

RAMONA

1140 MAIN STREET, RAMONA, CA 92065



OFFERING SUMMARY

ADDRESS	1140 MAIN STREET, RAMONA RAMONA, CA 92065		
GROSS RENTABLE AREA (SF)	15,500 SF		
LAND ACRES	0.16 AC		
YEAR BUILT	1984		
YEAR RENOVATED	ONGOING		
APN	281-232-15-00		
OWNERSHIP TYPE	FEE SIMPLE		

DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
2024 POPULATION	15,740	29,603	47,834
2024 AVG. HH INCOME	\$107,434	\$126,889	\$146,087
2024 MEDIAN HH INCOME	\$81,516	\$106,691	\$121,073



FINANCIAL SUMMARY

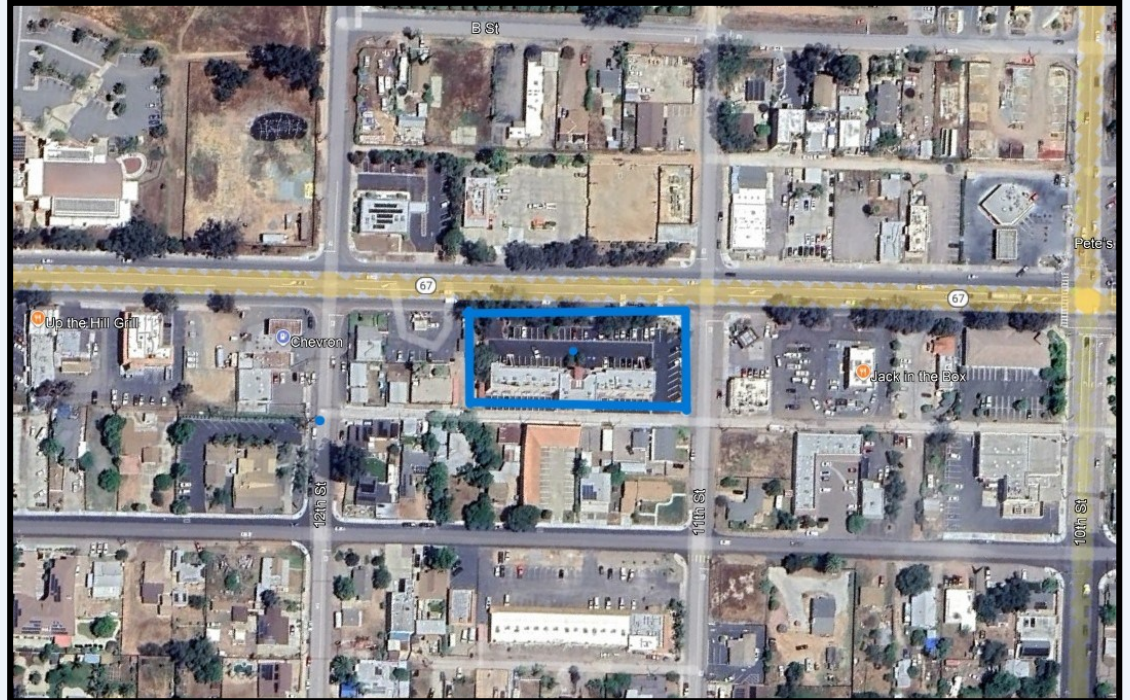
OFFERING PRICE	\$4,500,000.00
PRICE PSF	\$290.32
CAP RATE	\$3.04%
GROSS INCOME	\$347,342.00
NET OPERATING INCOME	\$137,244.00

All information provided, deemed reliable.
Buyer and their agents are advised to do
their own due diligence.



PROPERTY FEATURES

- Owner user or investment property
- Multi-Tenant retail center
- 97% Occupied
- Located on Hwy 67
- Class C retail building
- Zoning: C36
- Parking Spaces: 32
- Parking ratio: 2.06 / 1000 SF
- Docks: None
- Elevator served



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