

515 N HWY 101

COASTAL LEASING OPPORTUNITY | SOLANA BEACH

515

N HWY 101

THE OFFERING

Urban Property Group is pleased to present a rare opportunity to lease prime office space along Coast Highway in the heart of Solana Beach, CA. Located at 515 N Hwy 101, this property offers a tenant the chance to tap into one of North County’s most desirable and steadily growing coastal communities. Known for its year-round comfortable weather, Solana Beach boasts an abundance of retail, dining, and lifestyle amenities, making it an exceptional place to both work and live.

Address	515 N Hwy 101
Size	±993 SF
Timing	October 1, 2026
Property Type	Office/Medical/Professional
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.



Rare Space

Rare office space along Coast Hwy, in the heart of Solana Beach

Parking

On-site parking behind building

Signage and Visibility

Phenomenal signage and visibility on N Hwy 101 - over 19,000 vehicles pass this site daily

Desirable Coastal Location

Capitalize on the irreplaceable coastal location in highly desirable Solana Beach

Convenient Connectivity

Ease of commute with central location, short distance to freeway, and nearby transit options

Coastal Amenities

Minutes to coastal beaches and numerous amenities

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.



Beach

0.8 miles to
Cardiff Beach



Highways

Convenient access
to I-5



Amtrak

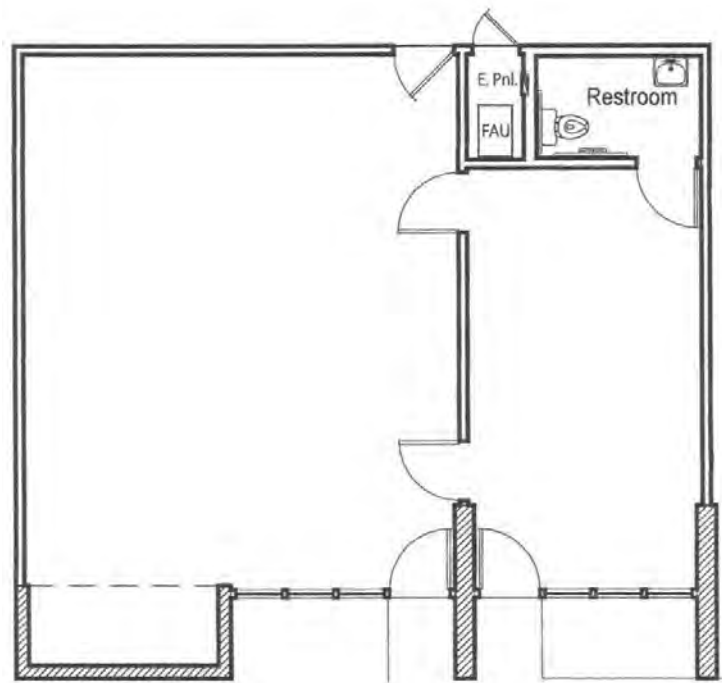
0.4 miles to
Transit Center

515 N HWY 101

ASKING RATE : Contact Broker

SIZE: ±993 SF

TIMING: October 1, 2026



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.



Solana Beach among the best U.S. cities to live in

24/7 WALL ST.



NEIGHBORING AMENITIES

- | | |
|-------------------------|---------------------------------|
| 1 Rigoberto’s Taco Shop | 13 Lofty Coffee |
| 2 Mitch’s Surf Shop | 14 Madeleine Cafe & Bakery |
| 3 Surf Ride Boardshop | 15 Rare Society |
| 4 T’s Cafe | 16 CVS |
| 5 Claire’s on Cedros | 17 Yoga Six |
| 6 SCEND Fitness | 18 Barefoot Coffee Roasters |
| 7 Gelato 101 | 19 Choice Juicery |
| 8 Pizza Port | 20 Lana |
| 9 Station Sushi | 21 San Pebbles Resort |
| 10 Kiln | 22 Holiday Inn Express & Suites |
| 11 Sindi’s Snack Shack | 23 Parioli Italian Bistro |
| 12 Belly Up Tavern | 24 Del Mar Race Track |

SOLANA BEACH

As a city, Solana Beach has business and lifestyle-related services to keep things running safely for residents and visitors. Offering support for business owners, high-quality schools, a diverse community and safety officials maintaining a pristine and family-friendly atmosphere, Solana Beach is a great place to be and see.

The seaside community of Solana Beach is nestled along the northern coast of San Diego County, and is 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 train station serving 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. You will see locals drop by to watch the sun set at 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.



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



AMY MCNAMARA

amy@upgsocal.com

Lic. No. 01083491



858-874-1989
upgsocal.com

©2026 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

515

N HWY 101