Shirin Ramos Group

RELOCATING TO

San Diego



WELCOME TO *San Diego*

One of the most sought-after coastal destinations in the world! Its sparkling, turquoise coastline nestled in Southern California welcomes outdoor enthusiasts, leisurely explorers, and community-driven travelers to relish in its laid-back coastal lifestyle. Offering year-round outdoor activities, you'll consistently find yourself enjoying the natural beauty, whether it's soaking up the sun at the beach or engaging in water sports along the coast.

San Diego captures the ideal blend of Southern California vibes with a relaxed beach town atmosphere. Numerous neighborhoods dot the city, attracting both residents and visitors. Local entrepreneurs and the hospitality industry provide opportunities for locals to thrive while tourism drives the year-round economy. Residing here, you'll truly sense that you "have it all."

Limitless adventures await as you peruse the unique shops in downtown La Jolla, enjoy a vibrant evening in the Gaslamp Quarter, catch impressive waves along Pacific Beach, explore the cultural scene in Balboa Park, or hike the scenic trails around Torrey Pines.

COMPASS



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San Diego Accolades

#1

Most Fun Place to Live
US News & World Report

#1

Greenest City in the US
Wallethub

#1

MLB Stadium
USA Today

#1

UC San Diego Health
US News & World Report

#1

Pleasant Weather Days
San Diego Union Tribune

#1

Best Cruise Ship Port
Global Traveler

#2

Most Inventive City
Inc.

#3

Best City for Startups
Crowdfund Capital Advisors

San Diego Neighborhoods



MOVING TO *San Diego*

Neighborhoods

North County Coastal
Cardiff-by-the-Sea
Carlsbad
Carmel Valley
Del Mar
Encinitas
La Costa
Leucadia
Oceanside
Olivenhain
Poinsettia
Rancho Santa Fe
San Elijo
Solana Beach

North County Inland
Escondido
Fallbrook
Hidden Meadows
Mira Mesa
Poway
Ramona
Rancho Bernando
Rancho Penasquitos
San Marcos
Scripps Ranch
Vista

East County
Alpine
El Cajon
Lakeside
La Mesa
Santee
Spring Valley

San Diego Coastal
Bay Park
Clairemont
Coronado
Downtown
- East Village
- Gaslamp Quarter
- Little Italy
- Marina District

La Jolla
Mission Beach
Ocean Beach
Old Town
Pacific Beach
Point Loma
Soledad South

San Diego Central
Del Cerro
Kensington
Mission Hills
Mission Valley
North Park
San Carlos
South Park
Talmadge
Tierrasanta
University Heights

South Bay
Bonita
Chula Vista
East Lake
Imperial Beach
Otay Mesa
San Ysidro





Cardiff-By-The-Sea

Located just twenty-five miles north of downtown San Diego, Cardiff is a laid-back beach town integrated within Encinitas. Its central shopping and dining scene provides effortless access to entertainment and family-oriented attractions.

Renowned for its exceptional waves, this locale is a surfer's paradise. Embracing both coastal living and a welcoming community vibe, it's the perfect package. Named after the Welsh capital, Cardiff offers a series of gorgeous beaches and contemporary small-town charm. With Coast Highway 101 as the heartbeat and the beach as the backdrop, this is the pinnacle of modern community living.

What to Expect
Casual elegance meets refined luxury in a welcoming, upscale ambiance.

The Lifestyle
Lively downtown, friendly neighbors—a magnetic, captivating charm.

Unexpected Appeal
Nature enthusiasts adore Cardiff's easy outdoor access, starting in their backyard.

The Market
A range of residences from chic condos, single-family havens, and luxury homes.

You'll Fall in Love With
Captivating neighbors and an inviting ambiance, the allure is irresistible.



Carlsbad

In the heart of California's coastline, the city of Carlsbad beckons with its diverse offerings. Known as the "village by the sea," Carlsbad is a captivating destination featuring pristine beaches, serene lagoons, enticing shopping opportunities, and a vibrant sports scene.

