

CEDROS 240



One-of-a-kind, 21,000 SF office HQ / retail building for lease on Cedros Avenue in the Design District

Property Highlights

- A creative, two-story office / retail building totaling 21,000 RSF (divisible to 8,000 SF)
- Located in the heart of Cedros Avenue Design District
- Unique design with 20+ feet ceilings
- Large open floor plans that are adaptable for multi-use
- On-site coffee and food service
- In close proximity to an abundance of other retail & service amenities, including Belly Up, Flower Hill Promenade, Solana Beach Towne Centre & Del Mar Plaza
- 0.3 mile walk to Fletcher Cove Beach Park and 0.2 mile walk to Solana Beach Train Station
- Excellent Interstate 5 freeway access by way of Lomas Santa Fe Dr.
- Above standard parking for Cedros Avenue (63 spaces secured by parking gates)



Amenities



SOLANA BEACH



Cedros Design District



COURTYARD Marriott



- Sprouts Market
- Crust Pizzeria
- Fish District
- Ember & Still
- Panera Bread
- Jamba Juice
- Starbucks
- Orangetheory
- Bar Method
- Chase Bank

LOMAS SANTA FE



- Whole Foods
- Cucina Enoteca
- Flower Child
- Corepower Yoga
- Milton's Deli
- Burger Lounge
- Starbucks
- Venissimo Cheese & Wine

VIA DE LA VALLE



DEL MAR RACETRACK

- Del Mar Center
- Gelson's Market
- Coffee Bean & Tea Leaf
- Beaming Superfood
- Tabu Sushi
- Wells Fargo
- McDonald's



DEL MAR



DEL MAR PLAZA

- Del Mar Rendezvous
- Enoteca Del Fornaio
- Il Fornaio
- Pacifica Del Mar
- Pacifica Breeze Café
- Shimbashi Izakaya
- Smashburger
- Banana Republic
- Coco Rose
- Union Bank

