

PRICE REDUCTION

SOLANA BEACH | CA

127
-
129

N COAST HWY 101

OFFERING MEMORANDUM

NAI San Diego



PRICE TO SELL

SOLANA BEACH | CA

127
—
129

N COAST HWY 101

Available for Lease or Sale
Coastal Retail/Office Space
Solana Beach, CA 92705

SALE:

~~\$3,356,400~~

\$2,750,000

LEASE RATE:

\$4.50 NNN

BUILDING SIZE:

±2797 RSF (Divisible)

CURRENT OCCUPANCY:

Vacant

TIMELINE:

Immediate

A Rare Coastal Opportunity In Solana Beach

An exceptional chance to own a beautifully designed, standalone coastal property in the heart of Solana Beach. Perfect for one or two businesses, the building includes two well-planned suites that can easily be merged for single-tenant use. Whether you're looking for a high-profile headquarters or a flexible investment opportunity, this premier location delivers incredible potential in one of the coast's most desirable creative and commercial neighborhoods.

Investment Snapshot

- Income: Limited availability of property creates great opportunity
- Unique opportunity for redevelopment for multiple users
- Perfect space for user/investor
- Base Rent: \$4.50/PSF
- NNN's: \$0.78/PSF
- Zoning: C (General Commercial)

Innovative Property Features:

- Superior Highway 101 visibility
- Open flexible floor plan
- To be delivered in white shell condition
- Separate street addresses
- Abundant street parking
- Authentic coastal San Diego design: reflecting the desirable lifestyle of the area





Premium Lifestyle & Elevated Location

Located at 127–129 N Coast Hwy 101, this property delivers a truly unique work environment that combines beachside tranquility with vibrant city access. Stroll to Fletcher Cove for a peaceful break, and explore the nearby Cedros Design District, known for boutique shops, gourmet eateries, and live performances at the iconic Belly Up Tavern. With the Amtrak/Coaster station just steps away, seamless travel to Downtown San Diego, Los Angeles, and beyond is easily within reach.

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Short walk to
Fletcher Cove &
the beach



