

**COASTAL LEASING
OPPORTUNITY**

SOLANA BEACH

543
N HWY 101



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THE OFFERING

Urban Property Group is pleased to present a rare opportunity to lease prime office space on Coast Highway in Solana Beach, CA. The property is located in the heart of coastal Solana Beach, one of North County's most desirable and steadily growing neighborhoods.



Beach

0.8 miles to
Cardiff Beach



Highways

Convenient access
to I-5



Amtrak

0.4 miles to
Transit Center

Summary

ADDRESS	543 N Hwy 101, Solana Beach, CA
SIZE	±544 SF
TIMING	February 1, 2025
PROPERTY TYPE	Office/Medical
PARKING	On-Site

The Landlord reserves the right to lease the property at anytime during the marketing period without prior notice. The property will be leased on an "as-is" basis. It is the Tenant's responsibility to independently confirm the accuracy and completeness of all material information before completing any lease, along with use approval from the City.



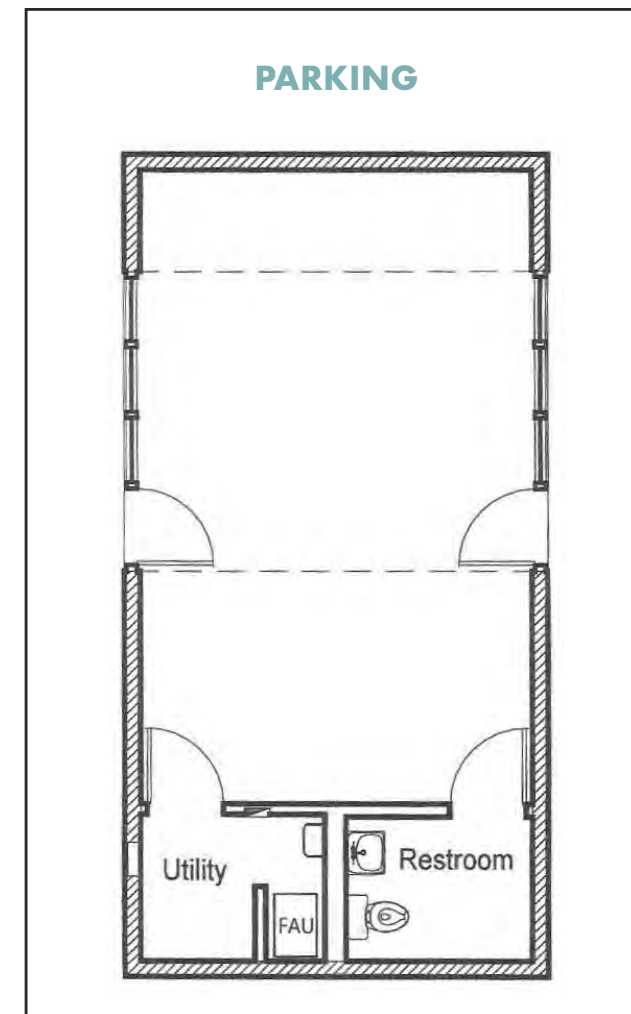
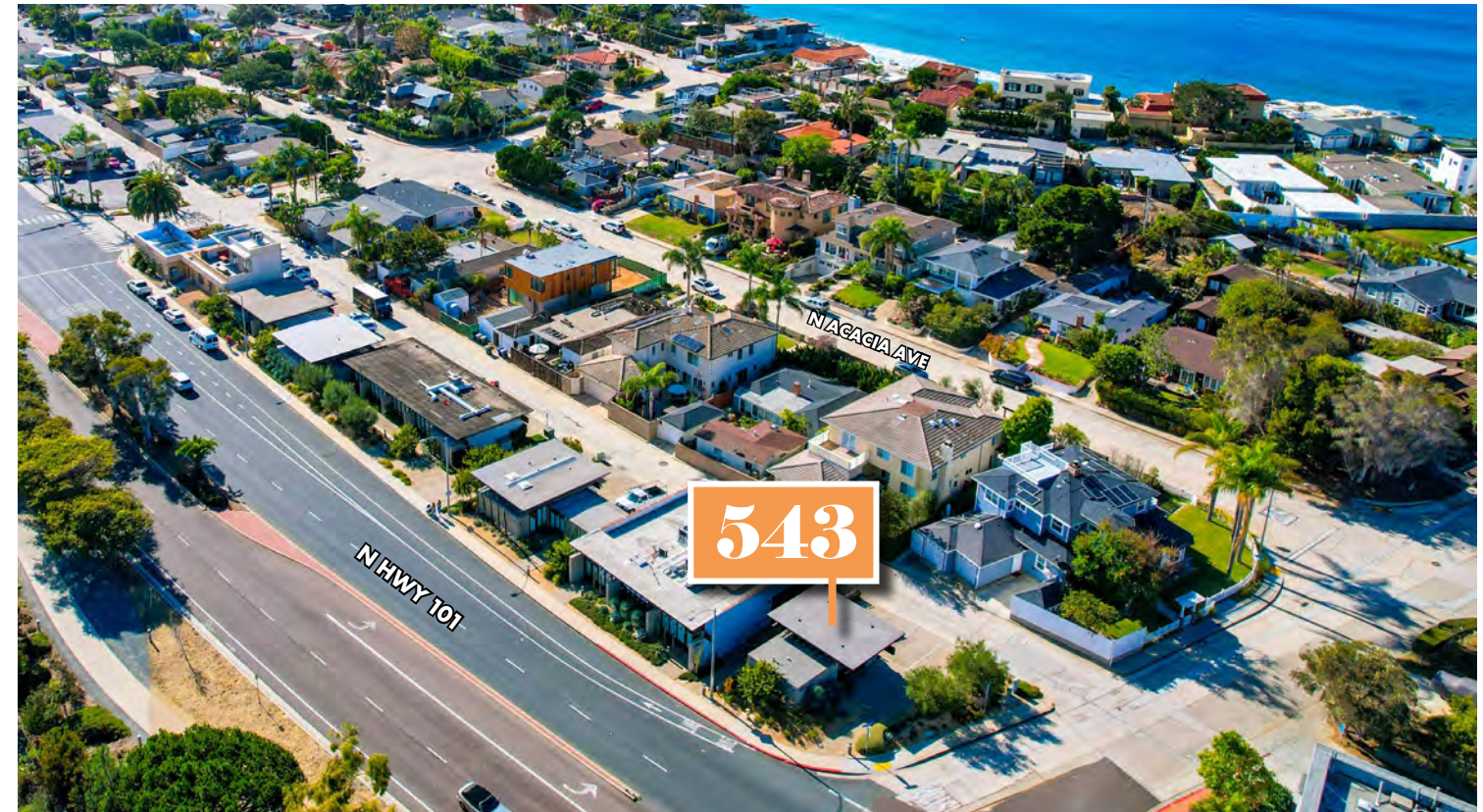
SOLANA BEACH

