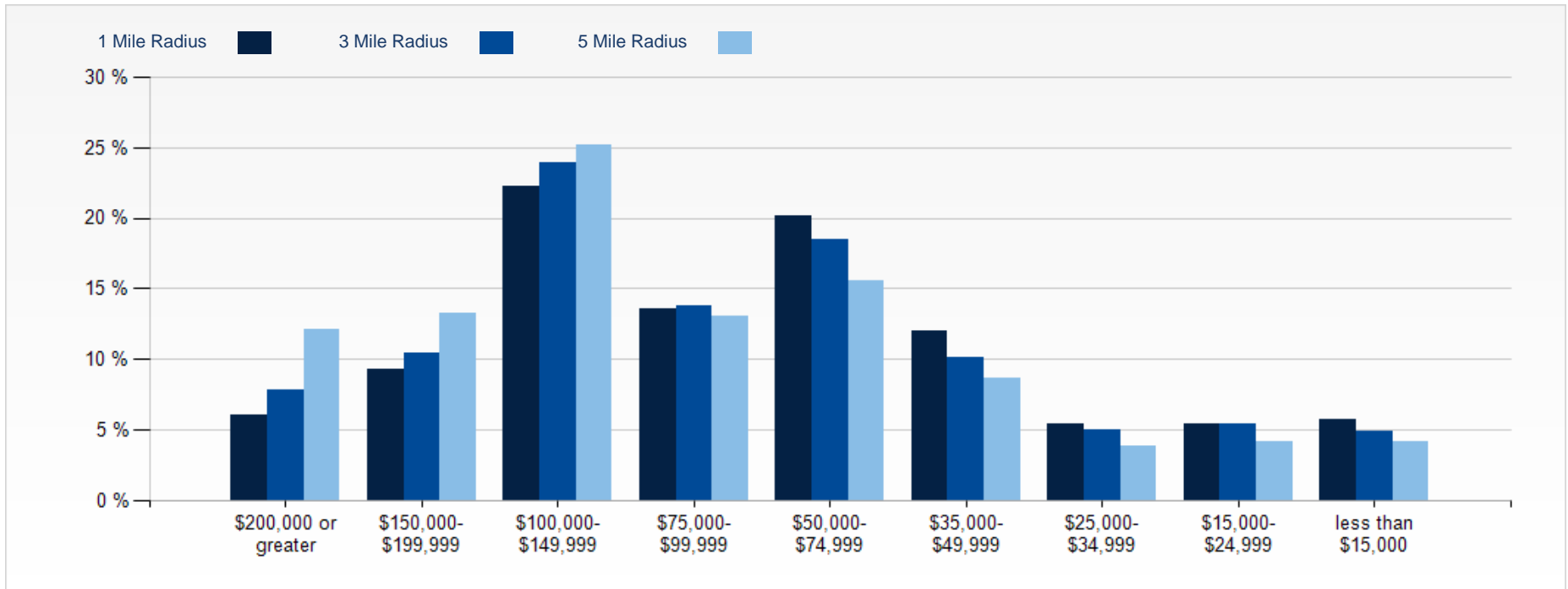
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	746	1,489	2,249
2020 Population Age 35-39	595	1,269	1,990
2020 Population Age 40-44	491	1,104	1,768
2020 Population Age 45-49	469	1,067	1,741
2020 Population Age 50-54	525	1,246	1,985
2020 Population Age 55-59	529	1,371	2,388
2020 Population Age 60-64	492	1,342	2,432
2020 Population Age 65-69	345	1,017	1,882
2020 Population Age 70-74	252	770	1,449
2020 Population Age 75-79	143	454	837
2020 Population Age 80-84	81	266	488
2020 Population Age 85+	86	279	502
2020 Population Age 18+	6,416	14,968	24,283
2020 Median Age	32	36	40

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,149	\$80,686	\$88,337
Average Household Income 25-34	\$90,557	\$97,227	\$107,791
Median Household Income 35-44	\$95,332	\$101,987	\$109,125
Average Household Income 35-44	\$108,857	\$114,490	\$129,117
Median Household Income 45-54	\$95,162	\$102,535	\$114,764
Average Household Income 45-54	\$108,441	\$116,725	\$133,436
Median Household Income 55-64	\$84,009	\$94,561	\$110,675
Average Household Income 55-64	\$97,137	\$107,060	\$129,434
Median Household Income 65-74	\$58,406	\$69,407	\$88,239
Average Household Income 65-74	\$75,822	\$93,929	\$115,288
Average Household Income 75+	\$59,323	\$68,229	\$85,608