With its charming historic downtown providing breathtaking ocean views, Carlsbad invites visitors to explore its coastal identity. From beloved family attractions like Legoland and the flower fields to the thriving biotech and golf communities near Palomar Airport, Carlsbad's appeal extends far and wide along the California coast.

What to Expect
From coastal villages to Eastern communities, diverse elegance thrives.

The Lifestyle
Beach leisure transitions to village charm for shopping and dining delights.

Unexpected Appeal
Elegantly blended urban comforts and open spaces, Carlsbad offers modern amenities.

The Market
Gated enclaves and vast estates, Carlsbad unites with parks and harmony.

You'll Fall in Love With
From Michelin star restaurants, to luxurious resorts, you can dine and relax in style.



Carmel Valley

Located in the northwestern corner of San Diego, Carmel Valley offers stunning canyon views and a premier master-planned community. Just a few miles from the beach, it's ideal for families seeking top-tier schools. With a population of 39,000, it provides easy access to homes, offices, and recreational areas.

With numerous neighborhood parks, a community recreation center, and vast open spaces with hiking and equestrian trails, Carmel Valley is a haven for outdoor enthusiasts. It has been home to various communities but still retains untouched valleys amidst its development.

What to Expect
Top schools, parks, restaurants, and just minutes drive to local beaches.

The Lifestyle
Friendly, coastal lifestyle while being steeped in rich historical roots.

Unexpected Appeal
Lots of shopping, entertainment, and parks while being relaxed in a suburban setting.

The Market
Gated communities with generous amenities.

You'll Fall in Love With
One Paseo and outdoor activities



Coronado

By the coast, Coronado's allure is woven into local legends. Born as a premier beach haven, "Crown City" beckons residents and visitors alike to its paradisiacal lifestyle. A year-round holiday vibe infuses the island, connected to the mainland by a narrow strip.

Originally purchased in 1885 for a resort community, the project thrived with the opulent Hotel del Coronado as its crown jewel. This iconic beachfront resort, established in 1887, still flourishes. Around it, a stylish village emerges, offering ocean views, yacht clubs, golf courses, and a vibrant main street filled with chic dining and shopping.

What to Expect
A wholesome small-town vibe coupled with the delights of resort-style living.

The Lifestyle
Walking, biking, or cruising in golf carts is the way here—it's even possible to live car-free.

Unexpected Appeal
The well-maintained golf course is considered one of the nation's finest public courses.

The Market
Luxurious historic homes and oceanfront mansions showcase the premium real estate.

You'll Fall in Love With
The majestic Hotel del Coronado, from its storied past to its celebrated present.



Del Mar

North of San Diego, Del Mar's magnetic appeal is woven into contemporary narratives. Emerging as a top-tier beach escape, this charismatic town entices both residents and visitors to embrace its modern paradise lifestyle. An everlasting vacation ambiance saturates the surroundings, bordered by the Pacific on one side.

Initially conceived as a resort hub, Del Mar's focal point was the lavish Hotel Del Mar, an iconic presence that still graces the landscape. Encircling it, a chic village offering ocean panoramas, cultural happenings, upscale dining, and trendy boutiques on a bustling main street.

What to Expect
Coastal charm and vibrant beachfront living harmonize in a thriving community.

The Lifestyle
Outdoor recreation, rich culture, and scenic beauty tied together in coastal harmony.

Unexpected Appeal
The seamless blend of relaxed coastal charm and upscale living.

The Market
Del Mar's coastal luxury beckons with limited inventory and high demand.

You'll Fall in Love With
This laid-back beach town's touch of sophistication and strong sense of community.



Downtown San Diego

Along the waterfront, Downtown San Diego exudes a captivating modern charm that appeals to both residents and visitors. This bustling urban hub seamlessly merges work and leisure, offering a vibrant lifestyle. The district's rich history intertwines with cutting-edge innovation, showcased through its architectural diversity.

Dominating the skyline, iconic skyscrapers and cultural landmarks stand tall, accompanied by a diverse dining scene, art exhibitions, and trendy boutiques lining the bustling streets, culminating in an ever-evolving and dynamic urban experience.

