

219 ACRES – AGRICULTURE, PRIVATE COMPOUND, MITIGATION USES

25858 Highway 78 | Ramona, CA 92065

LAKE SUTHERLAND

CALIFORNIA
78



County of
San Diego
Fire Station

Julian rd (6,148 CPD)

casner rd

Asking Price:

\$2,495,000

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CaDRE Lic #02062959



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julian rd (6,148 CPD)

 County of San Diego Fire Station

CALIFORNIA
78





FERNBROOK

RAMONA

ESCONDIDO

VALLEY CENTER

LAKE SUTHERLAND

County of San Diego
casner rd
Fire Station

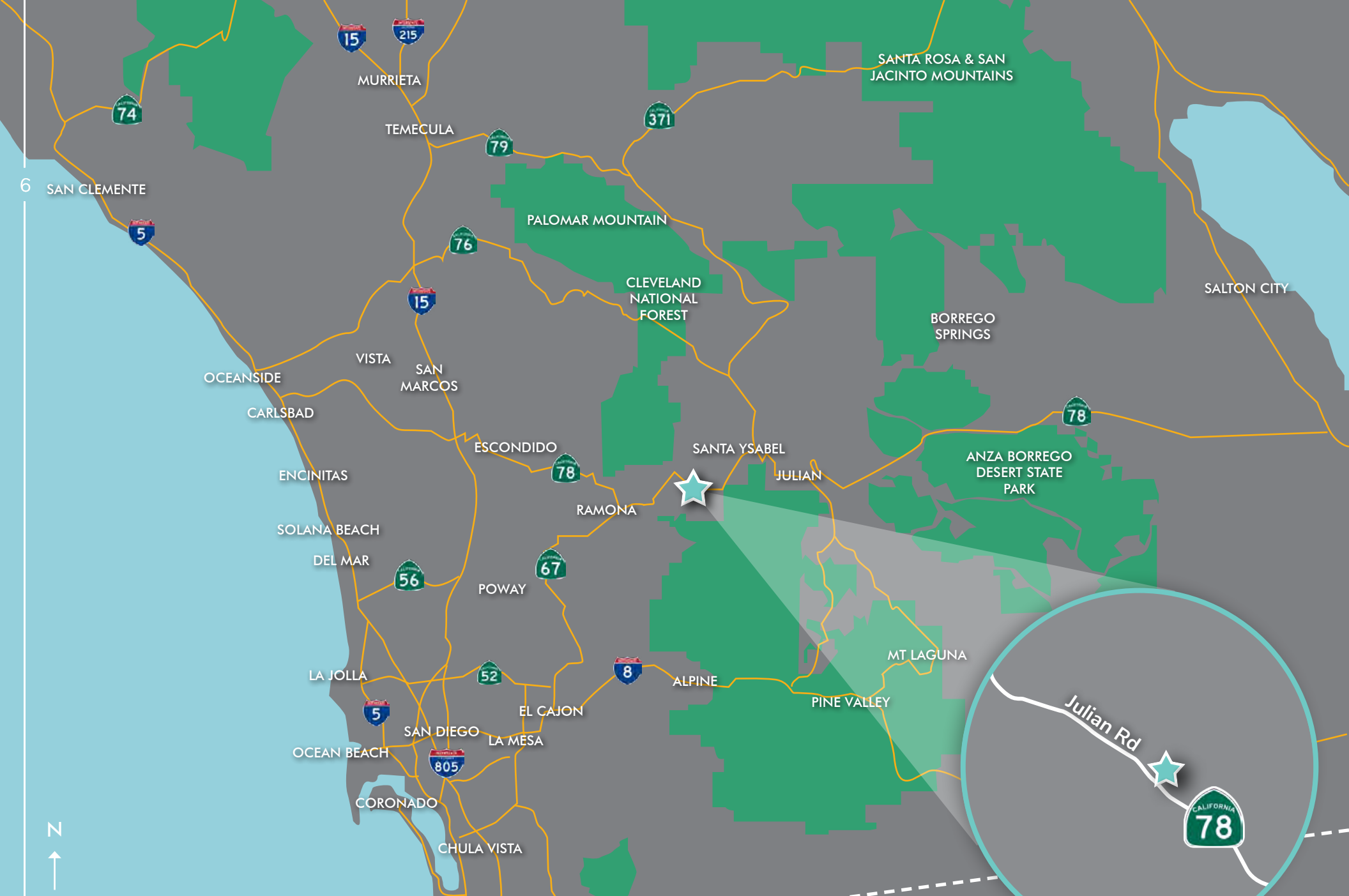


CALIFORNIA
78

Julian rd (6,148 CPD)

old julian hwy





location map

property information

location:

