

# 8.51 ACRES – INDUSTRIAL LAND – RAMONA, CA

1356 Walnut Street | Ramona, CA 92065

- M-52 Zoning
- Existing 1,503 square foot residence
- 13th St & Maple St Roadway Improvement Project
- Water/Sewer in Walnut St
- Partial Allowable Uses: Automotive & Equipment Storage/Sales, Warehouse, Fuel Sales

Asking Price:

**\$1,450,000**



walnut st

maple st

maple st



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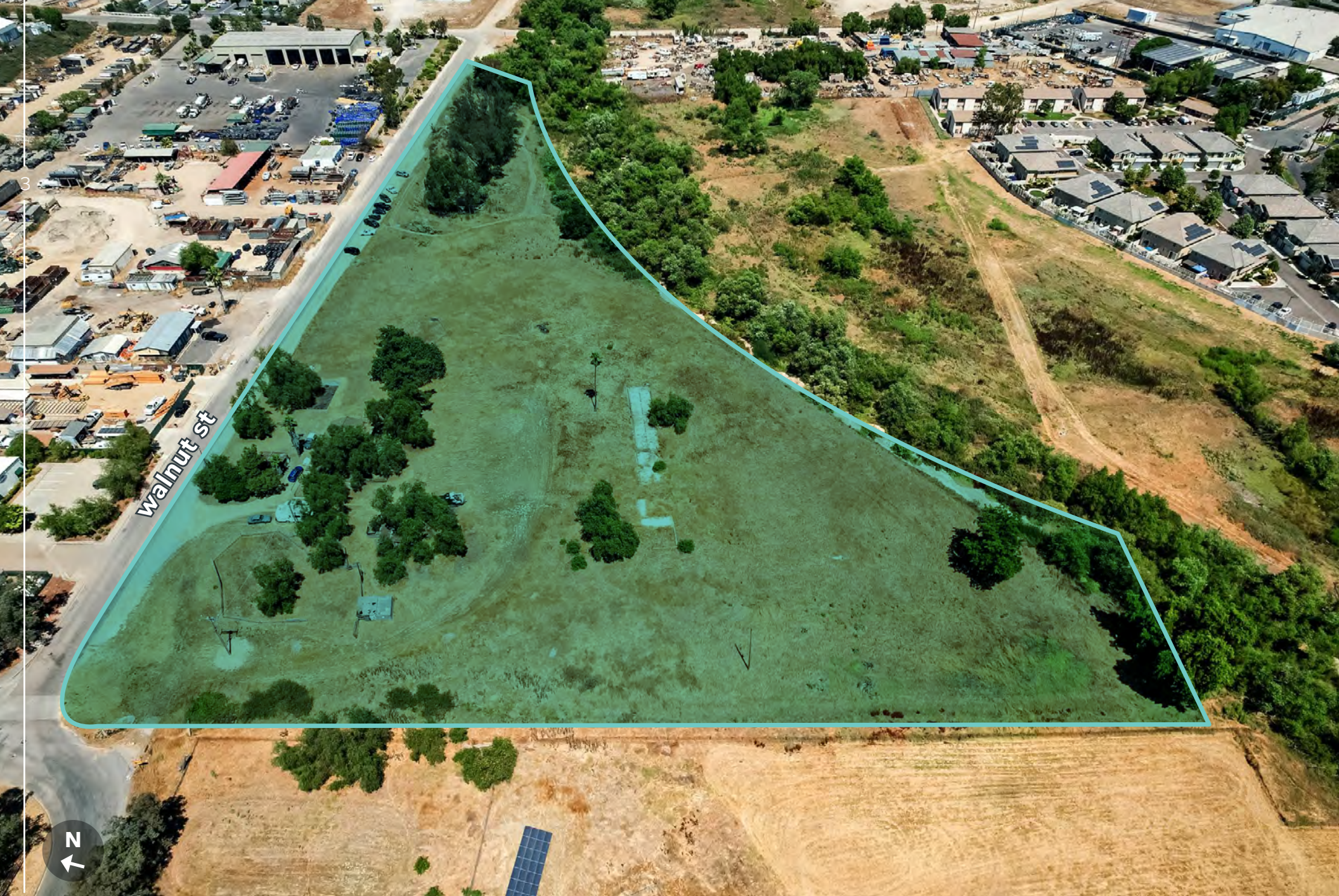
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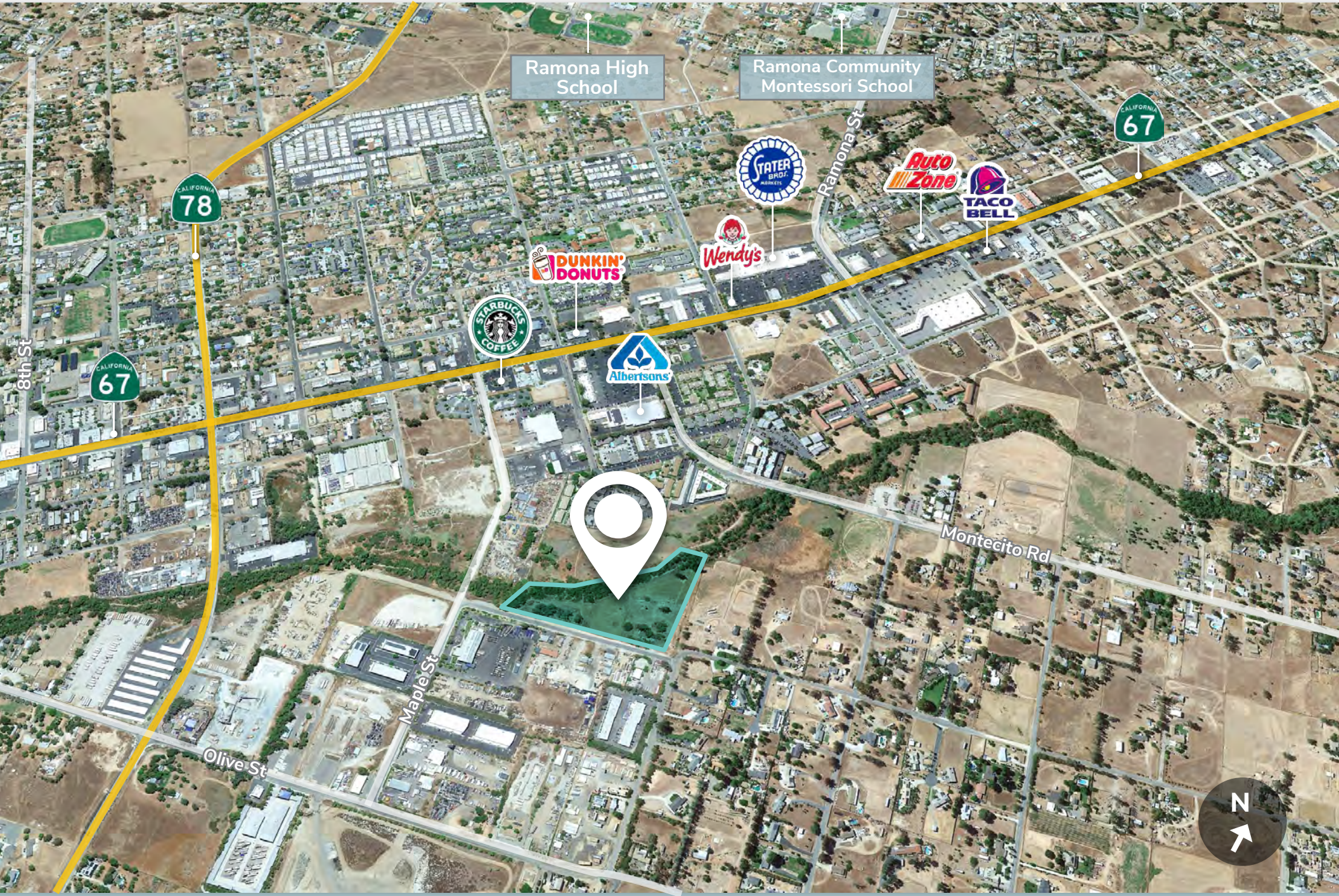
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Ramona High School

