

EST



COAST HWY



# 211 N COAST HWY

211 N HIGHWAY 101 is a 4,200 SF single tenant building located in the heart of the Solana Beach with a boardwalk atmosphere. This is a rare opportunity to expand in this highly sought after beach community. The building has great Highway 101 visibility with strong pedestrian and vehicular traffic of over 159,000 cars per day and is within walking distance to the Solana Beach Amtrak Train Station and the famous Cedros Avenue Design District. Located just blocks from the Pacific Ocean with easy access to the I-5 freeway.



# LOCATION

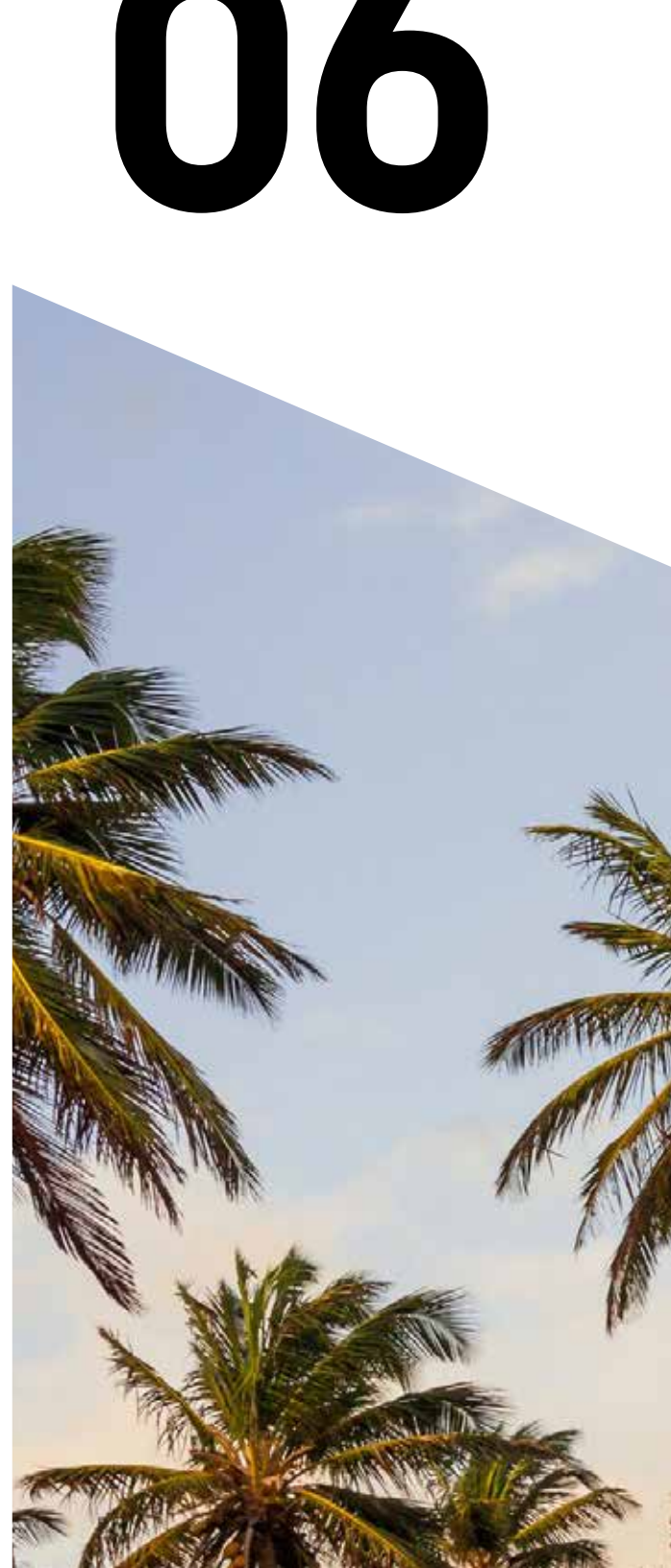
211 N COAST HIGHWAY

SOLANA BEACH is a charming seaside community located in San Diego's North County coastal region. The city is home to one of only three train stations in San Diego County which serves Amtrak and the Coaster. Solana Beach is a favorite destination to enjoy the beach, eclectic shops, one-of-a-kind dining, golfing, and nearby hiking trails.

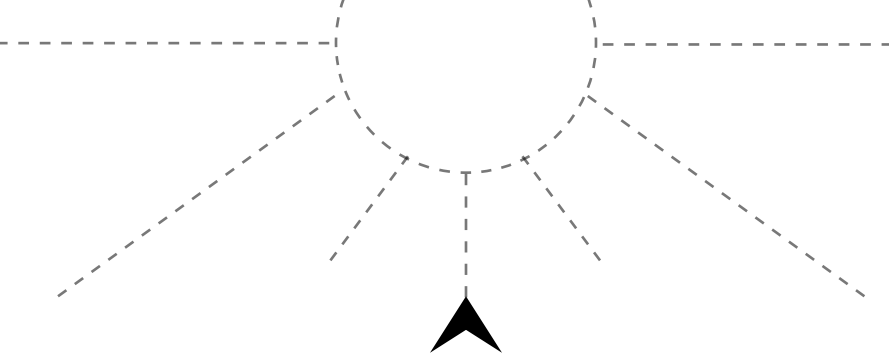
NORTH COUNTY SAN DIEGO is the second-most populated region in the county, with over 226,000 people living along the I-5 freeway and a median household income of over \$116,000. It is also home to a few of San Diego's top attractions, including Legoland California, the Carlsbad flower fields and the Del Mar Race Track and Fairgrounds. Within North County, the Cedros Avenue Design District is recognized as one of the best shopping streets.