What to Expect
Urban vibrancy, coastal charm, and a dynamic way of living.

The Lifestyle
Downtown San Diego offers a city-centric lifestyle with coastal elements.

Unexpected Appeal
The energetic swirl of art, music, good food and culture.

The Market
Sleek skyscrapers and inviting modern townhomes dotting the horizon.

You'll Fall in Love With
Petco Park, cheer on the San Diego Padres at their renowned stadium.



Encinitas

As the world's flower capital, Encinitas thrives with surf culture. This coastal haven, north of San Diego, seamlessly balances relaxed vibes with vibrant dining and shopping scenes. Nestled along six miles of Pacific coast, Encinitas melds charm, sophistication, and modern culture.

Traverse the 101 for boutiques, bars, unique dining, and coffee shops. Old Encinitas embraces beachside beauty, while New Encinitas offers golf courses, shopping centers, and contemporary homes. Encinitas Proper showcases diverse businesses and housing styles, all reflecting the laid-back coastal lifestyle synonymous with the 101.

What to Expect
Parks, scenic streets, beach-close homes; this is a sought-after, idyllic community.

The Lifestyle
The 101 unveils boutiques, bars, dining, and cafes for socializing or business.

Unexpected Appeal
A hike through the lagoons showcase the beauty of the native landscape.

The Market
Beachside or park-centric, Encinitas neighborhoods embody elevated living.

You'll Fall in Love With
Moonlight Beach—sand courts and fire pits, embodying the classic coastal vibe.



La Jolla

Situated twelve miles north of downtown, La Jolla, ("the jewel" in Spanish), epitomizes a meticulously crafted oceanside resort community —akin to Southern California's Monte Carlo. This paradisiacal enclave shines as a cultural and natural gem.

La Jolla's coastline coves harmonize with homes on hillsides, reflecting million-dollar value. Enveloped by the Mediterranean climate, La Jolla offers elite shopping, dining, art galleries, and renowned institutions, like Scripps Institution of Oceanography and Salk Institute. The allure is undeniable; La Jolla stands as one of San Diego's most coveted settlements.

What to Expect
La Jolla balances a cosmopolitan vibe against a laid-back pace.

The Lifestyle
Life revolves around the stunning shoreline and plethora of water activities.

Unexpected Appeal
A booming arts scene, with incredible murals displayed for all to enjoy.

The Market
Filled with exceptional homes, with listings regularly reaching the multi-millions.

You'll Fall in Love With
La Jolla Cove's winding pathways, coastal views, and resident sea lions and seals.



Point Loma Peninsula

Adjacent to Coronado and the Silver Strand, Point Loma frames San Diego Bay, safeguarding downtown from Pacific waves. A hilly, rugged landscape possesses a dual character: the north houses residential and commercial zones, while the south embraces a protected park and military land.

Hiking, surfing, and sunsets beckon visitors, who linger for the relaxed ambiance. Despite proximity to downtown, Point Loma cultivates a distinct suburban seaside village vibe, crafting a uniquely different atmosphere in "the Point."

What to Expect
Minutes from downtown, this laid-back beach community feels truly suburban.

The Lifestyle
Hiking, boating, surfing, and sunsets galore, with easy access to the airport.

Unexpected Appeal
Liberty Public Market, an ambitious food emporium in trendy Liberty Station.

The Market
Single-family homes—many with breathtaking ocean and bay views.

You'll Fall in Love With
The ruggedly beautiful southwestern point, home to Cabrillo National Monument.



Rancho Santa Fe

Rancho Santa Fe epitomizes luxury with tree-lined trails, estates, and country clubs. The Village holds history. As one of Southern California's most exclusive communities, it blends eucalyptus-lined roads, horse trails, and community activities with exclusive golf courses.

Adjacent to Del Mar, Solana Beach, and Encinitas, Rancho Santa Fe encompasses diverse communities. Amidst lemon groves or catering to seniors, it captures outdoor living. Aa a priciest zip code, Rancho Santa Fe thrives in opulent elegance, housing over 4,000 households in its alluring variety.

