

ICONIC RETAIL SPACE OPPORTUNITY



SOLANA BEACH

# 330 cedros







**LOMAS SANTA FE PLAZA**

VONS  
24 FITNESS  
BIG5

STARBUCKS COFFEE  
GREEN BEAN BAGELS

PIZZA NOVA  
usbank  
HomeGoods

**FLOWER HILL PROMENADE**

WHOLE FOODS  
burgerlounge

WUCINA  
FLOWER CHILD  
LONE FLAG

**DEL MAR CENTER**

McDonald's  
GELSON'S  
Pier 1 imports  
PETCO

**SOLANA BEACH TOWN CENTER**

SPROUTS  
Dixieline  
BevMo!  
CVS pharmacy  
Marshalls  
STAPLES

**DEL MAR RACETRACK & FAIRGROUNDS**  
3 million visitors annually

SOLANA BEACH  
**330 cedros**

BIXBY & BALL

SOLANA BEACH TRAIN STATION  
400K+ boardings annually

CEDROS DESIGN CENTER

AARON CHANG  
OCEAN ART GALLERY

FLETCHER COVE PARK

CVS pharmacy

Rubio's  
california PIZZA HUTCHEN

SEASIDE STATE BEACH

Pacific Coast Grill

CH  
CHART HOUSE

SURE RIDE

Pillbox  
Naked CAFE  
SADDLE BAR





Located  
in the  
Renowned  
Design  
District.

#### THE CEDROS EXPERIENCE IS LIKE NO OTHER

Set your sights on Cedros, the heart and soul of Solana Beach. This unique experience is well within your reach, whether you are a coastal local or adventurous visitor. San Diegans should show themselves around this special spot often and take advantage of its in-town treasures. A scenic train ride to the Solana Beach station will have you there in no time to experience the culture of the Cedros community. Stroll Cedros to find something special at one of the district's distinctive retailers that are sure to speak to your style—eclectic, ultra modern or antique. The iconic avenue offers everything from endless entertainment options, specialty shops and epicurean eateries to indulgent salons, day spas and yoga or Pilates studios. Cedros even has hot spots that suit what you like to sip...whether it's espresso, sauvignon blanc or micro-brewed suds.

#### THE PROPERTY

The property is located toward the southern end of the Cedros Avenue Design District and is a five-minute walk from the Solana Beach Amtrak Train Station. It is just under an acre – 40,946 SF – and has already received the necessary approvals from the city as well as the California Coastal Commission. The path to receiving building permits in the coastal area is typically time-consuming, expensive, and with no certainty of a favorable outcome. We believe that process creates barriers to entry that serve to limit competitive construction. Those hurdles make existing product more valuable – particularly new projects that do not have the obsolescence of older buildings. In keeping with the diverse nature of the area, the construction design for 330 Cedros calls for four different uses. There will be a 3,206 SF restaurant/café with outdoor seating along with 4,923 SF of retail shops on the ground floor. On the second floor, we will construct 7,933 SF of creative office suites and 10,291 SF of 1 and 2 bedroom apartments. Parking – usually a challenge in beach communities – will be ample at 78 spaces, with many shielded by the second floor structures.