Ramona Community Montessori School

CALIFORNIA 78

CALIFORNIA 67

CALIFORNIA 67

DUNKIN' DONUTS

Wendy's

Auto Zone

TACO BELL

STARBUCKS COFFEE

Albertsons

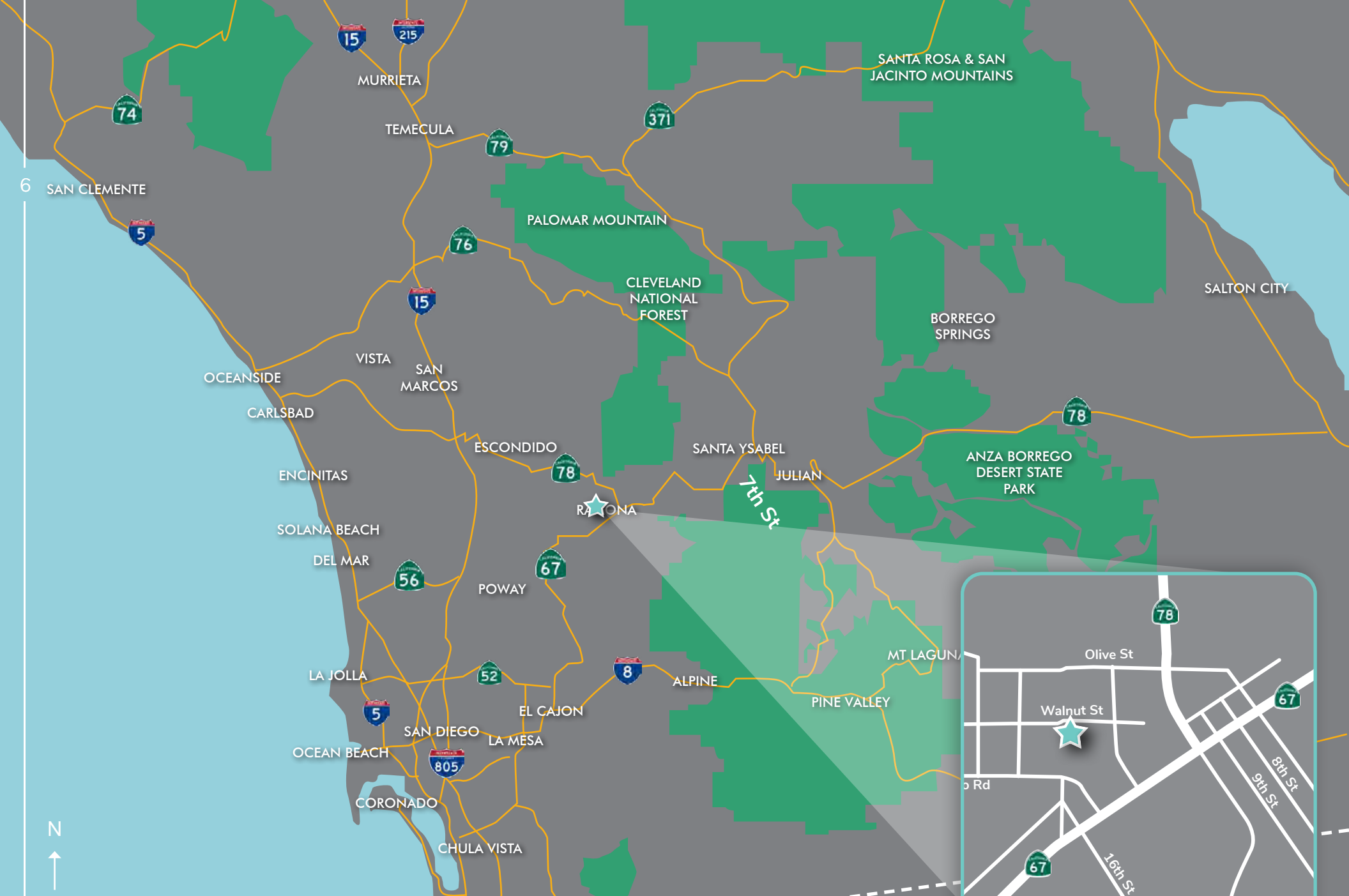
STATER BROS.

