

Beachwalk

SOLANA BEACH, CA



**FLOCKE &
AVOYER**
Commercial Real Estate



Beachwalk

437 S. Highway 101
Solana Beach, CA 92075

PROPERTY HIGHLIGHTS

±54,973 SF retail center located on historic Hwy 101 in the Solana Beach shopping district.

Plenty of on-site parking.

Beachwalk is located in the heart of Solana Beach, a destination with eclectic shops, great dining, golfing, nightlife and less than a mile from Del Mar Fairgrounds, which entertains millions of visitors throughout the year.

In close proximity to high-income areas of Solana Beach, Del Mar, Cardiff, Encinitas and Rancho Santa Fe.

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LOCATED ALONG
THE HISTORIC
HIGHWAY 101

JOIN RENOWNED
AREA TENANTS LIKE:



Claire's on Cedros



Del Mar Fairgrounds & Race Track

Del Mar Heights



Del Mar

Del Mar Dog Beach

Del Mar Beach Club

Del Mar Shores

Pacific Ocean



Solana Beach City Hall

Sand Pebbles Resort

Seascape Sur



Solana Beach and Tennis Club



Beachwalk





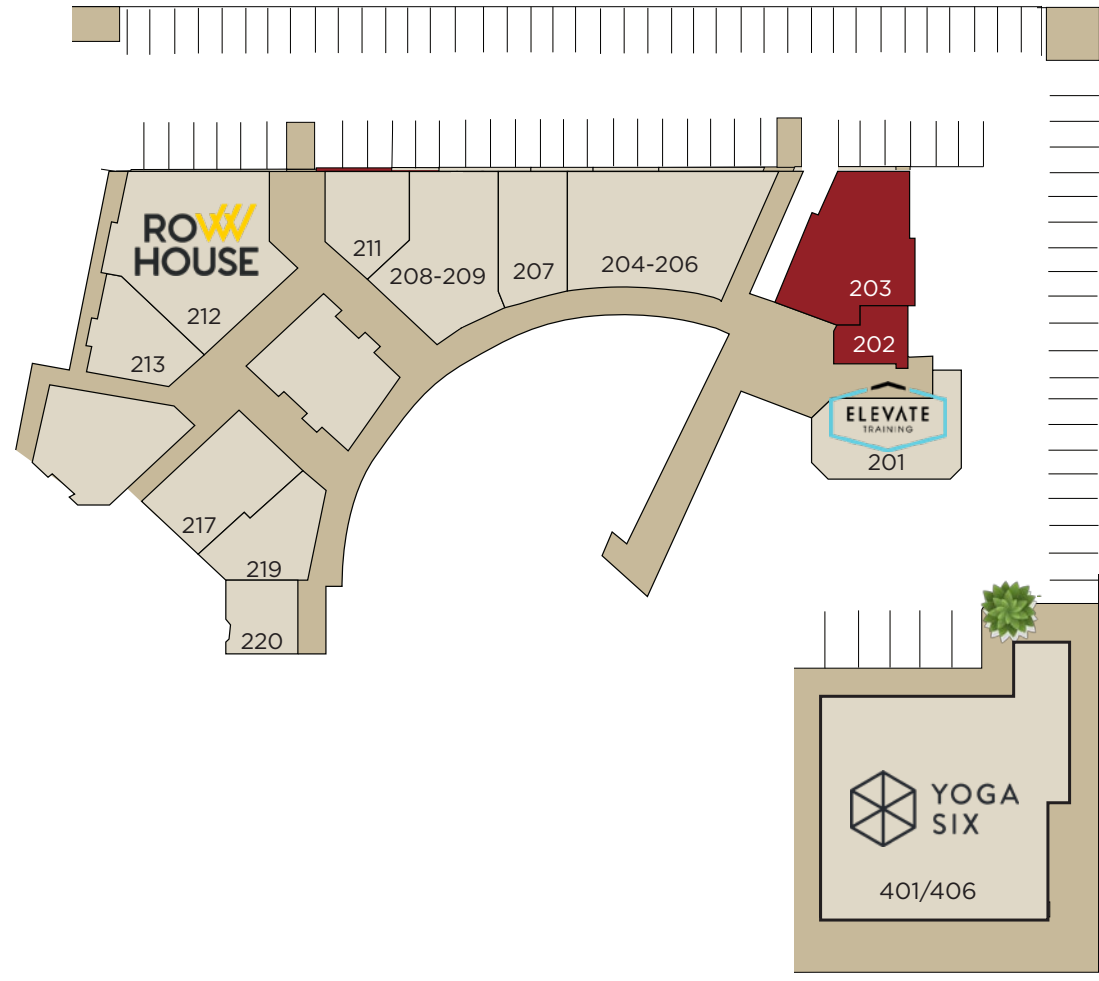
Beachwalk

SITE PLAN

LEVEL 1



LEVEL 2



SUITE	TENANT	SF
100/102	Banfield Pet Hospital	2,974
101	Solana Beachwalk Cleaners	1,930
103	AVAILABLE	1,376
104	Natura Waxing Lounge & Spa	1,205
105	Mr. Bodhi's Grub and Scrub	1,061
106/107	Vino Carta	1,683
108	Stretch Lab Fitness	1,323
110	AVAILABLE	1,594
112	AVAILABLE	4,849
114	AVAILABLE	651
116	Harcourts	624
117	Rubio's Restaurant	2,207
118	Choice Juicery	881
121	AVAILABLE	1,521
201	Elevate Training	1,585
202-203	AVAILABLE	2,507
204-206	Jet Rhys	2,796
207	Majestic Nails	1,006
208-209	Grotto Spa	2,261
211	Hood Foundation	830
212	Row House	2,530
213	Art of Skin, M.D.	1,037
217-220	Art of Skin, M.D.	3,092
301/302	SB Kitchen (Opening Soon)	4,400
401/406	Yoga Six Solana Beach	3,505
501/502	Achilles Coffee Roasters	545
601	California Pizza Kitchen	5,000



**This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*

A HUB OF ATHLETIC ACTIVITY

WITH 4 GYMS AS CO-TENANTS IN THE BEACHWALK RETAIL CENTER, HEALTHY LIVING IS A TOP PRIORITY.

