

Gateway at Cedros

RETAIL SPACE
FOR LEASE

1,066 SF
1,707 SF
AVAILABLE

Cedros
DESIGN

Avenue
DISTRICT



RETAIL INSITE



Rare

OPPORTUNITY IN THE HEART OF SOLANA BEACH

1,066 square feet suite available
1,707 square feet suite available
(can potentially be combined)

7,835 square foot retail center anchored by Peet's coffee

Strong pedestrian and vehicular traffic with more than 40,000 cars per day

Average household income of approximately \$150,000 within a 1-mile radius

Located two blocks from the Pacific Ocean, at the entrance of highly sought after Cedros Design District, where there is minimal vacancy with extremely high barriers to entry

Conveniently situated adjacent to the Solana Beach Train Station, one of the busiest stations in California, 2.74 million Amtrak Pacific Surfliner passengers come through annually, Solana Beach Station is the only stop for Del Mar Fairgrounds and Racetrack

THIS IS

Solana Beach

The charming, seaside community of Solana Beach is nestled along the northern coast of San Diego County, and is approximately a 30 minute drive from downtown San Diego. Its main access routes include Interstate 5, Highway 101, Lomas Santa Fe Drive, and Via de la Valle. The City is home to a vibrant train station that serves both Amtrak and the Coaster, one of only three in San Diego County.

The City lives up to its name with temperatures that average 62 degrees in the wintertime and 77 degrees in the summertime. It offers 1.7 miles of coastline for swimming and surfing. Most days you will see locals drop by to watch the sun set at the award winning Fletcher Cove Park.

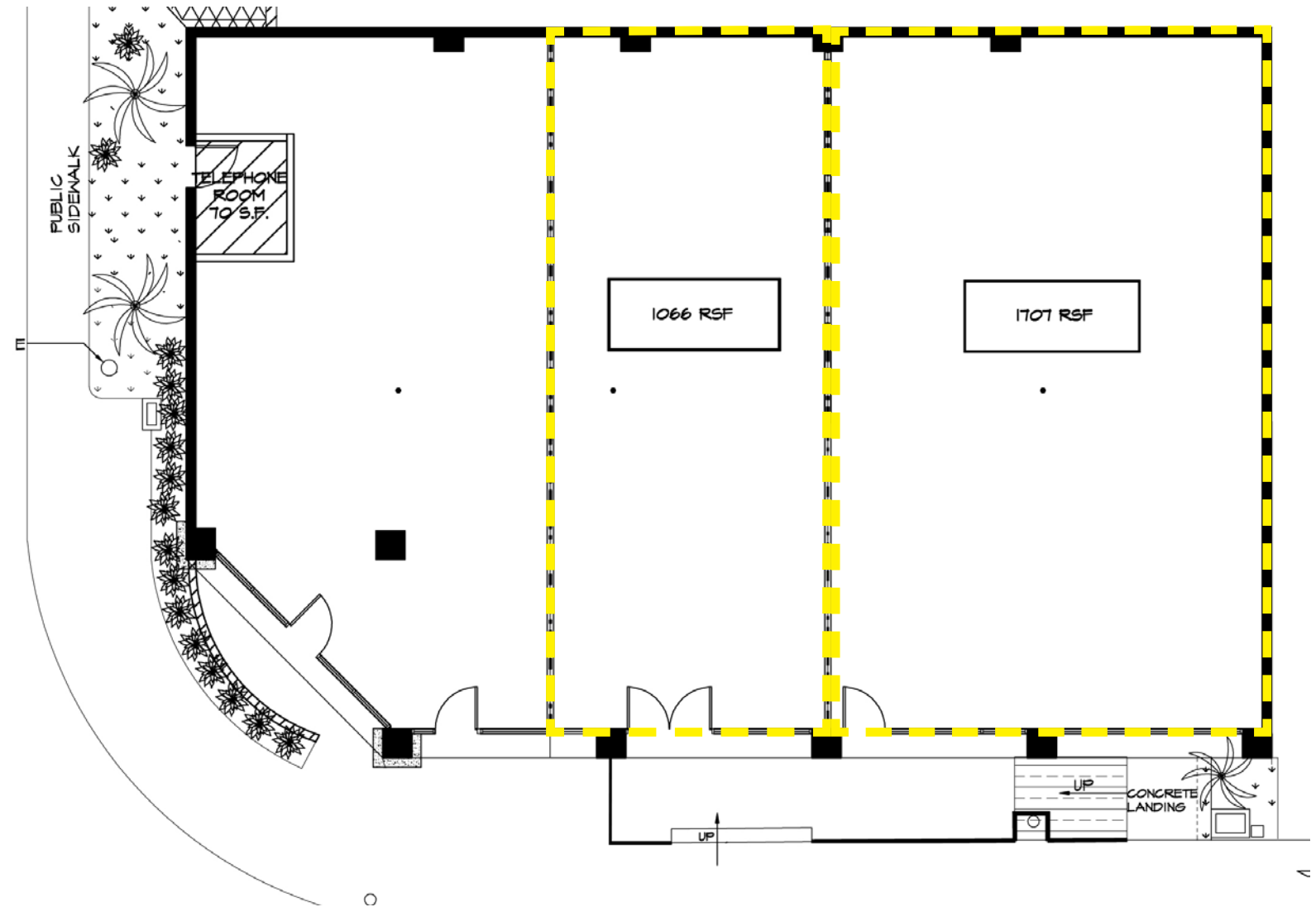
The City is a favorite destination for those looking to enjoy the beach, eclectic shops, great dining, golfing, nightlife, and nearby hiking.

DEMOGRAPHICS

Total Estimated Population **137,431**
Average Household Income **\$111,314**
Total Number of Businesses **8,481**
Total Number of Employees **94,749**



SITE
Plan





RETAIL
INSITE
COMMERCIAL REAL ESTATE



MATT MOSER

858.523.2096

mmoser@retailinsite.net

CONNOR STEVENS

858.523.2096

cstevens@retailinsite.net