Direct Access to
Amtrak/Coaster
Station



Walk to
Solana Beach shops,
restaurants, & bars



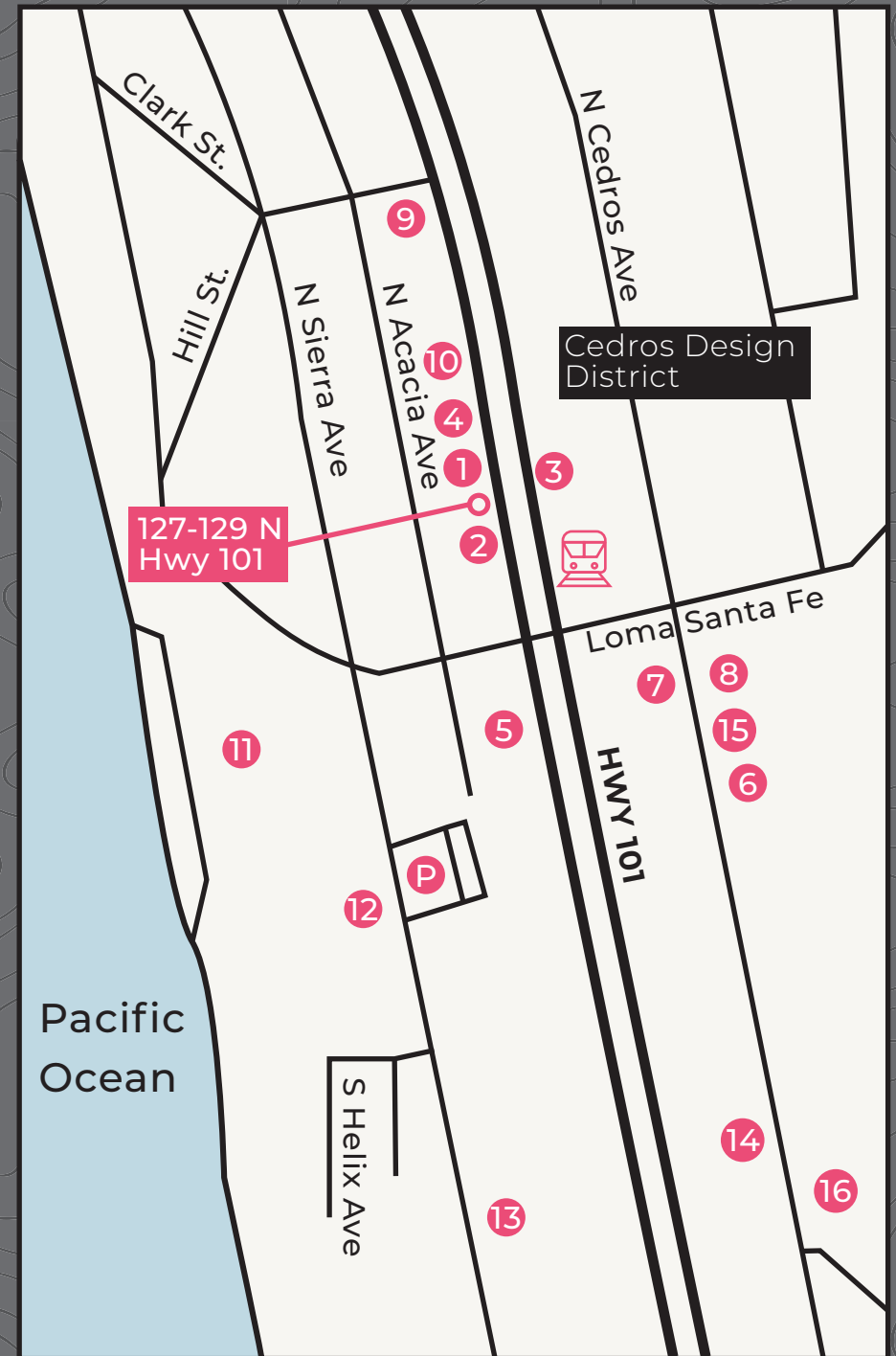
Nearby Cedros
Design District

A Rare Offering
In One Of San Diego's
Most Coveted
Coastal Communities



Coastal Perks & Amenities In Solana Beach:

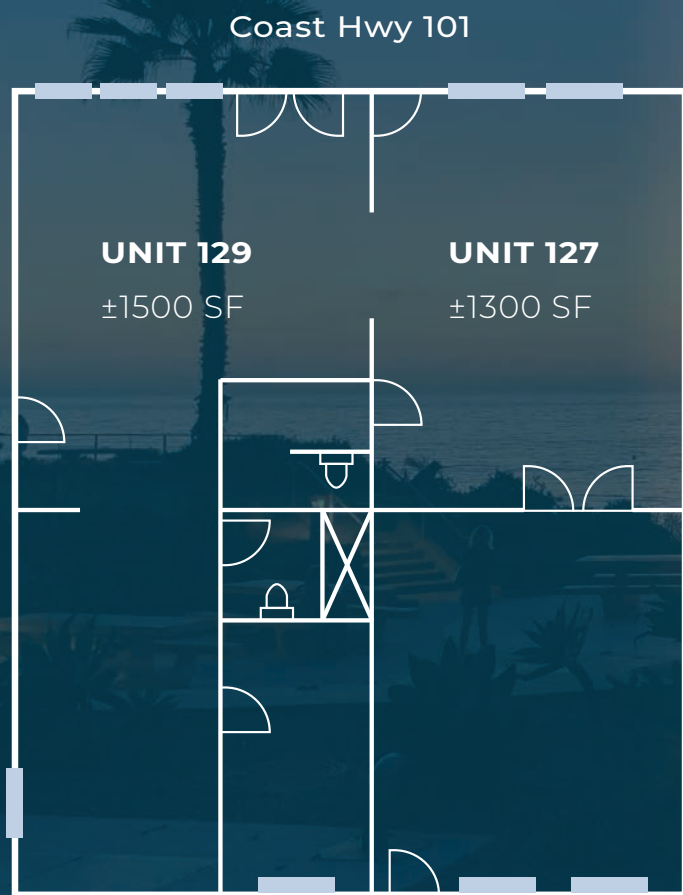
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|---------------------------|----------------------|
| 1 Pizza Port | 9 T's Cafe |
| 2 Sushi Station | 10 Bob's Barber Shop |
| 3 Amtrak/Coaster Station | 11 Fletcher Cove |
| 4 Gelato 101 | 12 US Post Office |
| 5 San Diego Electric Bike | 13 CVS Pharmacy |
| 6 Lofty Coffee | 14 SoLo |
| 7 Culture Brewing Co | 15 Carruth Cellars |
| 8 Peets Coffee | 16 Rare Society |



Floor Plan

Suite 127-129

±2797 RSF (Divisible)



Area Demographics

Solana Beach residents enjoy a lifestyle rooted in wellness, culture, and education, contributing to the area's reputation for stability and long-term investment appeal. The neighborhood attracts individuals and families who prioritize quality of life, and creates a community that is both refined and welcoming.

1

AVERAGE POPULATION

1 Mile | 8,288
3 Mile | 33,210
5 Mile | 109,673

2

HOME VALUES

1 Mile | \$1,870,656
3 Mile | \$1,794,510
5 Mile | \$1,585,598

3

AVERAGE INCOME

1 Mile | \$206,827
3 Mile | \$232,253
5 Mile | \$226,171

4

COLLEGE DEGREES

1 Mile | 71%
3 Mile | 76%
5 Mile | 75%

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N COAST HWY 101



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To learn more or schedule a
private tour, please contact us.

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