

Windward Plaza

RI

RETAIL SPACES AVAILABLE | 616 STEVENS AVE, SOLANA BEACH, CA

**NEW LEASES SIGNED!
PANORAMIC DOORS,
SIGNARAMA, & NUDE SKINCARE**



CONNOR STEVENS · 858.369.6458 · cstevens@retailinsite.net

JACK AVARELLO · 858.257.3484 · javarello@retailinsite.net

405 S. Highway 101, #150, Solana Beach, CA 92075 · LIC # 01206760 T: 858 523 2090 · RETAILINSITE.NET

PROPERTY HIGHLIGHTS



- Site offers a great opportunity to open in one of San Diego's premiere coastal communities
- Ample surface parking easily accessed from Stevens Ave (9,917 CPD)
- Affluent demographics draw in higher disposable income
- Site is in proximity to daytime traffic drivers: Flower Hill Promenade, Fletcher's Cove, Cedros, Del Mar Fairgrounds, Fidel's Little Mexico and Tony's Jacal Restaurant
- Easy access from I-5 and Via De La Valle

SITE PLAN

Suite	Space	SF
A1	Panoramic Doors	850
A2	AVAILABLE	784
B	Polo Bay Interiors	855
C	Loy Chiropractic	1,146
D	Loy Chiropractic	1,350
E	Signarama	1,185
F	Ocean Air Massage	905
G/H	AVAILABLE	1,810
K	Mattress Place Store	1,741
M	Nude Skincare	1,200
N	Vixen Beauty Lounge	817



SITE PHOTOS





3-MILE RADIUS DEMOGRAPHICS



\$190,538
Average Household Income



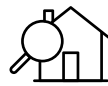
122,127
Total Population



70,299
Total Employees



137,216
Daytime Population



\$1,323,809
Average Home Value



43.6
Median Age



RETAIL INSITE



CONNOR STEVENS • 858.369.6458 • cstevens@retailinsite.net

JACK AVARELLO • 858.257.3484 • javarello@retailinsite.net

405 S. Highway 101, #150, Solana Beach, CA 92075 • LIC # 01206760 T: 858 523 2090 • RETAILINSITE.NET