What to Expect
An affluent community on rolling hills with Eucalyptus trees and acres of orchards.

The Lifestyle
Enjoy the area's parks, hiking trails, horse trails, golf and tennis clubs.

Unexpected Appeal
For the residents who love nature, the area encompasses acres of open space.

The Market
A blend of spacious natural beauty and world class luxury homes.

You'll Fall in Love With
The residents, the area gets high ratings from those who call it home.

Things To Do Around Town





Beaches

Beacon's Beach
Black's Beach
Cardiff State Beach
Carlsbad State Beach
Coronado Shores Beach
Del Mar Beach
Grandview Beach
Imperial Beach
La Jolla Cove
La Jolla Shores Beach
Mission Beach
Moonlight State Beach
Ocean Beach
Oceanside Pier
Pacific Beach Pier
San Elijo State Beach
Scripps Pier
Silver Strand State Beach
Ski Beach
Sunset Cliffs
Tamarack Beach
Torrey Pines State Beach
Windansea Surf Shack
Wildflower Center



Museums & Art

Comic-Con Museum
Conrad Preby's Performing Arts Center
Craftsmanship Museum
Del Mar Library
Encinitas Library
Fleet Science Center
Heritage Museum
J. Frank Cullen House
Lamb's Players Theater
La Paloma Theater
Lux Art Institute
Maritime Museum of San Diego
Museum of Contemporary Art
Museum of Making Music
Museum of Us
New Americans Museum
New Village Arts
San Deigo Air & Space Museum
San Diego Automotive Museum
San Diego Museum of Art
San Diego Natural History Museum
The Miniature Engineering
The New Children's Museum
Timken Museum of Art
USS Midway Museum
WNDR Museum



Parks

Balboa Park
Carlsbad Flower Field
Coronado Beach Dog Park
Crown Point Park
Embarcadero Marina Park South
Encinitas Community Park
Encinitas Skate Plaza
Golden Hill Park
Grant Hill Park
Harbor Island Park
Ho Chi Minh Trail
La Jolla Shore
La Jolla Underwater Park
Leo Carrillo Historic Park
Mission Point Park
Mission Trails Regional Park
Old Town San Diego State Historic Park
Palisades Park
Presidio Park
Ruocco Park
San Diego Botanic Garden
San Elijo Lagoon Nature Center
Shoreline Park
Sprenkels Park
Torrey Pines State Natural Reserve
Waterfront Park