Solana Beach has all of the best qualities of a beach city without the hustle and bustle of the big city. You can find chic shops, trendy restaurants, and lively bars throughout town. The city has a gorgeous beach, multiple events throughout the year, and plenty of things to do if you don't feel like going to the beach or into the city. The beach in the area is one of the most beautiful beaches in the county, and with great views and a wide range of activities.

Solana Beach was named one of the top places to live in the US and is home to some of the top events in the San Diego area. Artists and writers have long taken advantage of Solana Beach's relaxed atmosphere.

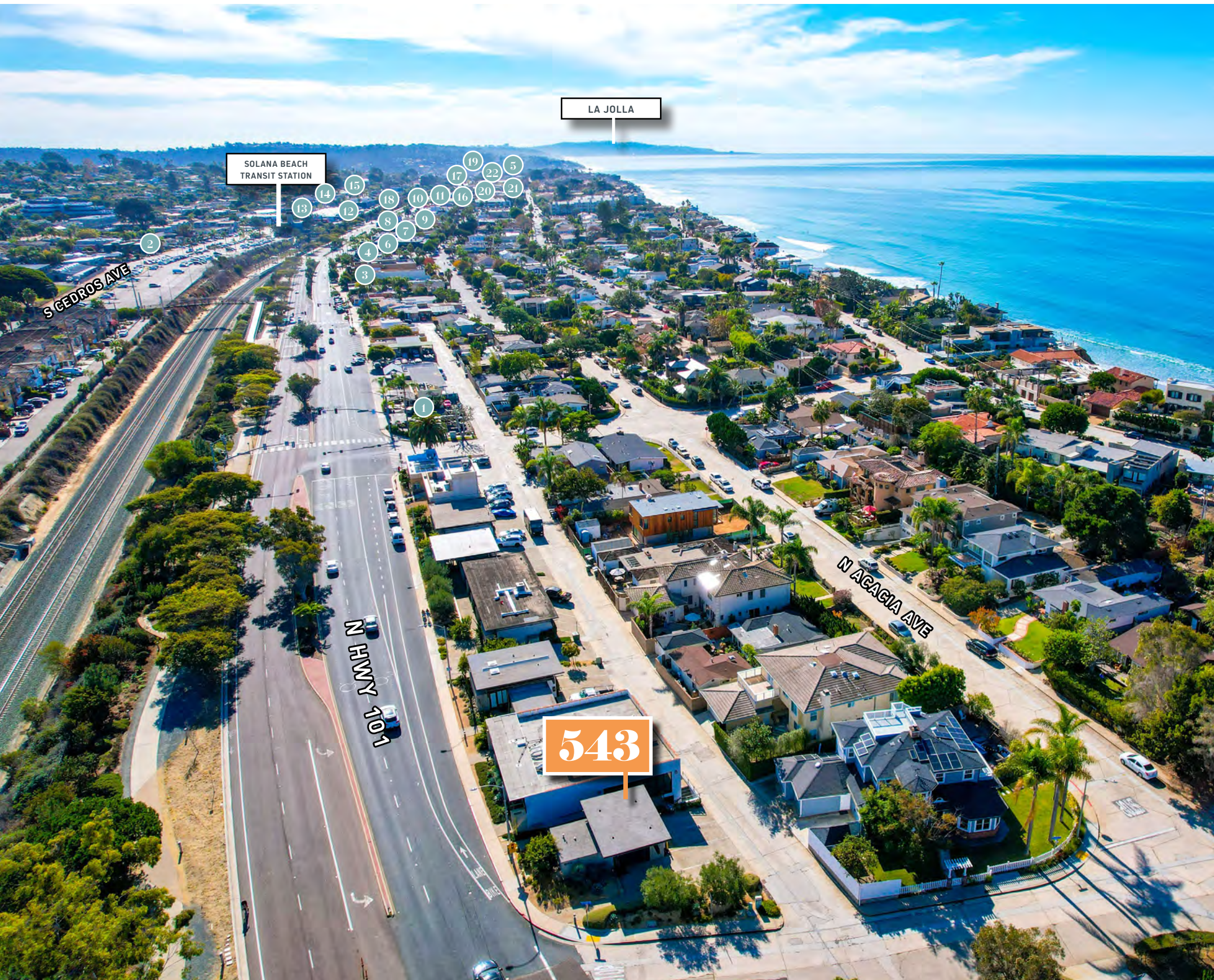
THE PROPERTY

543 N Hwy 101 is ideal for a tenant to capitalize on the bustling, affluent seaside community of Solana Beach. A scenic coastal community in North San Diego County, the city of Solana Beach has one of the finest climates in the country, boasting year-round comfortable weather. With an abundance of retail and restaurant options, Solana Beach is a highly desirable place to not only work but also live.



- On-site parking behind building
- Freestanding building with unique and sophisticated architecture
- Phenomenal signage and visibility on N Hwy 101 - over 19,000 vehicles pass this site daily
- Capitalize on the irreplaceable coastal location in highly desirable Solana Beach
- Ease of commute with central location, short distance to freeway, and nearby transit options
- Minutes to coastal beaches and numerous amenities

N HWY 101



THE LOCATION

The neighborhood of Solana Beach benefits from convenient access to restaurants, shopping, and Cedros Avenue. It is situated just south of Encinitas and Cardiff and just north of Del Mar. With the ease of access to I-5, both Downtown San Diego and Orange County/Los Angeles are just a short drive.