*to the South*



*to the North*

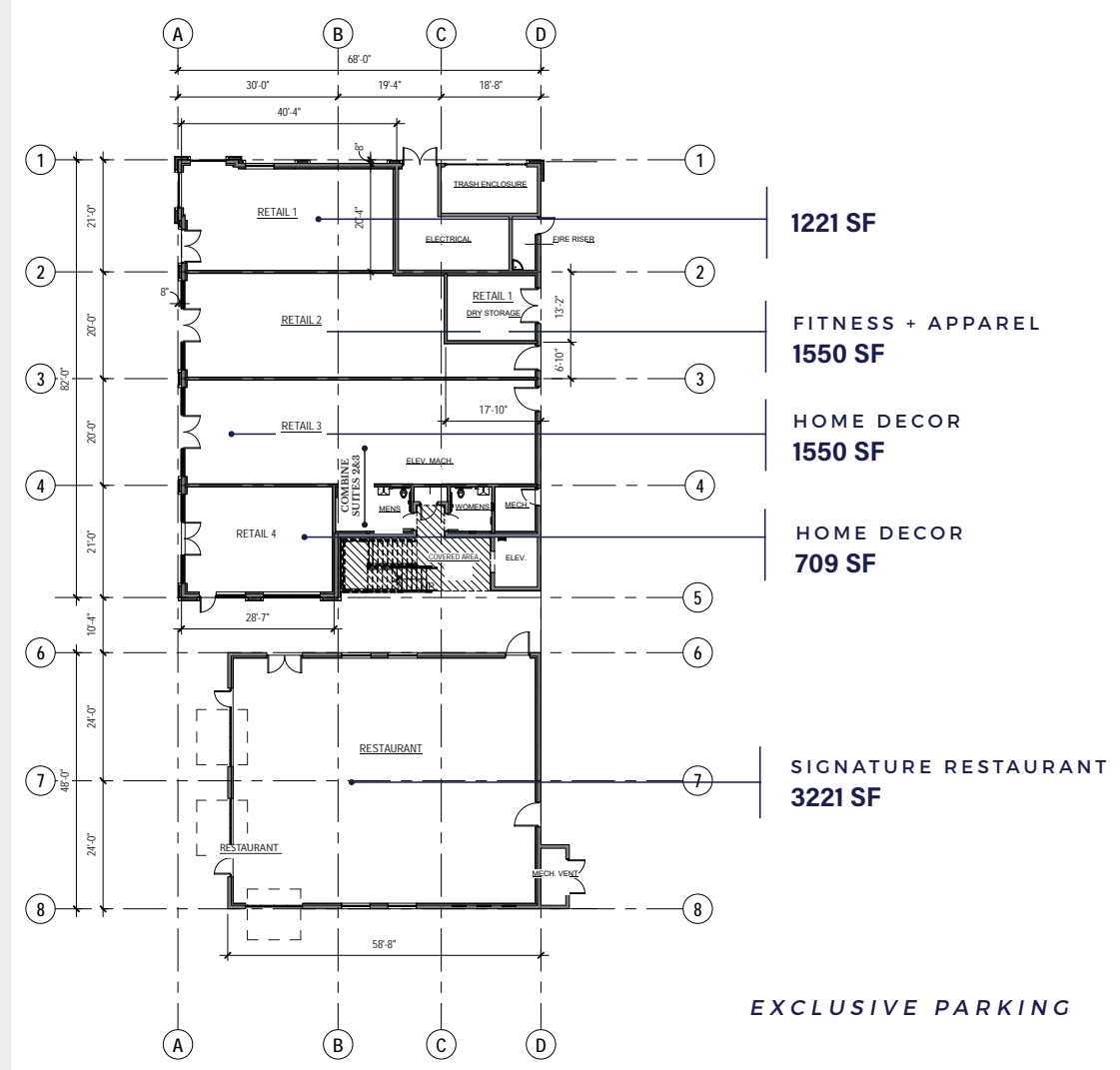




SOLANA BEACH

# 330 cedros

S CEDROS AVE



EXCLUSIVE PARKING

# An Absolutely Unique Opportunity.

## 330 CEDROS

330 Cedros is located in Solana Beach, California, an affluent beach community nestled between Del Mar's horse racing track, village amenities and high end residential communities to the south and Cardiff by the Sea/Encinitas to the north. More specifically, the property is in the Cedros Avenue Design District with its eclectic mix of retail, fashion, home décor and entertainment – including a Farmer's Market every Sunday. Cedros Avenue runs parallel to both Pacific Coast Highway 101 (one block to the west) and the I-5 San Diego Freeway (just under 1 mile to the east). It enjoys access to Lomas Santa Fe Drive on the north side and Via De La Valle at the south end – both exits off of the I-5 freeway.



SOLANA BEACH

# 330 cedros

**MATT MOSER**

mmoser@retailinsite.net  
858.523.2096



**CHRIS HODGMAN**

chodgman@retailinsite.net  
858.523.2098