Restaurants

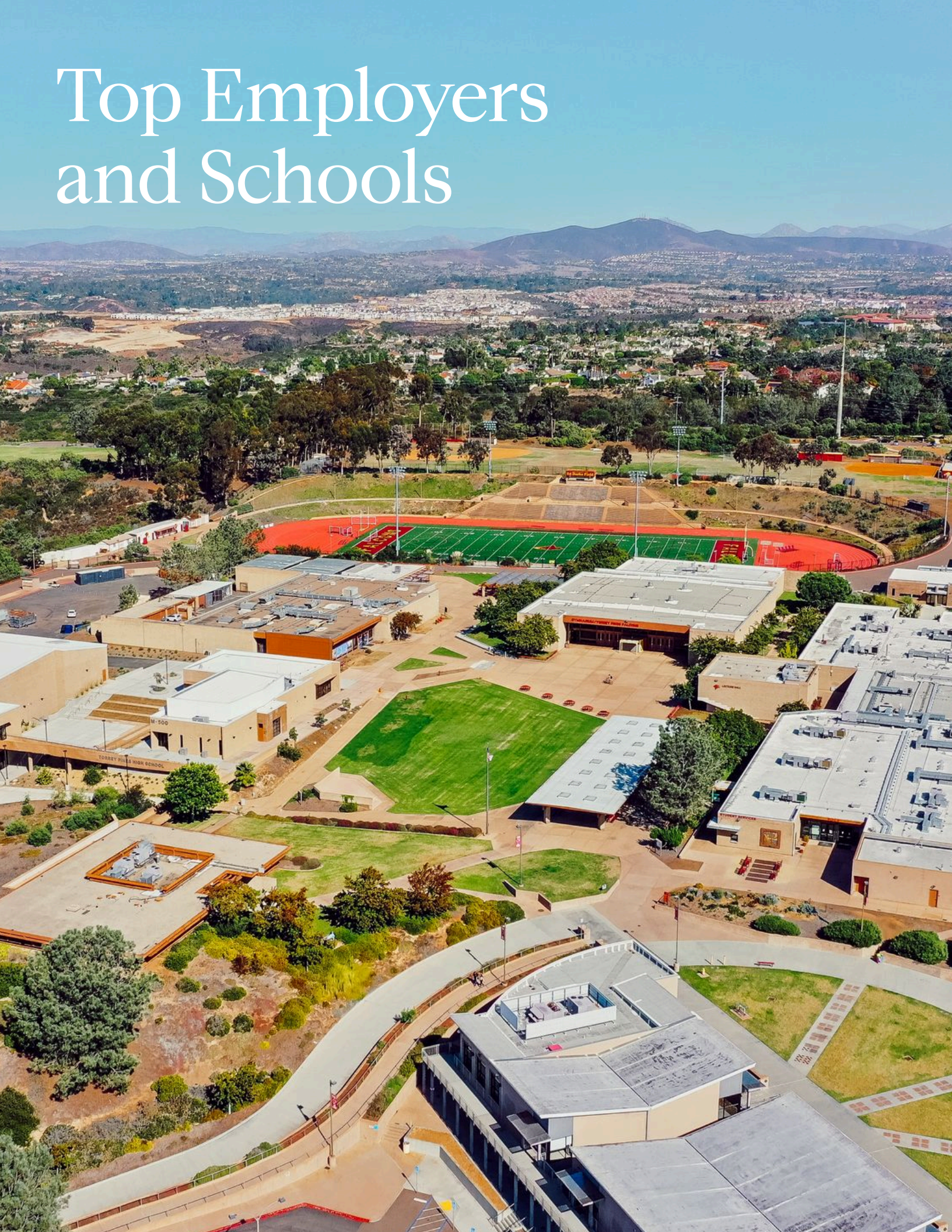
Animae
Atypical Waffle Company
Bistro Du Marché
Born and Raised
Breakfast Republic
Cafe 222
Callie
Caroline's Seaside Cafe
Catania La Jolla
Civico 1845
Coasterra
Cocina 35
Craft & Commerce
Dobson's Bar & Restaurant
George's at the Cove
Harbor Breakfast
Herb & Wood
Huntress
InsideOUT
Javier's
Juniper & Ivy
Las Hadas Bar and Grill
Las Olas
Lou & Mickey's
Morning Glory
Nobu San Diego
Nolita Hall
Portside Pier
Queenstown Public House
Roy's Restaurant
Sugar and Scribe
The Craftsman Tavern
The Grant Grill
The Henry
The Kraken
The Marine Room
The Med at La Valencia
The Poseidon
The Waverly
Top of the Market
Viewpoint Brewing Co.
Water Grill San Diego



Shopping

Balboa Mesa Shopping Center
Bay Books Coronado
Cardiff Seaside Market
Carlsbad Premium Outlets
Carlsbad Premium Outlets
Carlsbad Village Station
Del Mar Highlands
Fashion Valley
Ferry Landing MarketPlace
Hansen Surfboards
Hazard Center
Lou Records
Mitch's Surf Shop
Offshore Surf Shop
One Paseo
Park Valley Center
Patagonia
Pigment
Plaza Sorrento
Rio Vista Shopping Center
Seaport Village
Sports Arena Shopping Mall
Status Skateshop
The Forum
The Shoppes at Carlsbad
The Shoppes at Carlsbad
Warwick's
Westfield Mission Valley
Westfield North County
Westfield UTC