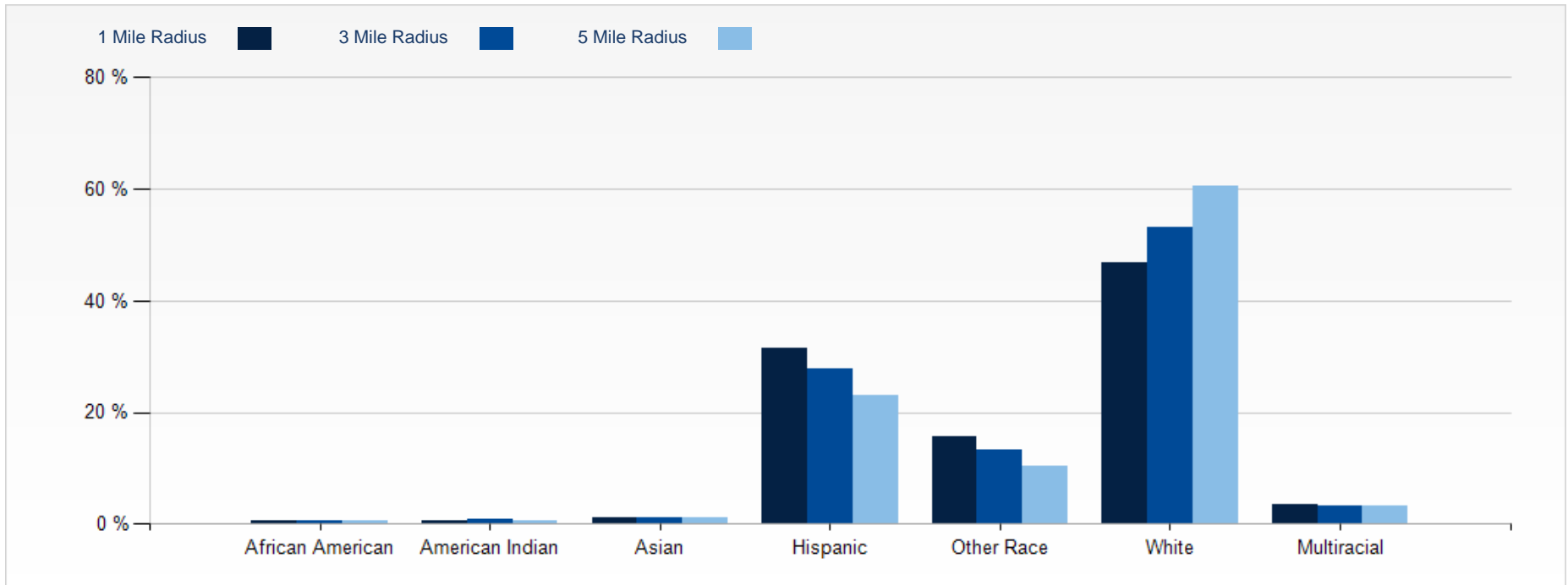
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	714	1,485	2,128
2025 Population Age 35-39	745	1,614	2,580
2025 Population Age 40-44	584	1,295	2,126
2025 Population Age 45-49	488	1,144	1,852
2025 Population Age 50-54	466	1,111	1,803
2025 Population Age 55-59	483	1,178	1,919
2025 Population Age 60-64	480	1,282	2,239
2025 Population Age 65-69	409	1,152	2,172
2025 Population Age 70-74	279	862	1,658
2025 Population Age 75-79	189	600	1,196
2025 Population Age 80-84	108	362	667
2025 Population Age 85+	87	295	548
2025 Population Age 18+	6,625	15,417	24,963
2025 Median Age	33	38	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,607	\$89,652	\$99,549
Average Household Income 25-34	\$104,314	\$110,749	\$121,954
Median Household Income 35-44	\$103,313	\$106,752	\$115,586
Average Household Income 35-44	\$120,310	\$127,530	\$144,783
Median Household Income 45-54	\$104,633	\$110,777	\$125,087
Average Household Income 45-54	\$121,218	\$131,570	\$149,743
Median Household Income 55-64	\$94,855	\$103,865	\$118,641
Average Household Income 55-64	\$109,552	\$120,633	\$143,480
Median Household Income 65-74	\$63,298	\$79,366	\$102,770
Average Household Income 65-74	\$85,294	\$107,958	\$134,626
Average Household Income 75+	\$70,509	\$85,655	\$107,817

