

FOR LEASE

1855 Main Street
Ramona, California

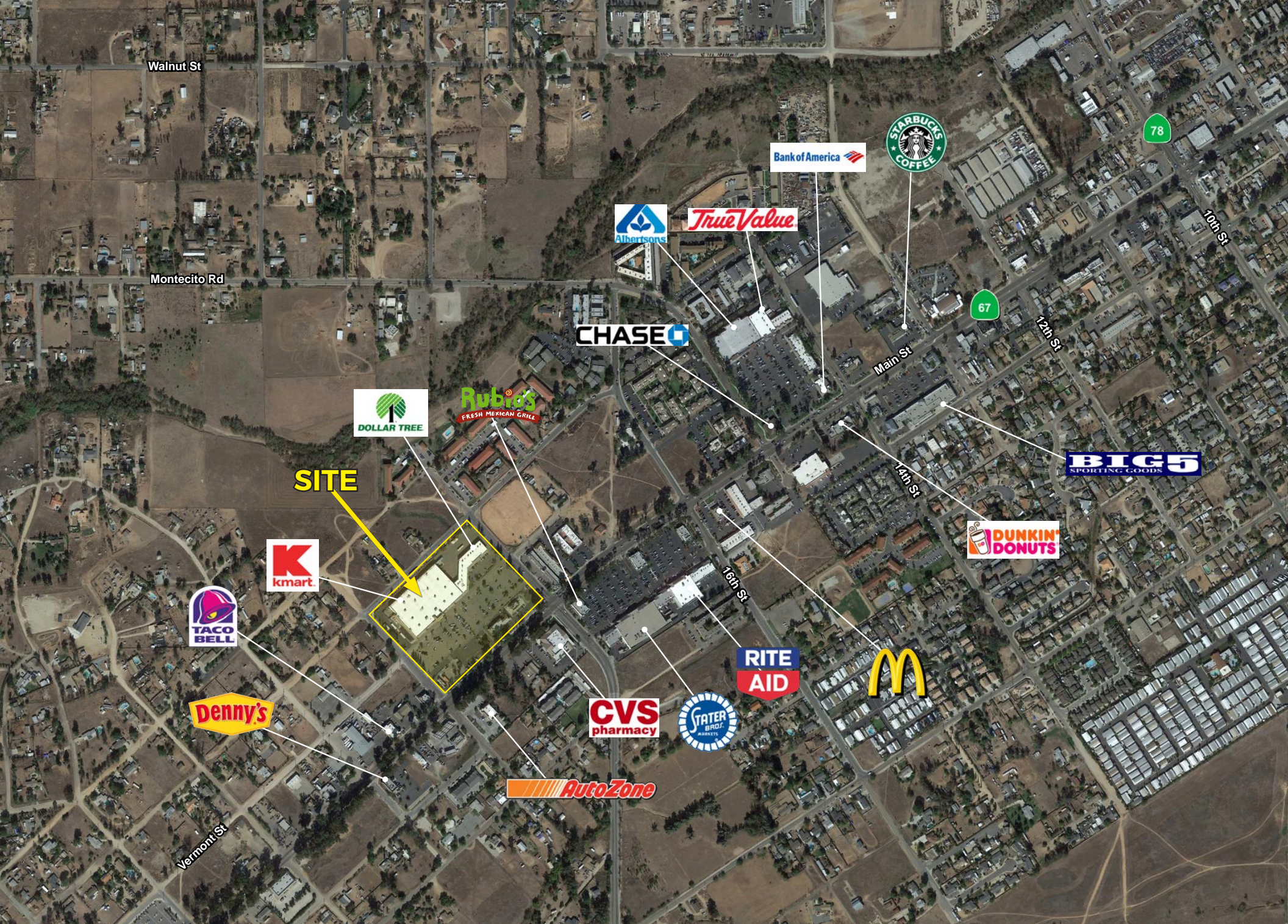


FEATURES

- 40,280 SF anchor space available located in an active retail center
- Great Main Street frontage and exposure, Ramona's main retail thoroughfare
- Easy access to and from Highway 67 and Highway 78
- Strategically located in a well-established trade area
- Abundant parking