Montecito Rd

Olive St

Mape St





location map

# property information

## property profile:

The subject property is located at 1356 Walnut Street in Ramona, California. The property is located in close proximity to the I-78 Freeway and Ramona's Main Street. The property is zoned M52 which allows light industrial uses. The majority of uses with M52 zoning require the use to be indoors. There is an older 1,503-Square-Foot Residence on the property. A portion of the property is located in a floodway. Water and sewer utilities are located in Walnut St. There is a conceptual site plan for a self-storage facility.

## roadway improvement project:

The County of San Diego has approved funding for the construction of a new 51-foot-wide bridge, two 12-foot-wide travel lanes, one six-foot wide sidewalk, and additional road improvements located at the intersection of 13th Street and Maple St. These improvements will give residents and businesses on the North side of Main Street easier access to downtown Ramona. The total estimate for the project was \$10 million with funds to be issued in phases by Caltrans.

## current use:

1,503 square foot residence / Vacant Land

## jurisdiction:

County of San Diego

## APN:

281-100-01

## acreage:

8.51 Acres

## topography:

Flat

## general plan designation:

High Impact Industrial

## zoning:

Limited Impact Industrial (M52)

## links:

[Zoning](#)

[Self-Storage Concept](#)

[Utility Map](#)

[M52 Allowable Uses](#)

[Floodway Map](#)

[13th St Bridge Project Map](#)

[Survey](#)

[Comparable Property Sales](#)

[Property Summary Report](#)

[Plotted Easements](#)

## services:

**Water/Sewer-** Ramona Municipal Water District

**Gas/Electric-** San Diego Gas & Electric

**Fire-** CAL Fire Station 80

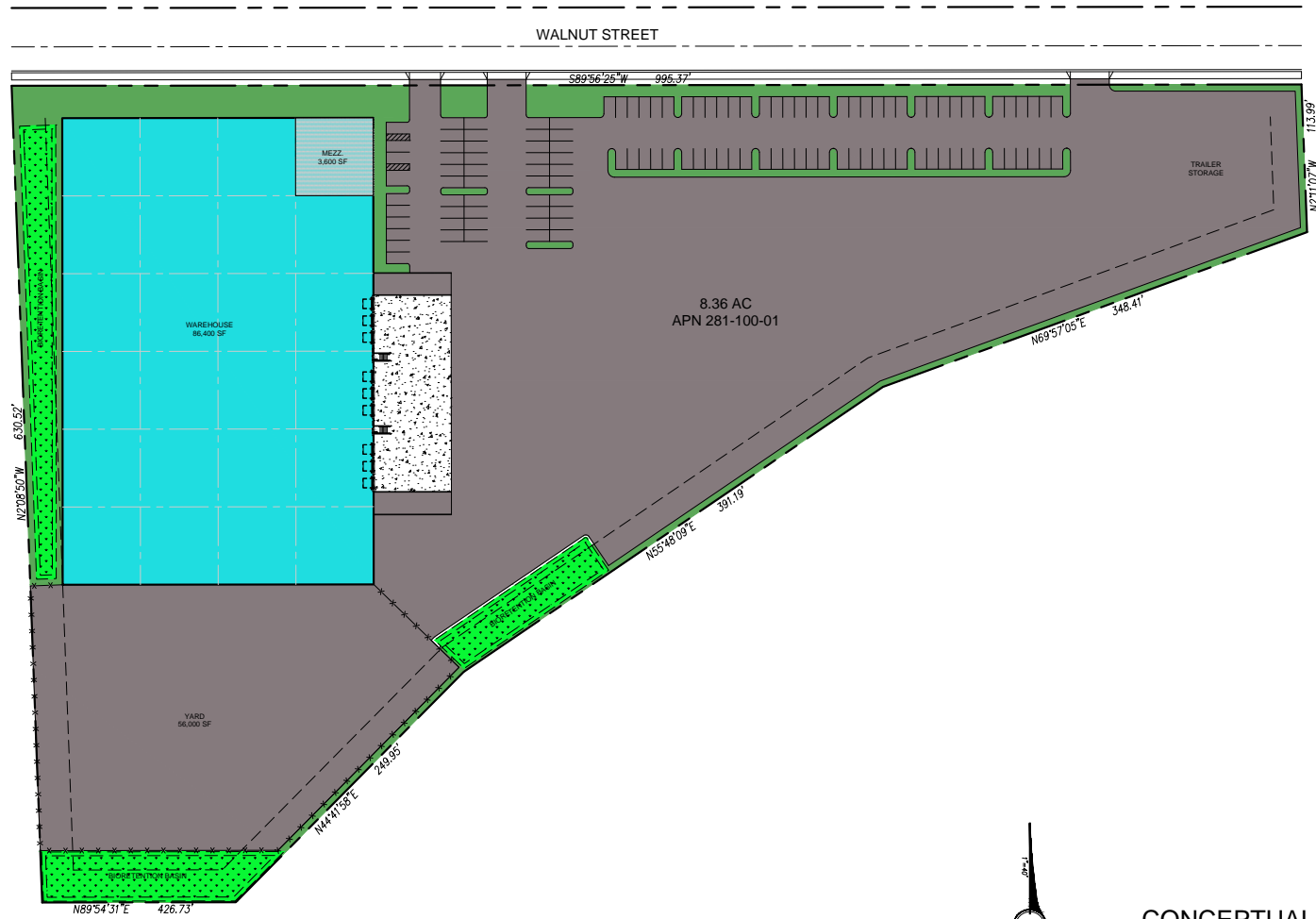
**Police-** San Diego County Sheriff's Department