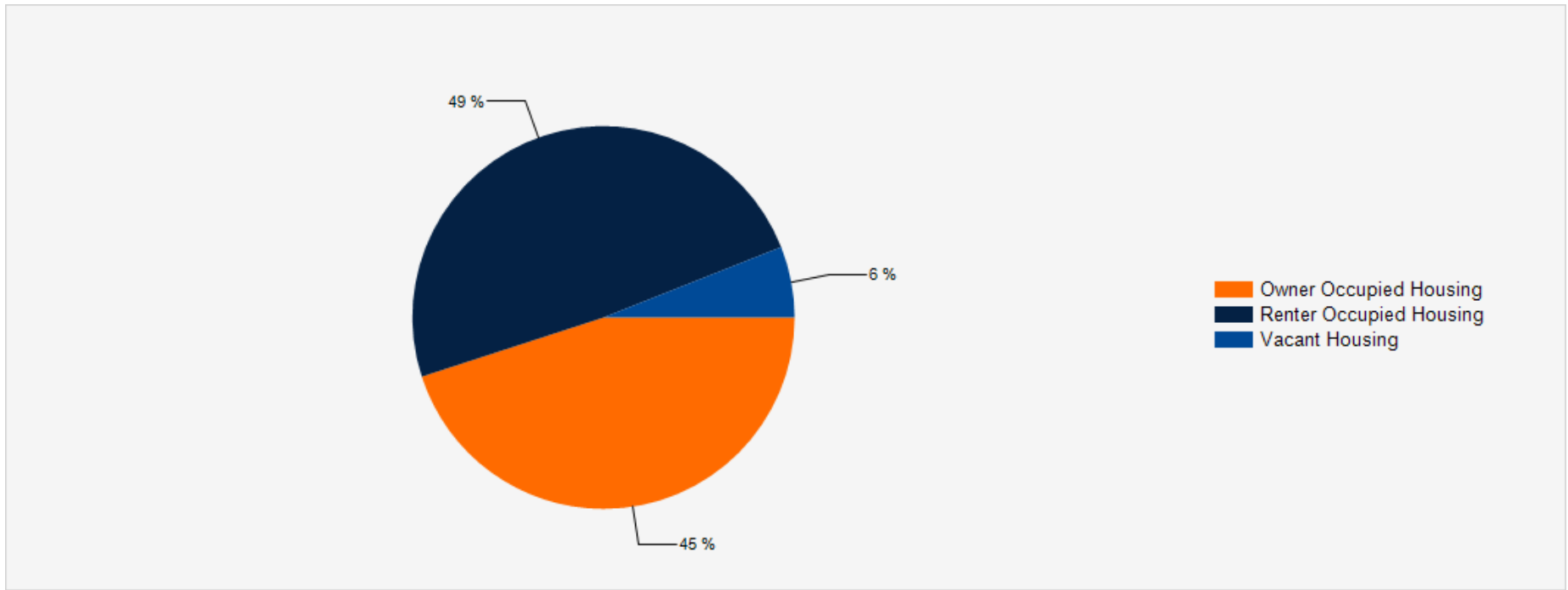
2020 Household Income



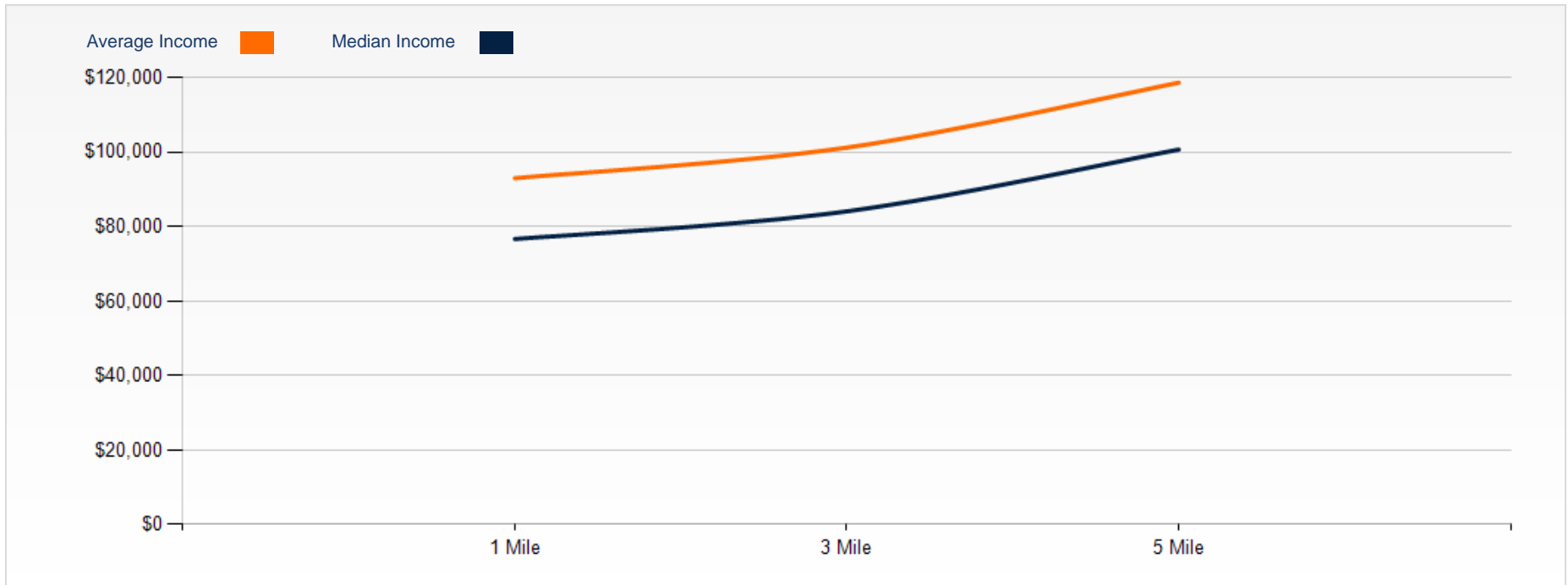
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Rare (In Town) Commercial Development Opportunity

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from South Coast Commercial Inc. and it should not be made available to any other person or entity without the written consent of South Coast Commercial Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to South Coast Commercial Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. South Coast Commercial Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, South Coast Commercial Inc. has not verified, and will not verify, any of the information contained herein, nor has South Coast Commercial Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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