Top Employers and Schools





12 of the Largest San Diego Employers

1. U.S. Navy
2. University of San Diego
3. Cubic Corporation
4. Pulse Electronics
5. Scripps Health
6. Qualcomm
7. Sharp Healthcare
8. Kaiser Permanente
9. Sanyo
10. Sony
11. San Diego Community College District
12. County of San Diego

Courtesey of Indeed.com



Schools

Army & Navy Academy
Arroyo Paseo Charter High School
Bird Rock Elementary
Bonita Vista Senior High School
California State University San Marcos
Cathedral Catholic High School
Coronado High School
Del Lago Academy
Del Norte High School
Eastlake High School
Escondido High School
Fallbrook High School
Grossmont High School
La Jolla Country Day School
La Jolla High School
Madison High School
Morse High School
Mt. Carmel High School
Oceanside High School
Olympian High School
Point Loma High School
Point Loma Nazarene University
Poway High School
Rancho Bernardo High School
San Diego State University
San Marcos High School
Scripps Elementary
Torrey Pines Elementary
Torrey Pines High School
University of California San Diego
University of San Diego
Westview High School


The
Homebuying
Process

The Homebuying Process

01

Find an Agent

Connect with a licensed Compass real estate agent who is knowledgeable about the neighborhoods you're considering and can help guide your search. Sign a buyer-broker agreement if you and your agent choose to work together and you feel like it's a great fit. Your agent will be your guide and advocate through each of these steps.

02

Get Pre-Qualified

Before beginning your search, your first step is to get pre-approved for a mortgage loan (unless you will be paying the full price of your home in cash). Your Compass agent can connect you to a mortgage broker. Based on your income and credit history, the mortgage broker will determine how much a bank will lend you, which will help you determine the price range for your search.

03

Visit Properties

Now is the time to consider your ideal home's location and amenities. Your agent will schedule and attend viewings and open houses spanning a range of areas and property types. These will be chosen based on conversations with your agent and your desired wish list. Additionally, your agent has access to Private Exclusive properties before they are available to the general market. Your agent will activate notifications for Coming Soon properties as they hit the market. Your agent will also help you uncover the potential challenges of a home as well as the positives so that you can be confident you're fully aware of every aspect when considering making an offer.

04

Submit an Offer and Negotiate

Once you identify a home you like, your agent will put in an offer, which is an agreement to pay a certain price for the home. This offer is packaged with a Proof of Funds (POF) and Pre-Approval Letter. Note: if your offer is lower than the list price or with terms not acceptable to the seller, the seller will likely return with a counter-offer price or acceptable terms, which you can accept, reject, or make another counter-offer. Your Compass agent will provide thoughtful guidance and advice to ensure that the terms of the negotiation are rooted in your overall goals. This is where your agent is most important, negotiations are complicated and nuanced based on the offer, relationships and quality.



The Homebuying Process

05

Escrow Process

(Life of an Escrow: 30 & 45 day escrow period)

Day 1 Once offer is accepted, escrow is officially open and the clock begins on contingencies*
Day 2 Contact your insurance agent for homeowners coverage
Day 3 Initial deposit is due per terms of agreement
Day 1–17 Seller delivers disclosures to buyer. Buyer performs inspections (Step 6)
Day 1–21 Loan is in underwriting and appraisal occurs (Step 7)
Day 7–30 | 21–45 Seller signs grant deed and staging is removed, if any (Step 7)
End of Escrow Within final week of escrow period, buyer signs loan and closing documents and wires in closing funds (Step 10)
Day 30–45 Loan funds and escrow closes (recordation)

06

Home Inspections: Review Disclosures, Reports & Repairs

It is the buyer's duty to schedule all desired home inspections and determine the overall condition of the property within the agreed timeline and contractual contingencies. But, your agent is always there to support you and answer questions! Your agent will help review the disclosures and preliminary title report. Once you decide what you are comfortable with you may approve or negotiate credits/repairs which your agent will communicate to the sellers. Prior to closing, your agent will schedule a final walk-thru of the property to verify property is still in acceptable condition and any negotiated repairs were done.