Neighboring Amenities

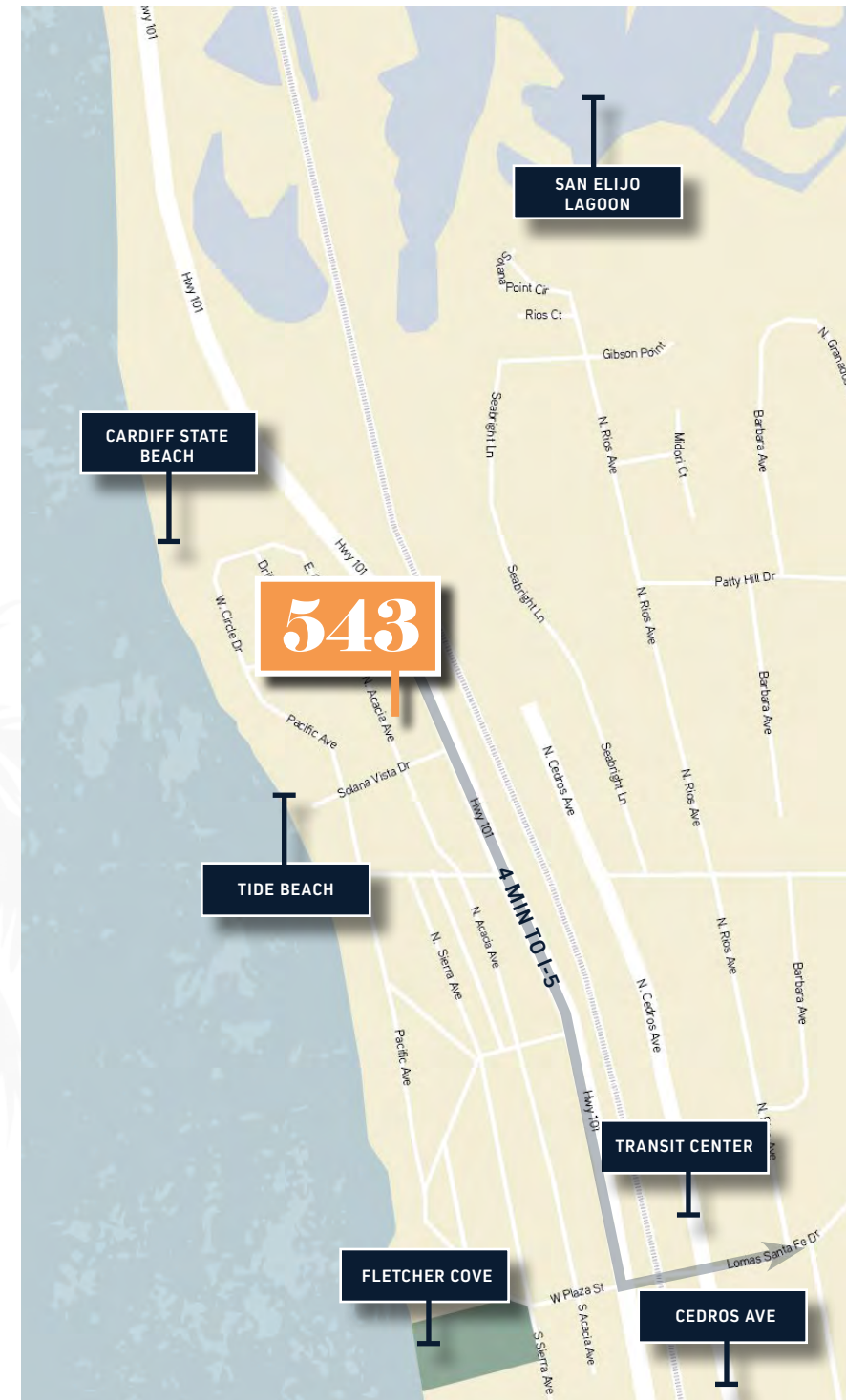
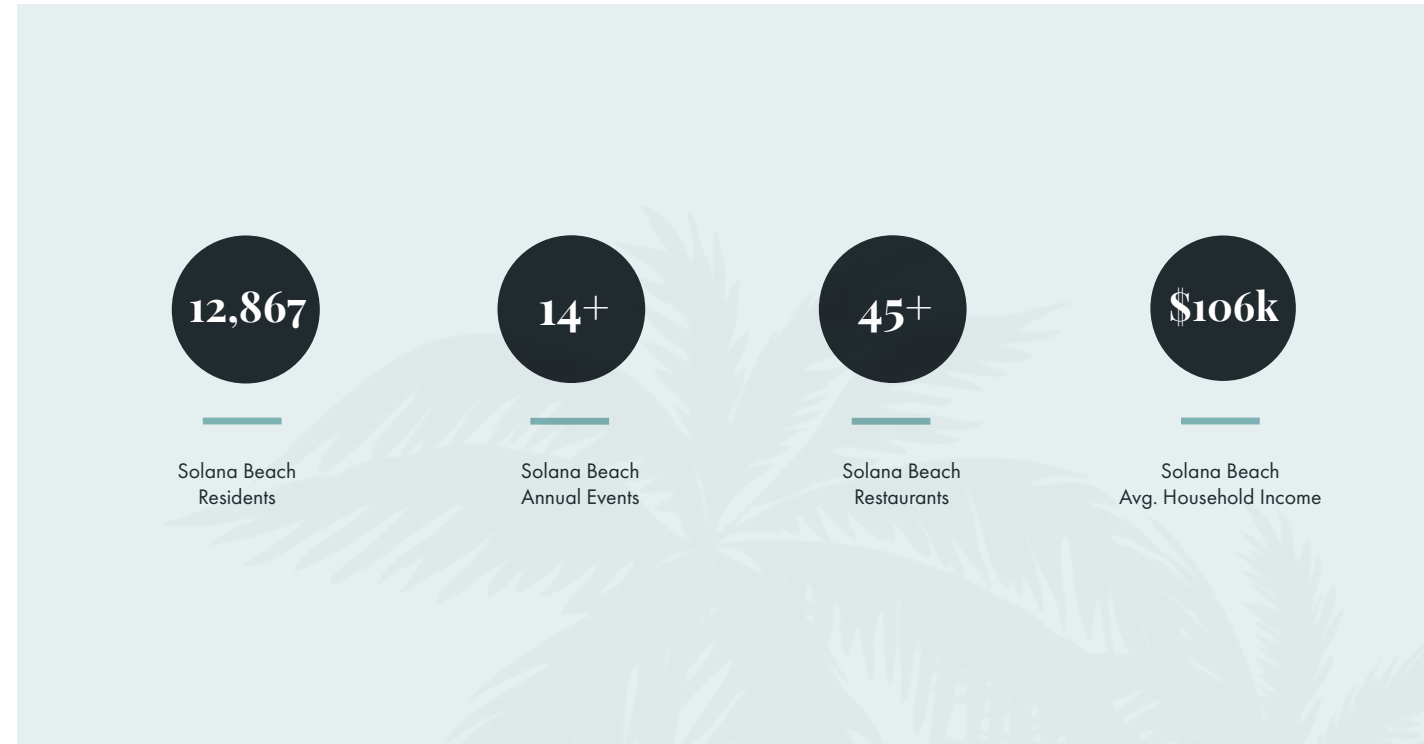
1. Rigoberto's Taco Shop
2. Claire's on Cedros
3. Surf Ride Boardshop
4. T's Cafe
5. Parioli Italian Bistro
6. ALCE 101
7. Gelato 101
8. Pizza Port
9. Station Sushi
10. Kiln
11. Sindi's Snack Shack
12. Belly Up Tavern
13. Lofty Coffee
14. Madeleine Cafe & Bakery
15. Rare Society
16. CVS
17. Yoga Six
18. Barefoot Coffee Roasters
19. Del Mar Race Track
20. The BXNG Club
21. San Pebbles Resort
22. Holiday Inn Express & Suites

0.8

MILES
TO CARDIFF
STATE BEACH

SOLANA BEACH

With gorgeous bluffs overlooking the ocean and a serene shoreline, Solana Beach boasts as one of San Diego's best neighborhoods.



Solana Beach is a charming seaside community on San Diego County's northern coast, just 30 minutes from downtown San Diego. With convenient access via Interstate 5, Highway 101, and a train station serving Amtrak and the Coaster, it's both accessible and welcoming.

Known for its family-friendly atmosphere, excellent schools, and diverse community, Solana Beach features 1.7 miles of coastline ideal for swimming, surfing, and relaxation. With mild weather averaging 62°F in winter and 77°F in summer, it's perfect for year-round outdoor activities.

Locals and visitors can enjoy unique shops, great dining, hiking, and Fletcher Cove Park, a favorite spot for stunning sunsets. Solana Beach truly offers a vibrant lifestyle for everyone.



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