

Lifestyle Retail/Creative Office with Coastal Flair

212

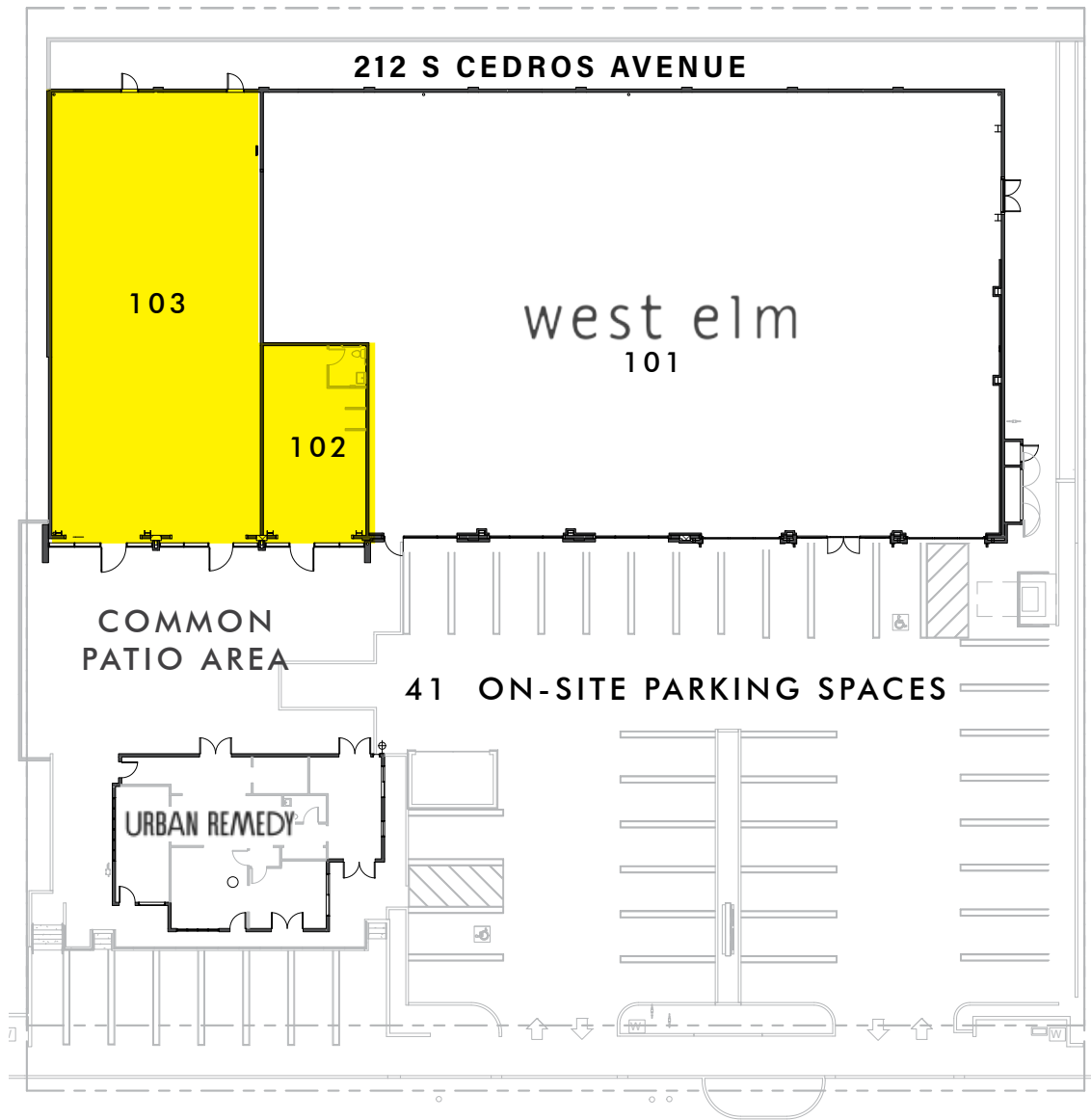
SOUTH CEDROS AVENUE

SOLANA BEACH, CALIFORNIA



Do Not Disturb Tenants

759 SF - 4,158 SF AVAILABLE FOR LEASE



SUITES	SQUARE FOOTAGE	LEASE RATE
102	759	\$5.00/SF NNN
103	3,399	\$4.50/SF NNN
102 & 103	4,158	\$4.50/SF NNN

NNN are estimated at \$1.12/SF

HIGHLY AFFLUENT, COASTAL SAN DIEGO COUNTY DEMOGRAPHICS

- » Average Household income within 5 miles is \$185,101
- » Total population within 5 miles is 115,430
- » Daytime population within 5 miles is 125,593

- 16,702 SF specialty retail center anchored by West Elm
- Cedros Avenue ranked one of the top 5 Main Streets in Southern California
- Centrally located in North San Diego County's premier retail destination
- Great visibility and access to Cedros Avenue

- Serving the affluent communities of Solana Beach, Del Mar, Rancho Santa Fe and Encinitas/Cardiff
- Eclectic mix of retail, fashion, home decor and entertainment
- Directly across the street from the Belly Up





The Cedros Design District is home to original Fashions, Furniture, Home Décor, Collectibles and Art. Along with the retail, Cedros is also home to the world famous Belly Up hosting top musical acts throughout the year. Culture Brewing and Carruth Cellars add to the mix with their stylish tasting rooms. Cedros Avenue's 2 1/2 blocks of more than 85 one of a kind shops, boutiques and galleries, plus, unique Home and Garden stores, have made Cedros one of the top shopping destinations in San Diego County. The Cedros Avenue Design District is also home to many renowned architects, builders, designers and interior decorators.

“Like a stroll down a charming European Side Street”

- Los Angeles Times





PACIFIC OCEAN

CARDIFF

SOLANA BEACH

SOLANA BEACH
AMTRAK/
COASTER STATION

HWY 101
(±19,395 CPD)

PACIFIC SURFLINER/COASTER ROUTE

N CEDROS AVE
LOMAS SANTA FE DRIVE (±17,800 CPD)

CEDROS AVENUE
DESIGN DISTRICT

URBAN REMEDY

S CEDROS AVE

west elm

212
SOUTH CEDROS AVENUE





FOR MORE INFORMATION CONTACT:

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