DEL MAR HEIGHTS RD

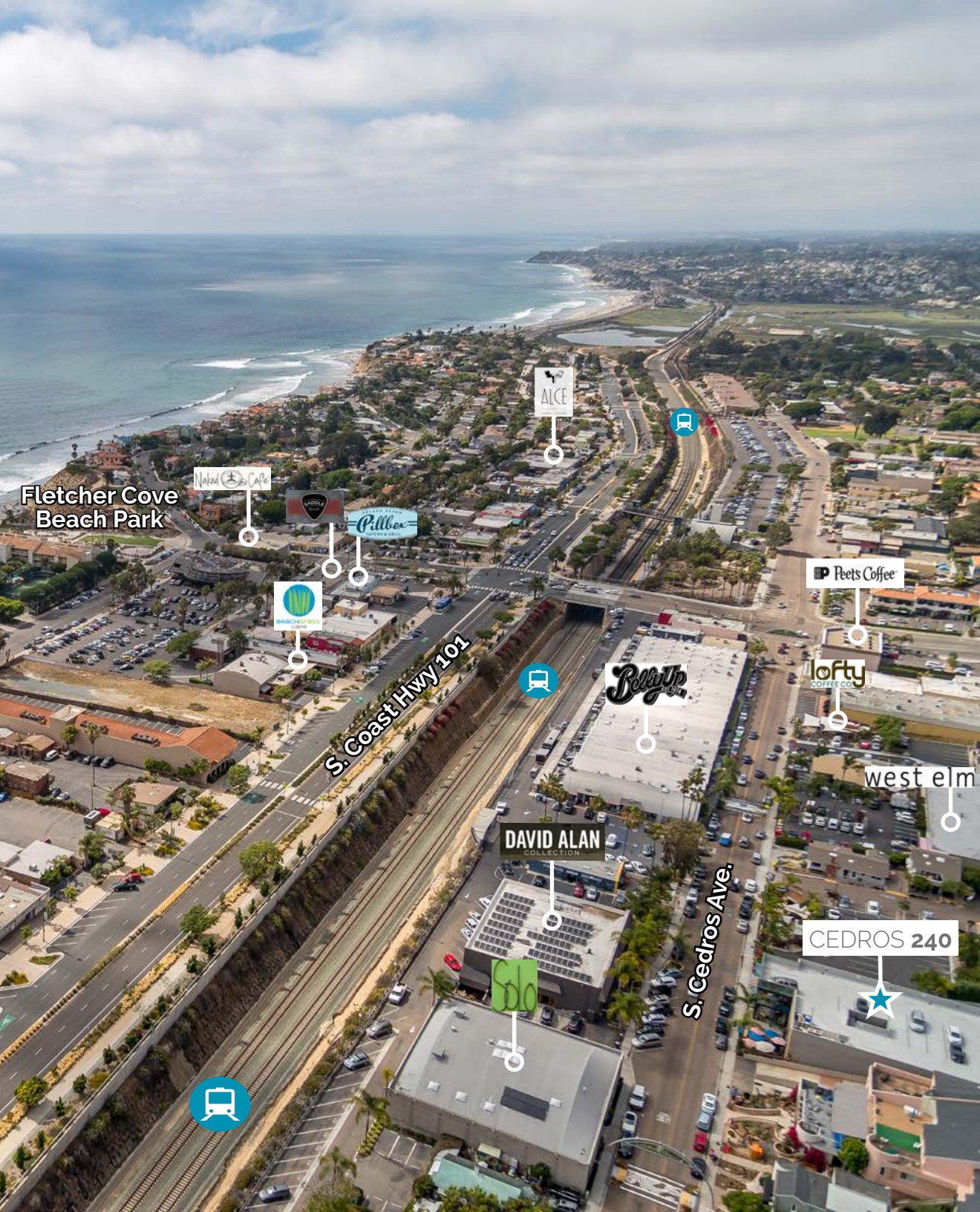
EL CAMINO REAL

ADDITIONAL RESTAURANTS

- Culture Brewing
- Del Mar Pizza
- Board and Brew
- Alfonso's of La Jolla
- California Pizza Kitchen
- Brigantine
- Bruegger's Bagels
- Crush
- En Fuego Cantina & Grill
- Fidel's Little Mexico
- Fish Market
- Jake's Del Mar
- Lofty Coffee
- Pamplemousse
- Prepkitchen
- Poseidon Restaurant
- Sibicca
- Viewpoint Brewing
- Zel's Del Mar

ADDITIONAL HOTELS

- Holiday Inn Express
- Courtyard Marriott
- L'Auberge Del Mar
- Hilton
- Grand Del Mar
- Inn at RSF
- Marriott
- Lodge at Torrey Pines
- Estancia



Steps away from...