The subject property is located at 25858 Highway 78, Ramona, CA 92065. The property fronts Highway 78, it is approximately 7.4 miles west of the 79, and approximately 24 miles east of the I-15.

property profile:

The subject property is approximately 219.35 acres of agricultural land in Ramona. The property is surrounded by residential and agricultural uses and provides a buyer with privacy but easy access to the 78 Freeway and surrounding retail. There are four wineries within a one-mile radius of the property, it is a 20-minute drive to Julian, home of the famous apple pie, and less than half an hour to the San Diego Zoo Safari Park. This property offers an opportunity for a buyer to build a private compound or raise crops and animals.

jurisdiction:

San Diego County- Ramona Planning Area

APN:

286-041-04-00

acreage:

219.35 Acres

links:

[Alta Survey](#)

[Alta Owners Policy](#)

[Agriculture \(A72\) Zoning](#)

zoning:

Agriculture (A72)

general plan:

Rural Lands (RL-40)

minimum lot size:

8 Acres

maximum height:

35' or 2 stories

school district:

Ramona Unified School District

fire station lease

The County leases the property for the fire station

services:

Water/Sewer: Ramona Municipal Water District

Gas/Electric: SDG&E

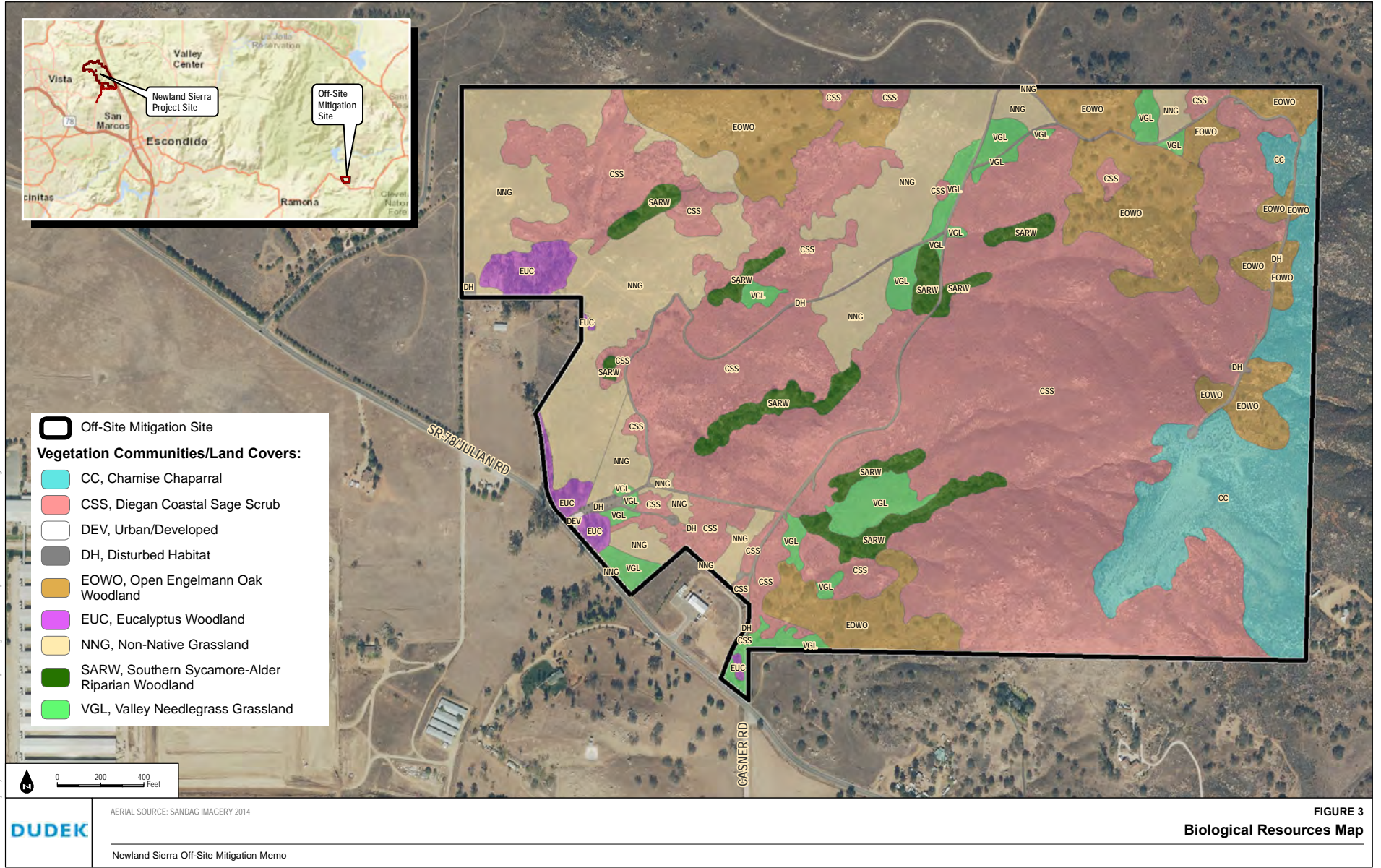
Fire: Ramona Fire Department

Police: San Diego County Sheriff's Department



biological resources map

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acreage biology

DESIGNATION	ACRES
Chamise Chaparral	19.75
Diegan Coastal Sage Scrub	106.36
Disturbed Habitat	3.27
Eucalyptus Woodland	3.48
Non-Native Grassland	34.59
Open Engelmann Oak Woodland	29.03
Southern Sycamore-Alder Riparian Woodland	7.90
Urban/Developed	0.09
Valley Needlegrass Grassland	8.46
Grand Total	212.92



2023 demographics

3 miles



population

952



estimated households

330



average household income

\$113,424



median household income

\$129,284



total employees

334

5 miles



population

10,521



estimated households

3,605



average household income

\$138,070



median household income

\$138,070



total employees

1,239

7 miles



population

27,201



estimated households

9,264



average household income

\$116,505



median household income

\$101,698



total employees

5,995

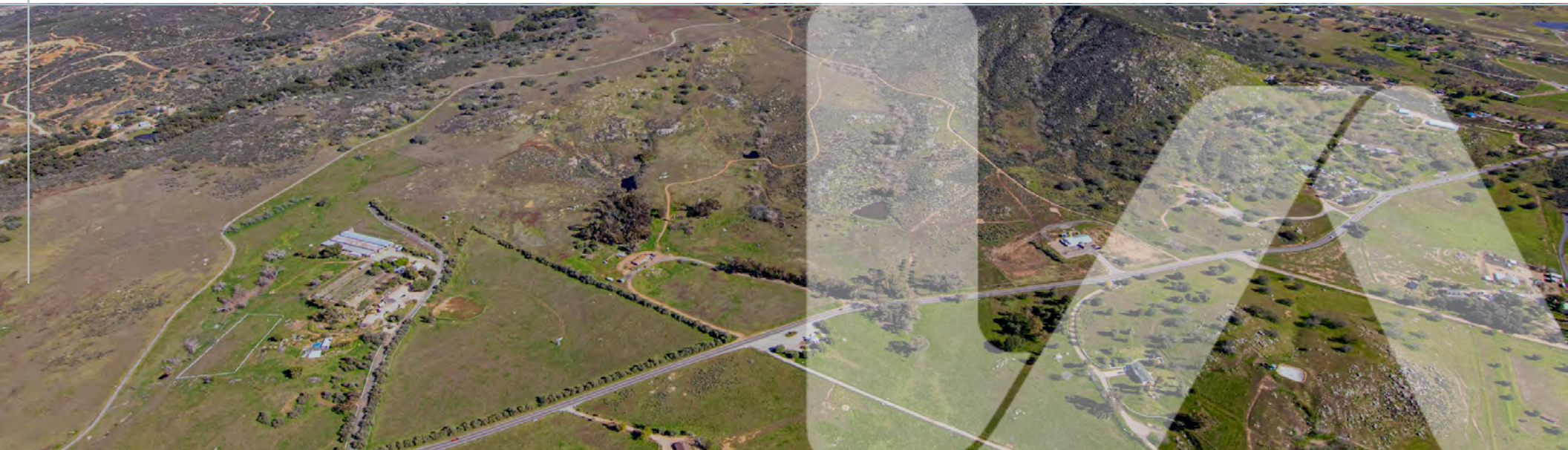
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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact

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Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonth

