

# SANDBOX

SOLANA BEACH

WORK | PLAY | THRIVE

SANDBOX

# OFFICE • RETAIL F&B • RESIDENTIAL

**The ultimate work-life  
blend, served with  
a side of sea breeze.**

A contemporary embodiment of SoCal living and metropolitan sophistication; a coastal haven for arts and business, relaxation and vitality.



SANDBOX

XANA

Coastal Collective

LUNA AZUL

SANDBOX



**60,904 SF**

OFFICE SPACE\*

**11,206 SF**

F&B & RETAIL SPACE\*

**365 SPACES**

OFFICE PARKING:  
1 SPACE / 300 SF

F&B PARKING:  
1 SPACE / 100 SF

**AVAILABLE NOW**

FOR TENANT BUILDOUT

**NET ZERO**

ENERGY BUILDING,  
SUSTAINABLE & WELLNESS  
BUILDING PRACTICES

\*Including usable outdoor space





# Coastal vibes only.

The lively coastal town of Solana Beach graces a breathtaking slice of San Diego’s northern shoreline. Here, sunshine, surf, and a welcoming community spirit define a lifestyle of invigorating ease and harmony. West of the 5 and moments from the waves, discover a destination tailored to this vibrant way of life. Sandbox is a dynamic social center blending homes, shops, eateries, and workspaces into one seamless experience. A place to create, unwind, and flourish. Its airy design and open walkways invite movement and connection, where playful energy and genuine kindness make everyone feel young at heart.



SANDBOX

# Beach-Inspired Mixed-Use Design.

Nestled within Solana Beach, San Diego's spirited north county hub of arts, events, and leisure, Sandbox embodies modern coastal California living with its relaxed atmosphere and sophisticated city edge.





## The Ideal Blend

Hand-picked dining, unique shopping, & a state-of-the-art fitness studio.



## Find Your Spark

Discover inspiration in multiple outdoor work areas & rejuvenating green spaces, with direct access to a vast coastal trail network.



## Work With Purpose

Sun-drenched workspaces designed for health, energy, well-being, and high performance.

SANDBOX



WORK NEVER FELT  
SO GOOD!

# OFFICE

Featuring airy, contemporary interiors, expansive floorplans, and plentiful outdoor work areas, an office at Sandbox places businesses and their teams at the center of our sought-after coastal town. Just steps from the beach, our thoughtfully selected amenities and focus on work/life harmony attract exceptional employees, fostering a productive team environment. Situated along the picturesque 101 Pacific Coast Highway, we offer proximity to homes, local eateries, scenic trails, and convenient train and freeway access, effortlessly connecting you to the finest North County has to offer.

**SHARED E-BIKES | SURFBOARD STORAGE**

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**ABUNDANT PARKING**

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**60,904 SF OF COMMERCIAL OFFICE SPACE\***

\*including usable outdoor space



## A CHARMING SPOT TO SAVOR AND SHOP

Morning Lavender is a delightful and feminine boutique & cafe celebrating all things lovely. This stylish café features delicious coffee & tea drinks with a whimsical twist on Afternoon Tea!

# RETAIL

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**RETAIL SPACE 100% LEASED**

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**PEDESTRIAN ACCESS FROM 101**

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**ETHICAL & SUSTAINABLE VENDORS ONLY**

**SANDBOX**







Located on the base floor of the dynamic Sandbox office, retail, and residential complex, CTZN promises to be a culinary haven, blending the rich flavors of Northern Spanish Basque cuisine with the freshness and innovation of California's culinary landscape.



NEW AMERICAN COMFORT FOOD WITH A CALIFORNIA TWIST

## RUSTIC ROOT

Rustic Root is celebrated for its inventive rustic American cuisine and unique dining atmosphere. At Sandbox Solana, Rustic Root offers a menu that beautifully marries house-made ingredients with classic dishes.



COASTAL COMFORT CALLS

Discover your Solana Beach retreat!  
West of the 101 and moments from the sand,  
Sandbox blends contemporary living spaces with  
a welcoming community feel.

# RESIDENTIAL

**NEWLY CONSTRUCTED MODERN LIVING  
IN HIGHLY DESIRABLE COASTAL COMMUNITY**

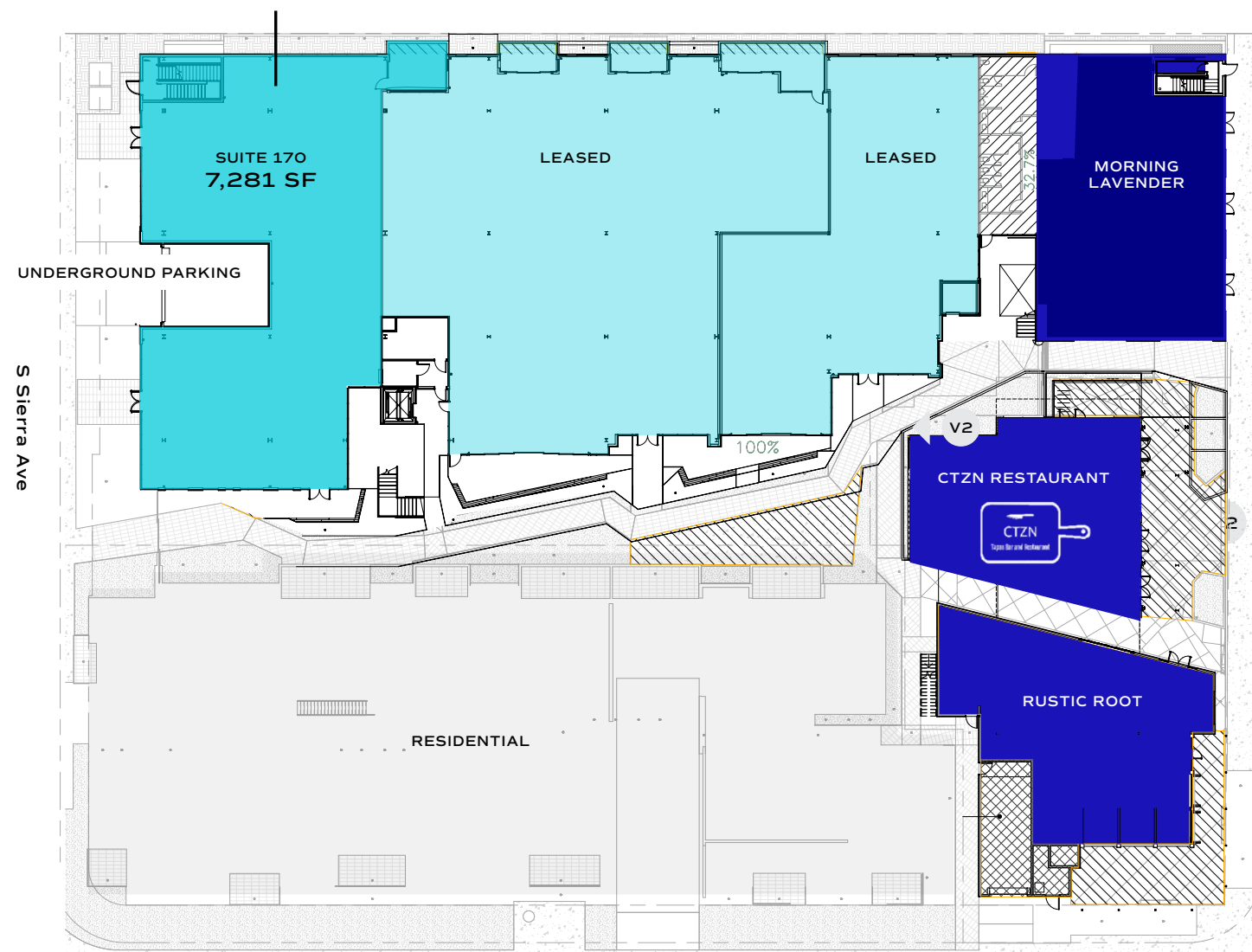
**7 - 1 BEDROOM UNITS | 18 - 2 BEDROOM UNITS**

**SANDBOX**



### LEVEL 1 - OFFICE

SUITE 170  
DIVISIBLE BY +/-3,500 SF



Dahlia Dr

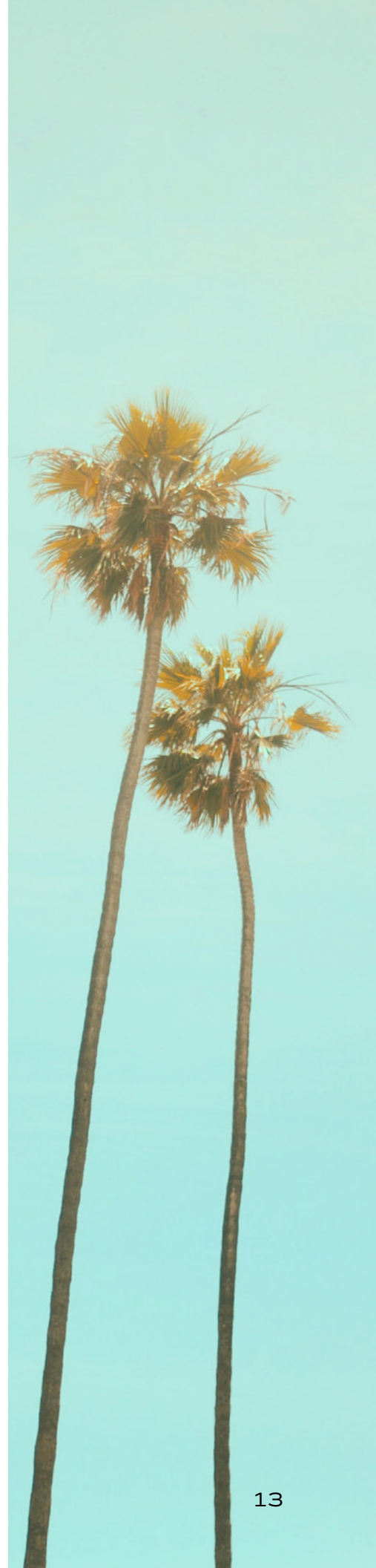
HWY 101 LEVEL 2 OFFICE FACADES



NORTH FACING FACADE



SANDBOX



# SANDBOX

sandboxsolana.com

## Office Leasing Inquiries

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