## price:

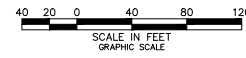
\$1,450,000



# conceptual site plan



CONCEPTUAL SITE PLAN  
1536 WALNUT STREET, RAMON, CA



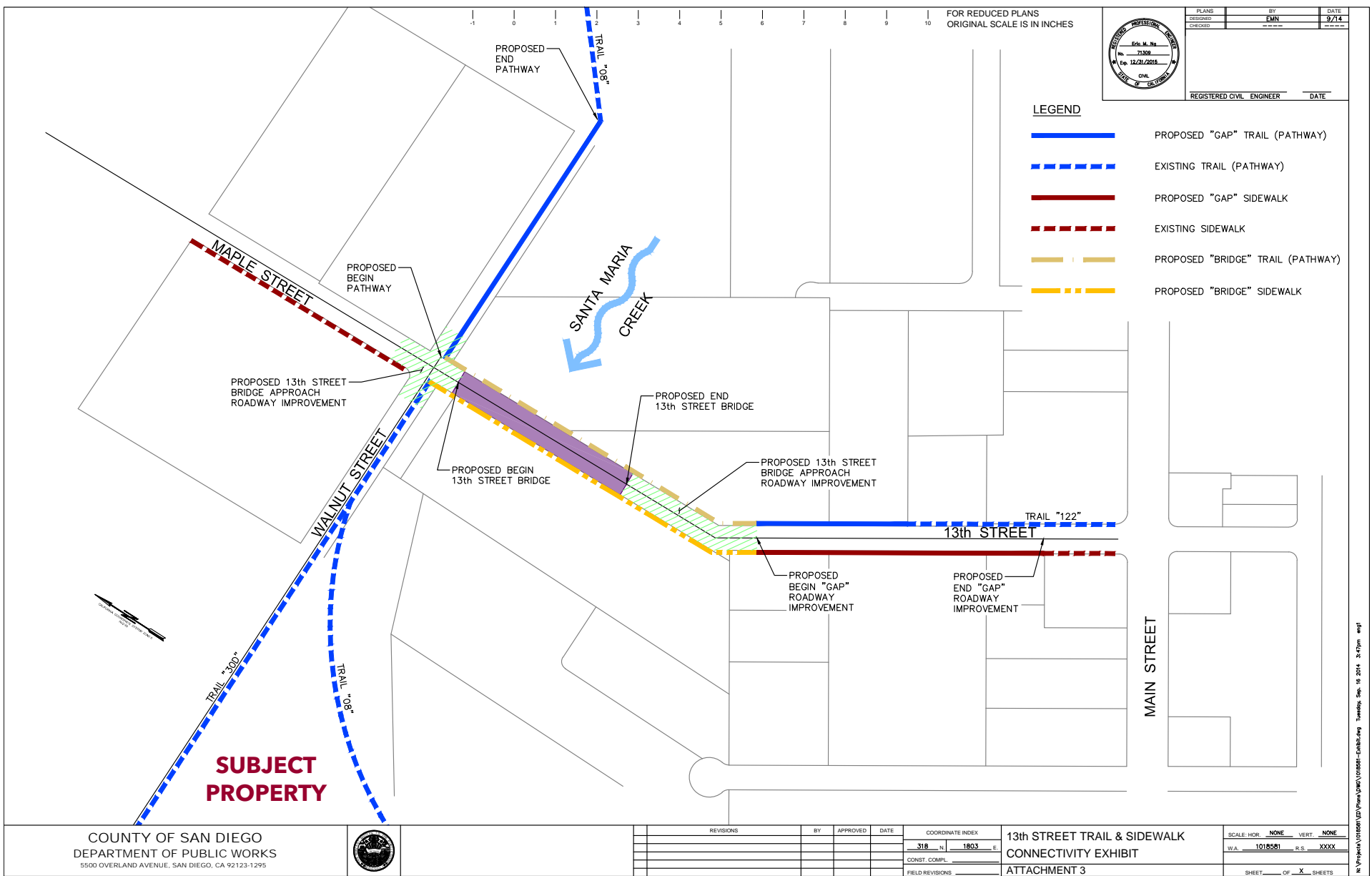
**SWS** ENGINEERING, INC.  
1635 Lake San Marcos Drive, Suite 200  
San Marcos, CA 92078  
(760) 744-1111  
SAN DIEGO • NASHVILLE • PHOENIX • ORLANDO

DATE: Aug 16, 2016 11:46am  
FILE: G:\Users\jbradford\OneDrive\1536Walnut.dwg



# 13th street bridge project map

9



COUNTY OF SAN DIEGO  
DEPARTMENT OF PUBLIC WORKS  
5500 OVERLAND AVENUE, SAN DIEGO, CA 92123-1295



REVISIONS	BY	APPROVED	DATE

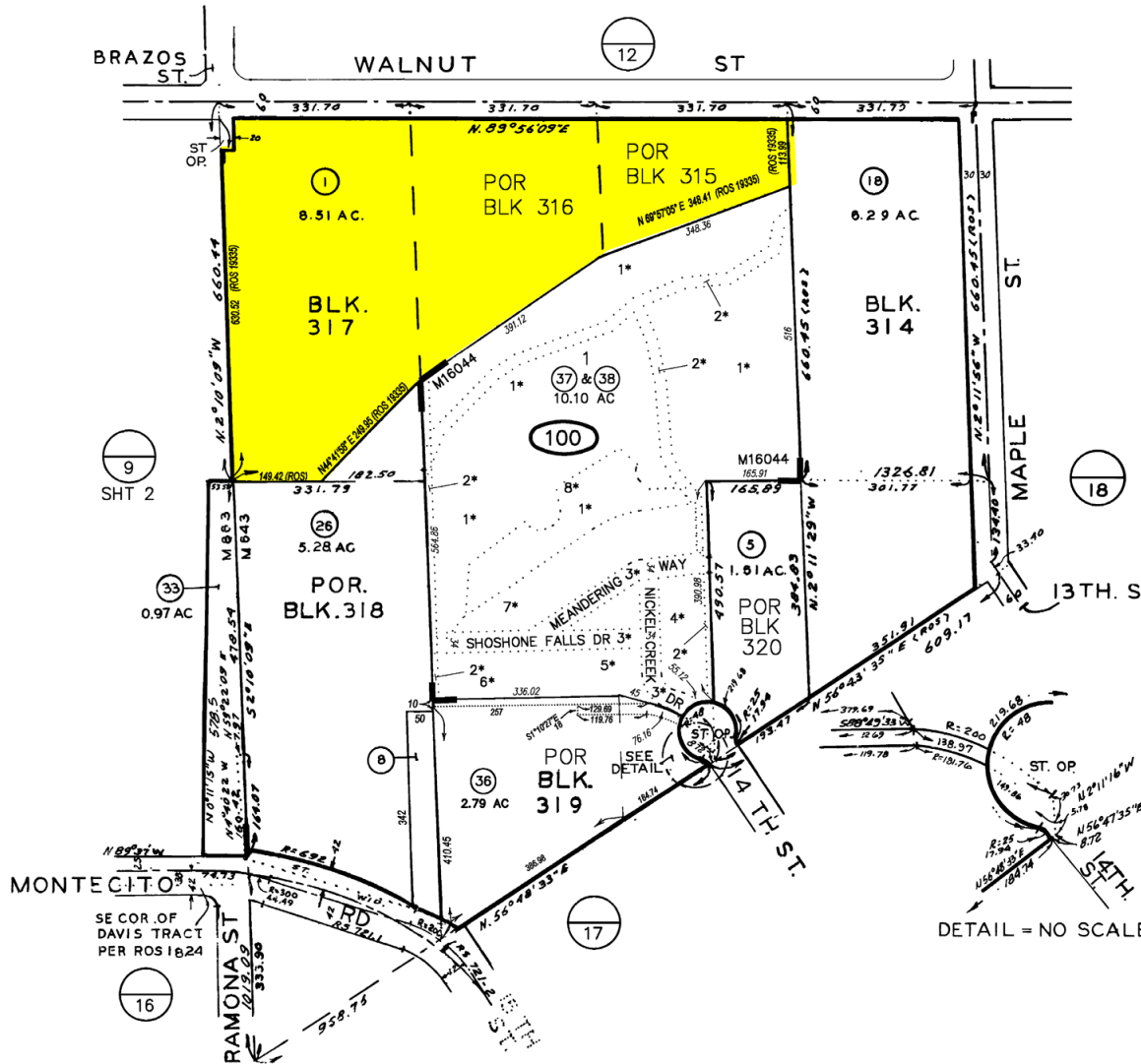
COORDINATE INDEX	318	N	1803	E
CONST. COMPL.				
FIELD REVISIONS				

13th STREET TRAIL & SIDEWALK  
CONNECTIVITY EXHIBIT  
ATTACHMENT 3

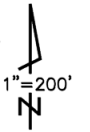
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W.A.	1018581	R.S.	XXXX
SHEET	OF	X	SHEETS

I:\Projects\1018581\1018581\Drawings\1018581-Connectivity Exhibit - Tuesday, Sep. 16, 2014 5:47pm .wpj

# plat map



281-10  
SHT 1 OF 2



02/17/17 RAG

CHANGES				
BLK	OLD	NEW	YR	CUT
100	566	EST OP	80	3190
8	SAME	EST	81	4425
13918	EST	WLD	81	2684
13918	21422	21422	81	2684
14918	21422	21422	81	2684
14918	21422	21422	81	2684
27	29630	84	3542	
30	31432	85	2104	
24	POE	29316		
23425	33	85	2584	
1	SAME	ST	91	4722
28	24436	96	1854	
3132	36	08	1130	
29834	37	15	1386	
37	SAME & OP SP	16	5584	
37	37 SID & 38	17	539	

- 1\* OPEN SPACE EASEMENT
- 2\* PEDESTRIAN & EQUESTRIAN TRAIL
- 3\* PRIVATE ST