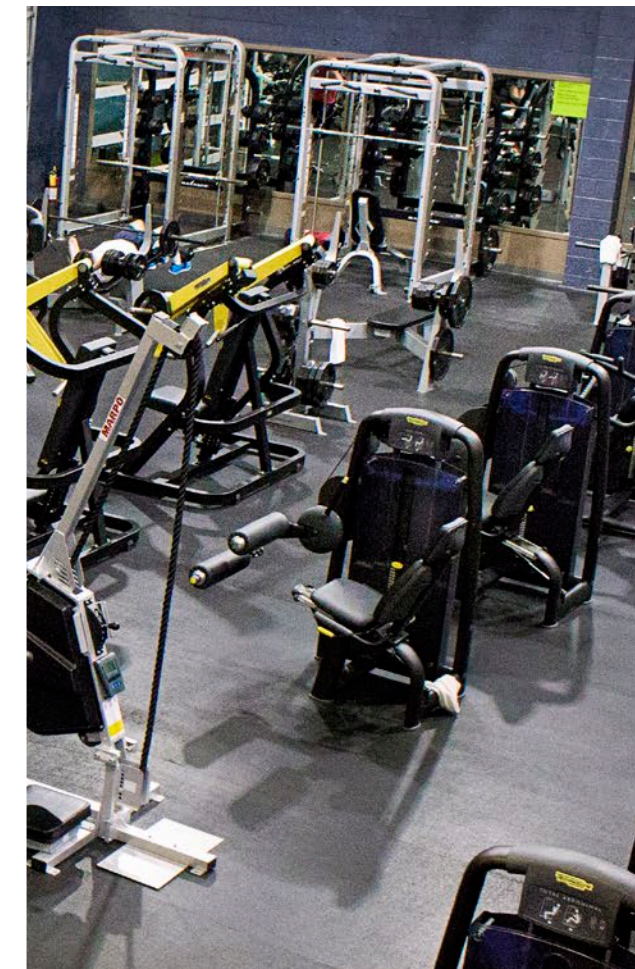
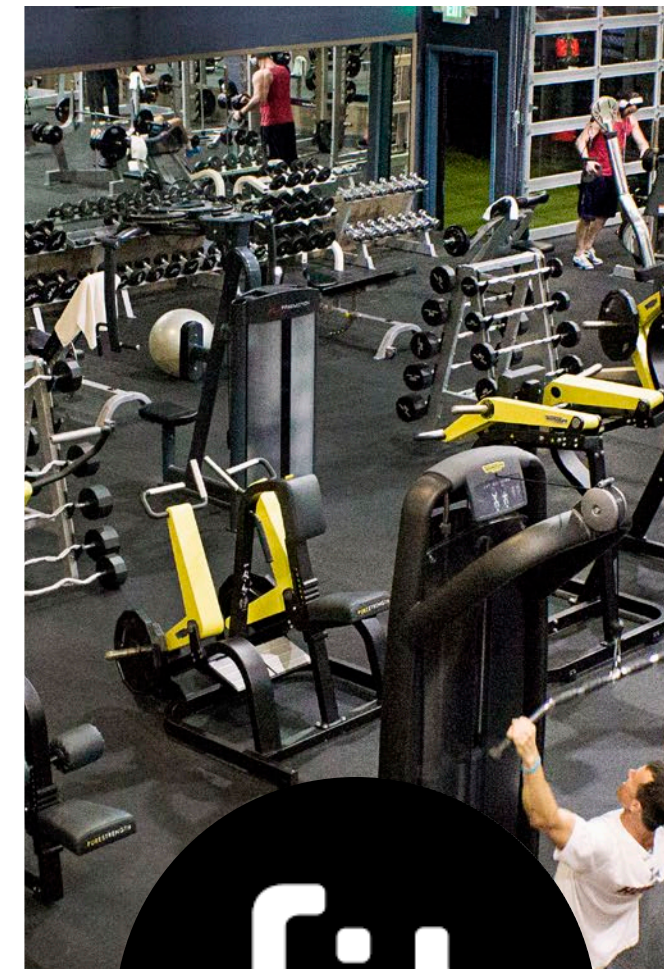
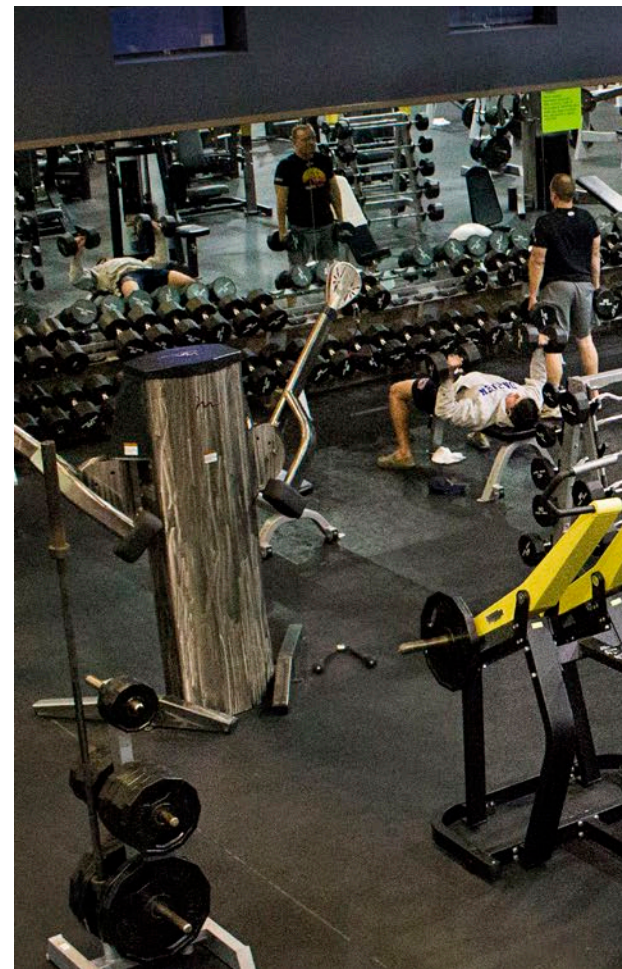