# 04





# 06



## CEDROS AVE

DESIGN DISTRICT

THE CEDROS AVENUE DESIGN DISTRICT in Solana Beach, offers a shopping adventure with over 85 unique shops/boutiques, galleries, a wide variety of restaurants. This includes the iconic Belly Up Tavern and now West Elm's first North County location. Also, home to many well-known architects, builders, designers and interior decorators, the Cedros District is a quickly becoming a highly desired place to work, live, and shop.



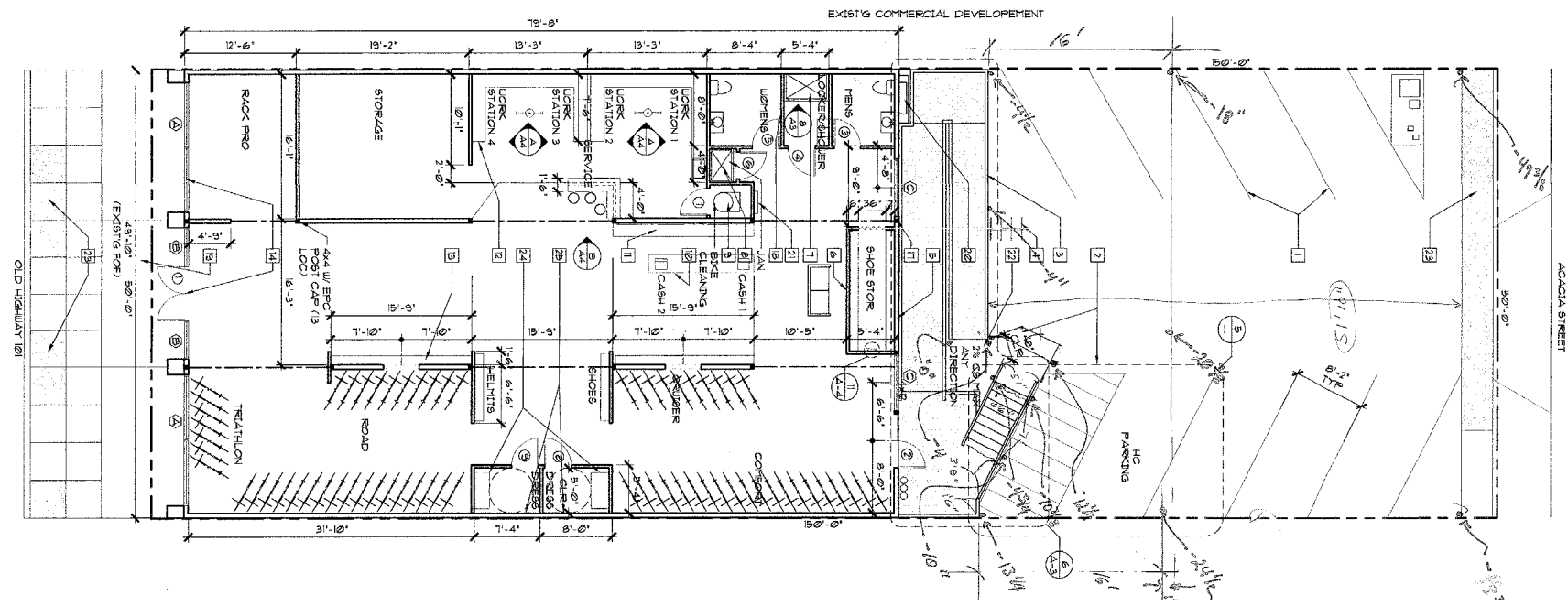
# DEMOGRAPHICS

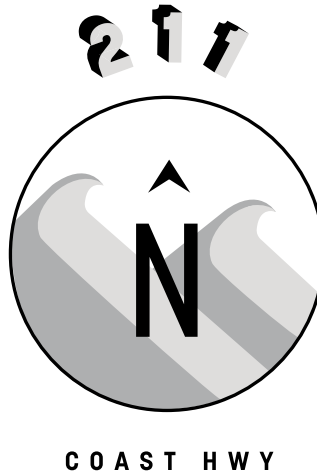
	1 MI	3 MI	5 MI
POPULATION	9,118	37,065	111,982
AVERAGE HH INCOME	\$148,486	\$176,856	\$181,663
DAYTIME POPULATION	6,879	19,344	60,266



# SITE PLAN

4,200 SF





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