TRAFFIC COUNTS

Highway 67 | 26,000 ADT
Ramon Street | 8,700 ADT



Walnut St

Montecito Rd

78

67

Main St

10th St

12th St

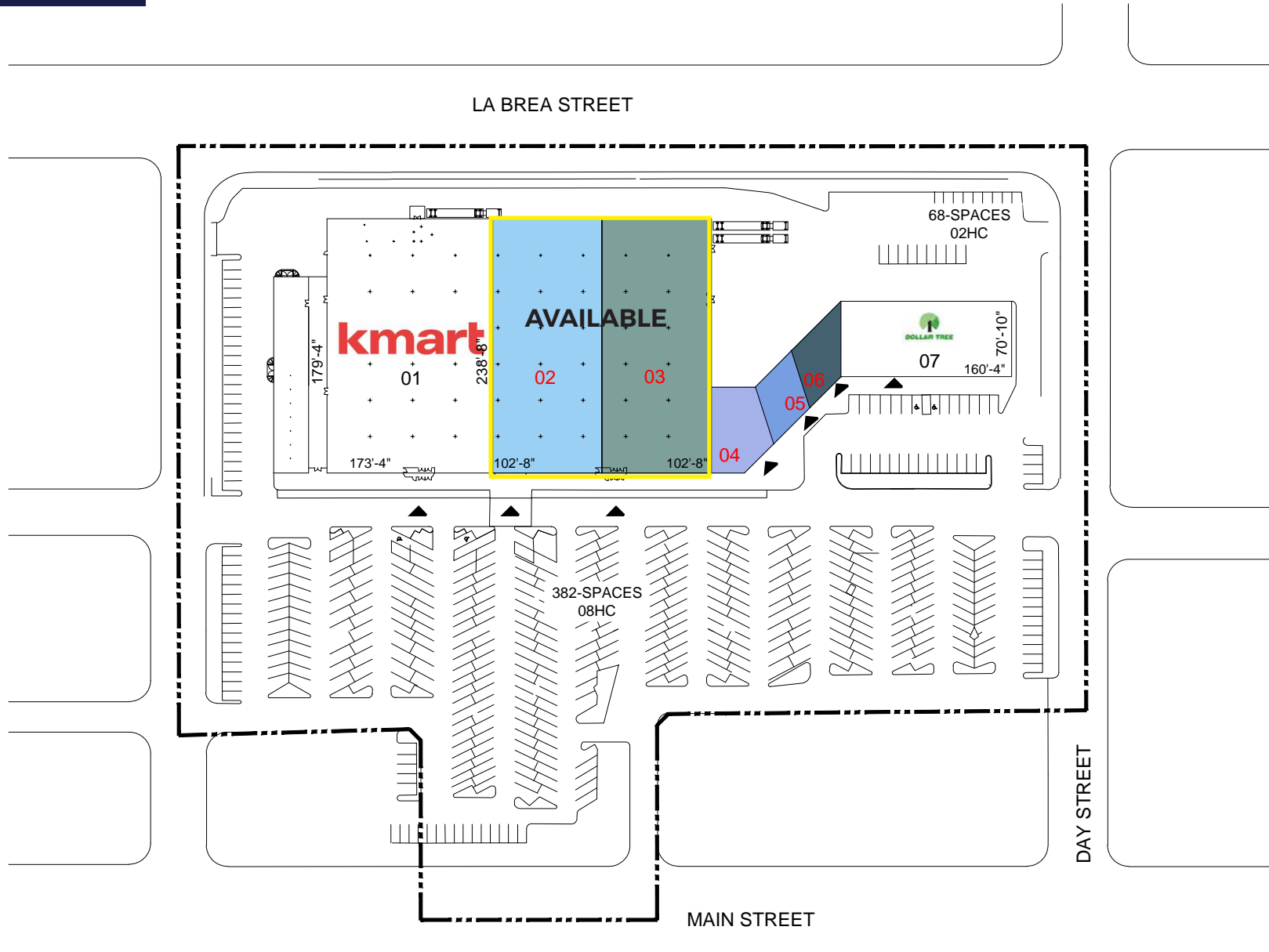
14th St

16th St

Vermont St

SITE

SITE PLAN



Expanded Demographic Profile

ESTIMATED 2017 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1855 Main St, Ramona, California, 92065

POPULATION

	1 mile	3 miles	5 miles
Total Population	9,074	19,482	31,567
Projected Population (2022)	9,557	20,376	32,881

HOUSING

Total Households	2,921	6,252	10,542
Projected Total Households (2022)	3,065	6,523	10,953

INCOME

Median Household Income	\$61,724	\$71,903	\$83,939
Average Household Income	\$79,027	\$91,034	\$105,246
Per Capita Income	\$25,437	\$29,504	\$35,126
Median Disposable Income	\$51,959	\$57,499	\$66,637
Average Disposable Income	\$63,114	\$70,898	\$79,820

DAYTIME DEMOS

Total Daytime Population	8,472	16,771	23,915
Daytime Population Workers	3,505	6,365	7,361
Daytime Population Residents	4,967	10,406	16,554

RACE & ETHNICITY

White	6,393 70.45%	14,439 74.11%	24,988 79.16%
Black or African American	89 0.98%	165 0.85%	286 0.91%
American Indian & Alaska Native Population	110 1.21%	228 1.17%	316 1.00%
Asian Population	177 1.95%	303 1.56%	523 1.66%
Pacific Islander Population	29 0.32%	77 0.40%	100 0.32%
Other Race Population	1,828 20.15%	3,434 17.63%	4,063 12.87%
Population of Two or More Races	448 4.94%	836 4.29%	1,291 4.09%
Hispanic Population	3,760 41.44%	7,270 37.32%	9,161 29.02%
Non-Hispanic Population	5,314 58.56%	12,212 62.68%	22,406 70.98%

EDUCATION

Bachelor's Degree	556 9.60%	1,564 12.14%	3,648 16.83%
Graduate/Professional Degree	262 4.53%	686 5.32%	1,842 8.50%

AGE

Median Age	33.3	36.2	39.6
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