07

Loan, Appraisal, & Closing

Organize an appraisal with your bank. Your completed mortgage application with all supporting documentation should be submitted to your chosen lender upon receipt of the fully signed Purchase Agreement. The bank then issues loan approval. Consequently, the buyer wires the closing funds with the homeowner's insurance in place, and then the loan will be funded with clearance to close.

08

Welcome Home!

Congratulations!
You are now a homeowner.



Shirin Ramos Group

My Passion, Purpose, Promise



- Shirin Rezania Ramos Team Leader of Shirin Ramos Group at Compass
- Compass, #1 Real Estate company in San Diego, Office @ One Paseo
- My Passion: Making a difference in people's lives by helping them with their real estate dreams.
- My Purpose: To provide confidence and peace of mind to move forward with your most important financial decision.
- My Promise: Expert guide throughout your real estate journey and a seamless and rewarding experience.

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Scan here to connect!

Shirin Ramos Group

Awards & Recognitions

- San Diego Association of Realtors Top Producer (Top 3%)
- Berkshire Hathaway Platinum Award (Top 1% nationwide)
- Licensed Real Estate Broker in California
- Licensed in two states, California and Illinois
- Certified Negotiation Expert (RENE)
- Diamond and Gold level Sponsor for supporting public elementary schools



Award-winning Realtor continues dedication to public elementary schools with major gift

What started out as a small personal donation six years ago for local realtor Shirin Rezania Ramos has become a lasting support of the local public elementary schools. This year, as part of the Business Partner program, Rezania Ramos made a $[redacted] donation to the Solana Beach Schools Foundation to support ongoing high-quality instruction in the Solana Beach School District's STREAM (science technology, research, engineering, arts, math and science) and physical education programs.

Shirin Rezania Ramos

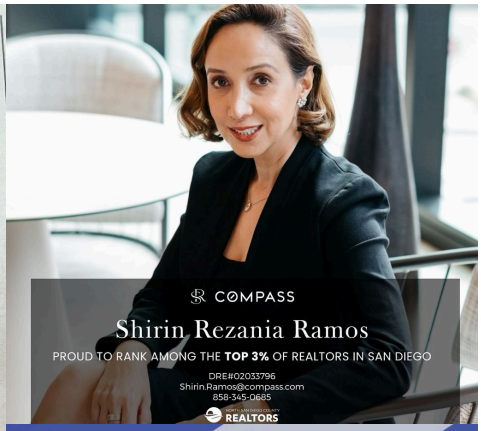
Rezania Ramos explains that the local impact of the pandemic played a part in her decision, "As a Realtor, parent and homeowner in Carmel Valley, I am very passionate about helping our neighborhood schools maintain their high rankings. I realize a lot of families impacted by COVID-19 were not able to make their annual donation to the foundation in 2020. I have decided to donate [redacted] to help all students in our community."

With her continuous contributions to

honorable distinction of being one of the Foundation's longest-running business partners. This year, she also achieved the accolade of being a top-ranking realtor with Berkshire Hathaway HomeServices California Properties. Paul Benec, managing broker at Berkshire Hathaway HomeServices California Properties, shares, "I am very proud of Shirin for her hard work and dedication to her clients. Her resilience and dedication to her community has earned her the platinum award level for 2020, which is achieved by less than 1% of our organization. We at Berkshire Hathaway HomeServices California Properties are proud to have Shirin as part of our organization."

The contribution made by Rezania Ramos to the Foundation will help ensure all public elementary school students in the Solana Beach School District, which includes schools in Carmel Valley, Solana Beach and Rancho Santa Fe, continue receiving enriched, inquiry-based learning opportunities providing a complete education beyond the basics.

More information about the Solana Beach Schools Foundation, and how businesses can partner to strengthen educational outcomes for all elementary school students, is available at











Shirin Ramos Group

The Proof is in the Numbers

SHIRIN REZANIA RAMOS

20

Years of Experience

54

5 Stars Google Review

500+

Sold Homes

$18M

Total Sales 2024

COMPASS



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