- 4\* PHASE 1 NICKEL CREEK TOWNHOMES DOC16-0149654 (SEE SHT 2)
- 5\* PHASE 2 NICKEL CREEK TOWNHOMES DOC16-0201541 (SEE SHT 2)
- 6\* PHASE 3 NICKEL CREEK TOWNHOMES DOC16-0201543 (SEE SHT 2)
- 7\* PHASE 4 NICKEL CREEK TOWNHOMES DOC16-0201545 (SEE SHT 2)
- 8\* PHASE 5 NICKEL CREEK TOWNHOMES DOC16-0201547 (SEE SHT 2)

DETAIL = NO SCALE

R.V.B.  
1.4.82

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 281 PAGE 10

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 16044-CO OF SD TCT NO 5347-1  
MAP 863-RANCHO SANTA MARIA-POR  
MAP 643-RAMONA  
ROS 8261, 9919, 19335



# 2023 demographics

## 1 miles



population  
8,679



estimated households  
2,834



average household income  
\$99,872



median household income  
\$77,603



total employees  
4,621

## 3 miles



population  
19,424



estimated households  
6,472



average household income  
\$123,444



median household income  
\$96,481



total employees  
6,477

## 5 miles



population  
30,806



estimated households  
10,515



average household income  
\$140,461



median household income  
\$111,597



total employees  
7,847

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