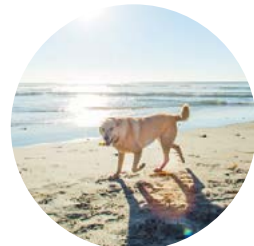
FLETCHER COVE BEACH / PARK



SOLANA BEACH TRAIN STATION



DEL MAR RACE TRACK



DOG FRIENDLY BEACHES

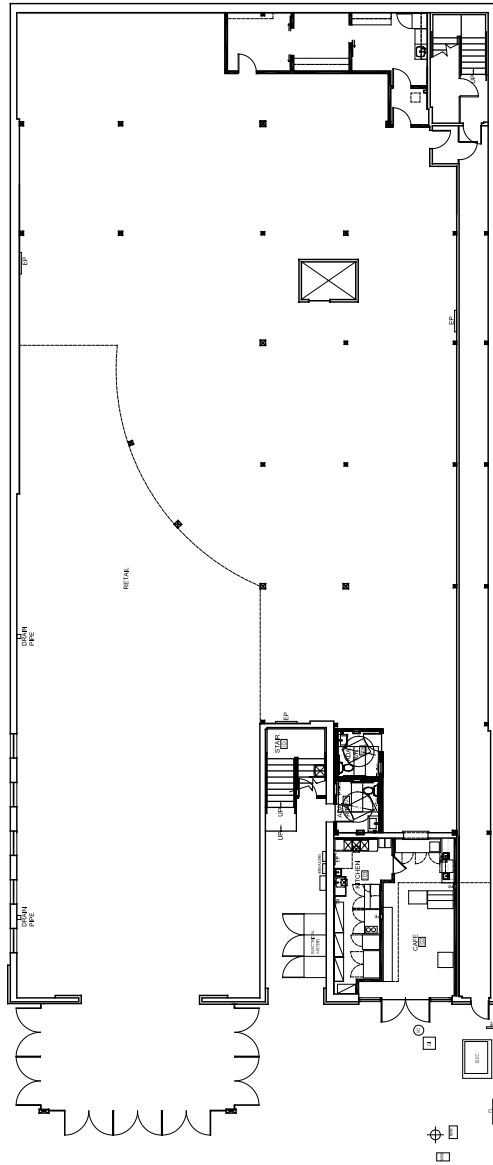


LIVE MUSIC VENUE

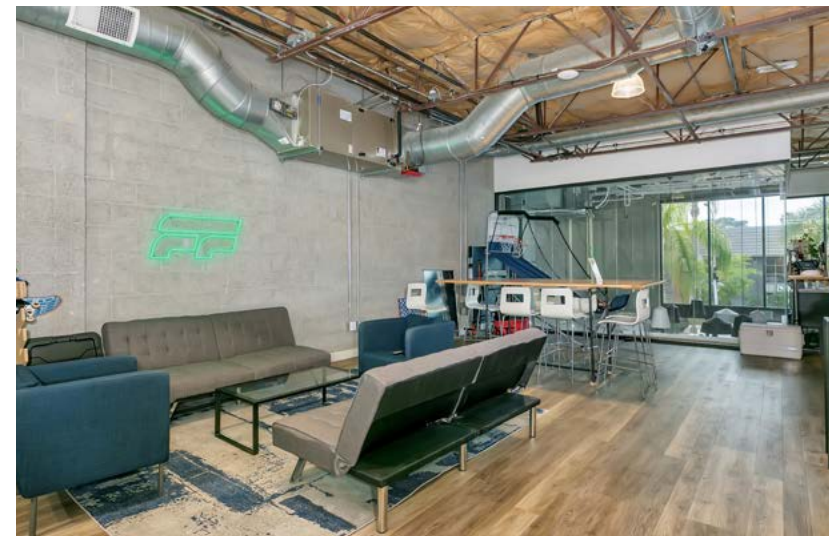
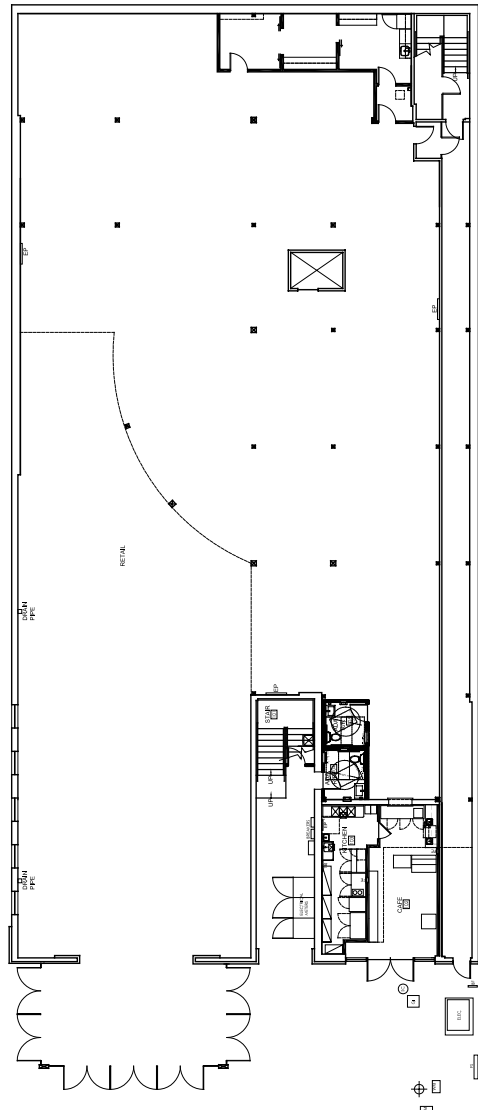


RESTAURANTS & CRAFT BEER

Floor Plan: Ground Level

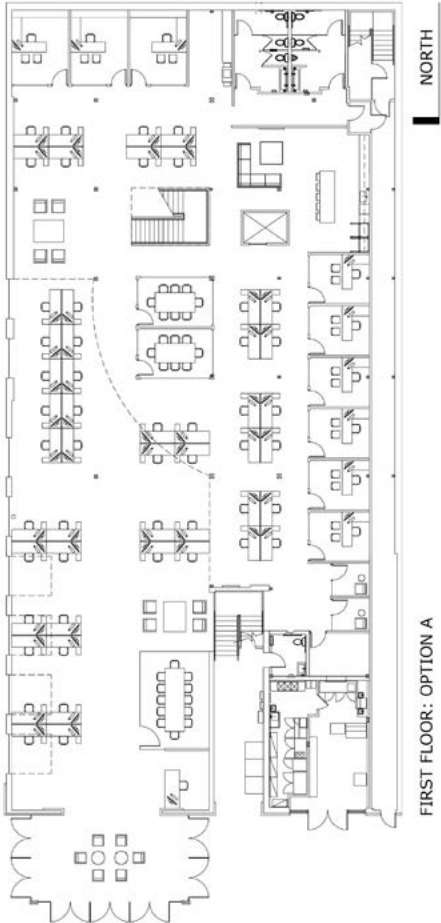


Floor Plan: Second Level

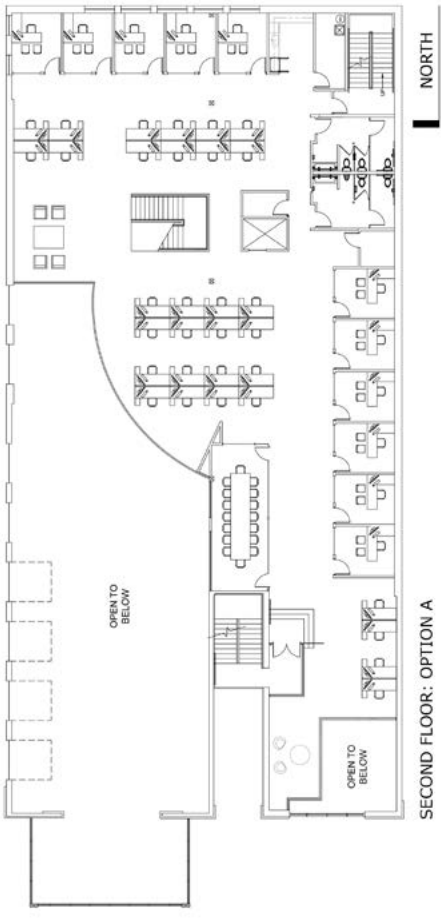


Conceptual Floor Plans

First Floor Option A



Second Floor Option A



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