01 **Yoga Six** is located on the second floor of the Beachwalk center. The studio offers 6 different class types from beginner to sculpt.

02 **Row House** provides a 45-minute, full-body rowing experience. Choose from 6 class types to make progress everyday of the week.

03 **Elevate Training** features 5 classes, from core-focused endurance training to a beginners' lesson on perfecting form.

04 **Stretch Lab's** team of highly trained Flexologists offer guidance on how to achieve a deeper stretch by targeting muscle groups.



Just steps away from Beachwalk, Fit Solana Beach is a full-service, indoor-outdoor fitness facility with a turf training area, state-of-the-art workout equipment, an outdoor cross-training area, a tranquil yoga room, a Playcare room for kids, and a treatment room for massages and acupuncture. People flock to Fit to relax, unwind, and rejuvenate.

SOLANA BEACH

AERIAL



AVERAGE HHI

1 Mile: \$ 162,260

3 Miles: \$198,484

5 Miles: \$188,878



TRAFFIC COUNTS

Cars Per Day

Highway 101: ±17,100

Lomas Santa Fe Drive: ±21,500

Cedros Avenue: ±4,500



POPULATION

1 Mile 3 Miles 5 Miles

7,824 36,612 110,310

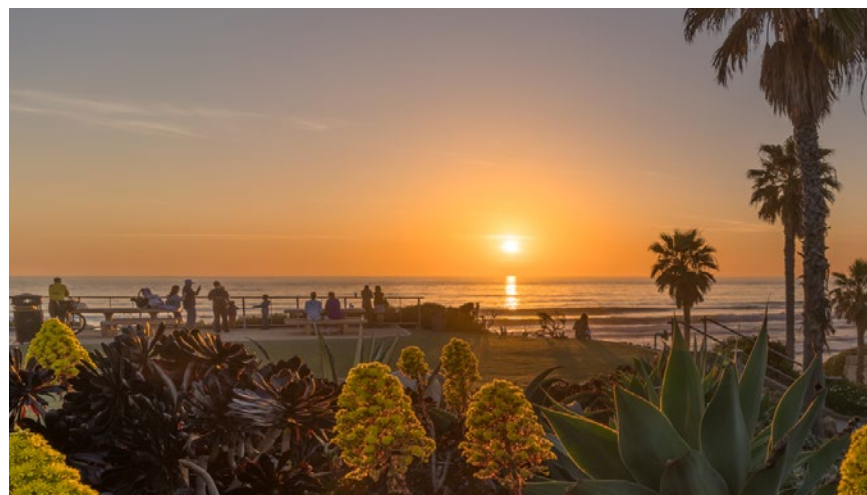
DAYTIME POPULATION

1 Mile 3 Miles 5 Miles

9,910 30,321 98,224



*Demographics are derived from 2000-2010 Census, 2016 Estimates and 2021 Projection. Additional information available upon request. Traffic Counts taken from the most recent SANDAG report dated 2010.

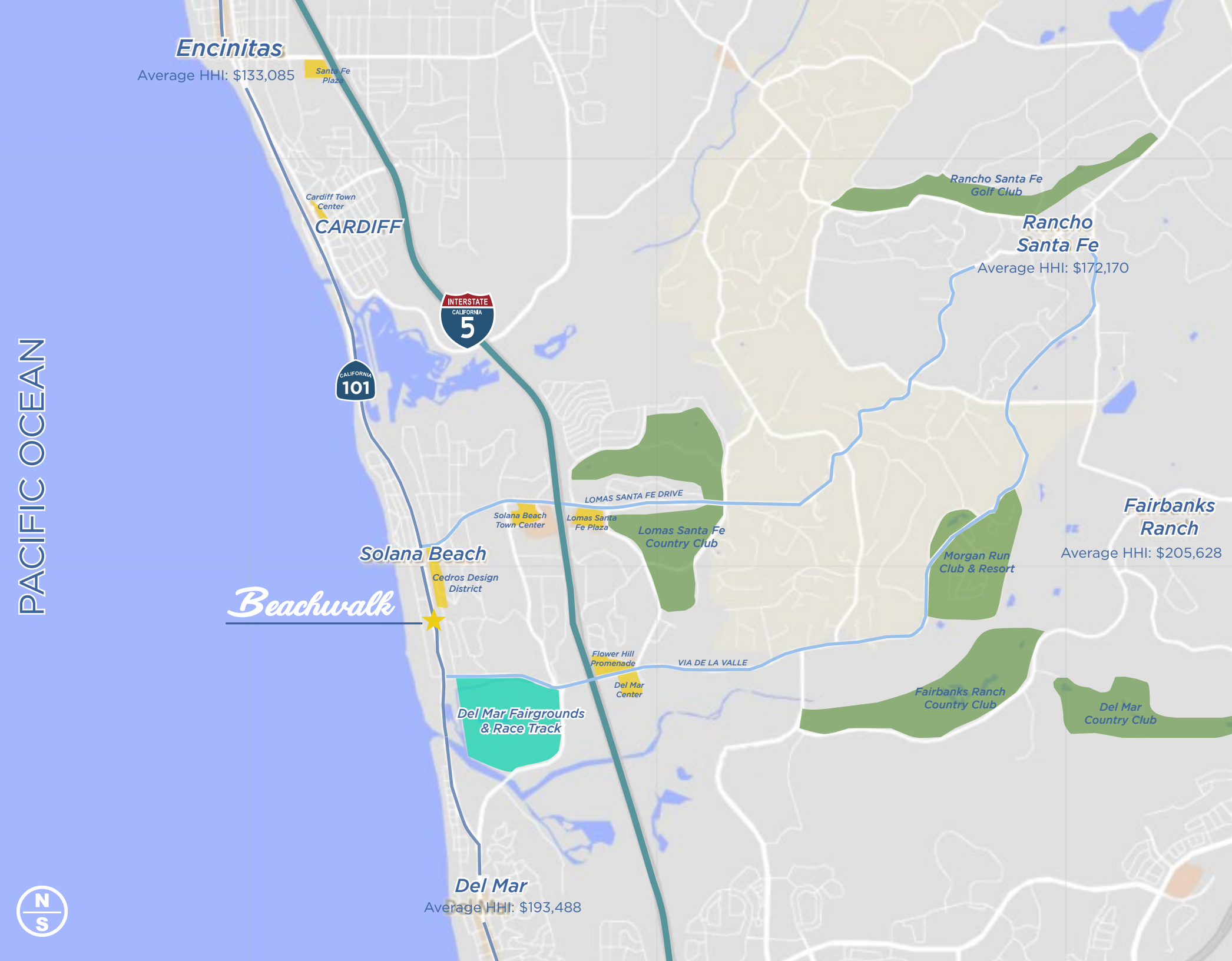


SOLANA BEACH

Golden beaches and bluffs, organic eateries, and some of the most renowned arts and music venues in the region attract visitors of all ages to Solana Beach.

Families can spend the day exploring waterfront parks or friends can enjoy local craft breweries. For farm-to-table and a cornucopia of fresh fare, the Sunday Solana Beach Farmers' Market can't be beat, while the walk-able Highway 101 makes for the perfect pub crawl.

Or if shopping is your paradise, the Cedros Design District offers chic boutiques, inviting galleries, and home décor havens. There's a little something for everybody in Solana Beach.



PACIFIC OCEAN





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