

Solana Beach

TOWNE CENTRE



**FLOCKE &
AVOYER**
Commercial Real Estate

AMERICAN
ASSETS
TRUST

FOR LEASE
SWC INTERSTATE 5 & LOMAS SANTA FE
DRIVE SOLANA BEACH, CA 92075

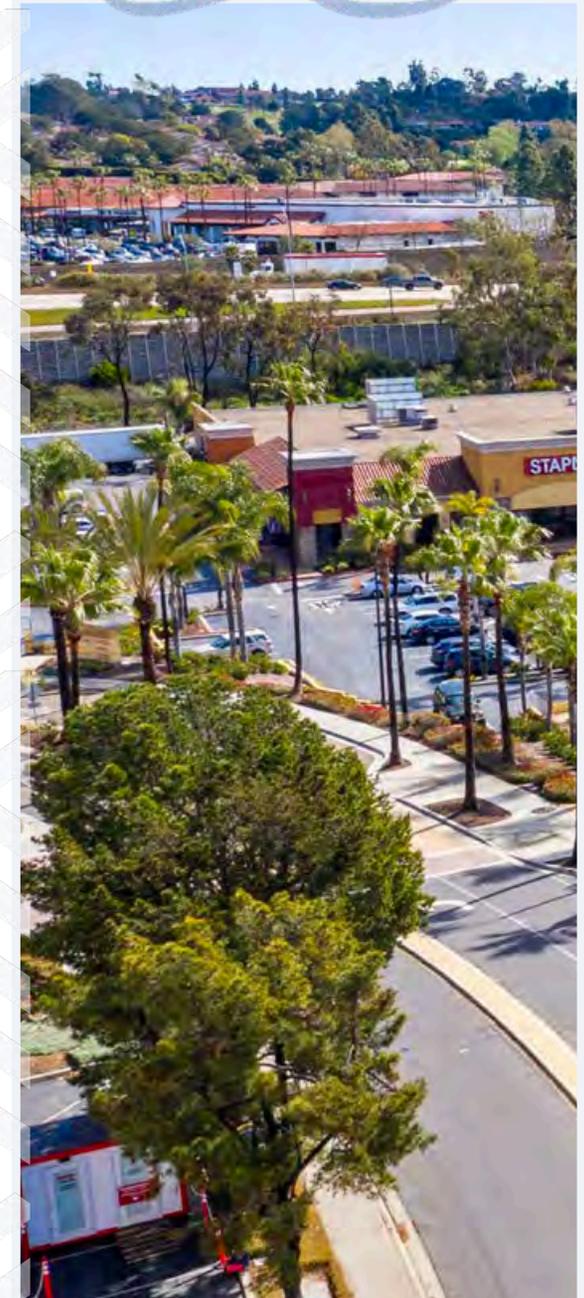
SOLANA BEACH TOWNE CENTRE

663-689 LOMAS SANTA FE DRIVE, SOLANA BEACH, CA 92075



Solana Beach Towne Centre is a premier retail property in North Coastal San Diego County, strategically positioned to draw from San Diego's most affluent communities including Solana Beach, Del Mar, Fairbanks Ranch and Rancho Santa Fe.

This ±247,000 SF center features over 50 shops, restaurants and services, including:







Solana Beach

TOWNE CENTRE



Winward Plaza Shopping Center

Santa Fe Christian Schools



±235,750 ADT

NuSpine CHIROPRACTIC

Marshalls

Staples

KAHOOTS

GOODYEAR

Sola SALON STUDIOS

BevMo!



crust

Little Locks





Beachwalk Shopping Center

Smart SELF STORAGE

PRICE SELF STORAGE
Storage Made Simple. Live Uncluttered.®

U-HAUL®

MASSAGE CONCEPTS

Public Storage

Panera BREAD®

Orangetheory®

CVS pharmacy

Dixieline
LUMBER & HOME CENTERS

Earl Warren Middle School

SAN RODOLFO DRIVE



SPROUTS FARMERS MARKET

SOLANA HILLS DRIVE

LOMAS SANTA FE DRIVE
±21.501 ADT

Mobil

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DEMOGRAPHICS



TRAFFIC COUNTS

Cars Per Day

Interstate 5: ±235,750

Lomas Santa Fe Drive: ±21,501

AVERAGE HHI*

1 Mile: \$175,738

3 Miles: \$191,867

5 Miles: \$196,904

POPULATION

1 Mile	3 Miles	5 Miles
11,715	40,060	127,503

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
13,775	39,701	116,803

Solana Beach

TOWNE CENTRE

LOMAS SANTA FEDRIVE

SUITE 622
±2,364 SF
AVAILABLE

SUITE 134
±1,608 SF
AVAILABLE



SUITE 120
±892 SF
AVAILABLE

SUITE 112
±1,351 SF
AVAILABLE



Solana Beach

TOWNE CENTRE

Lomas Santa Fe Plaza
Shopping Center



**LOMAS SANTA FE
DRIVE**



LOMAS SANTA FE DRIVE



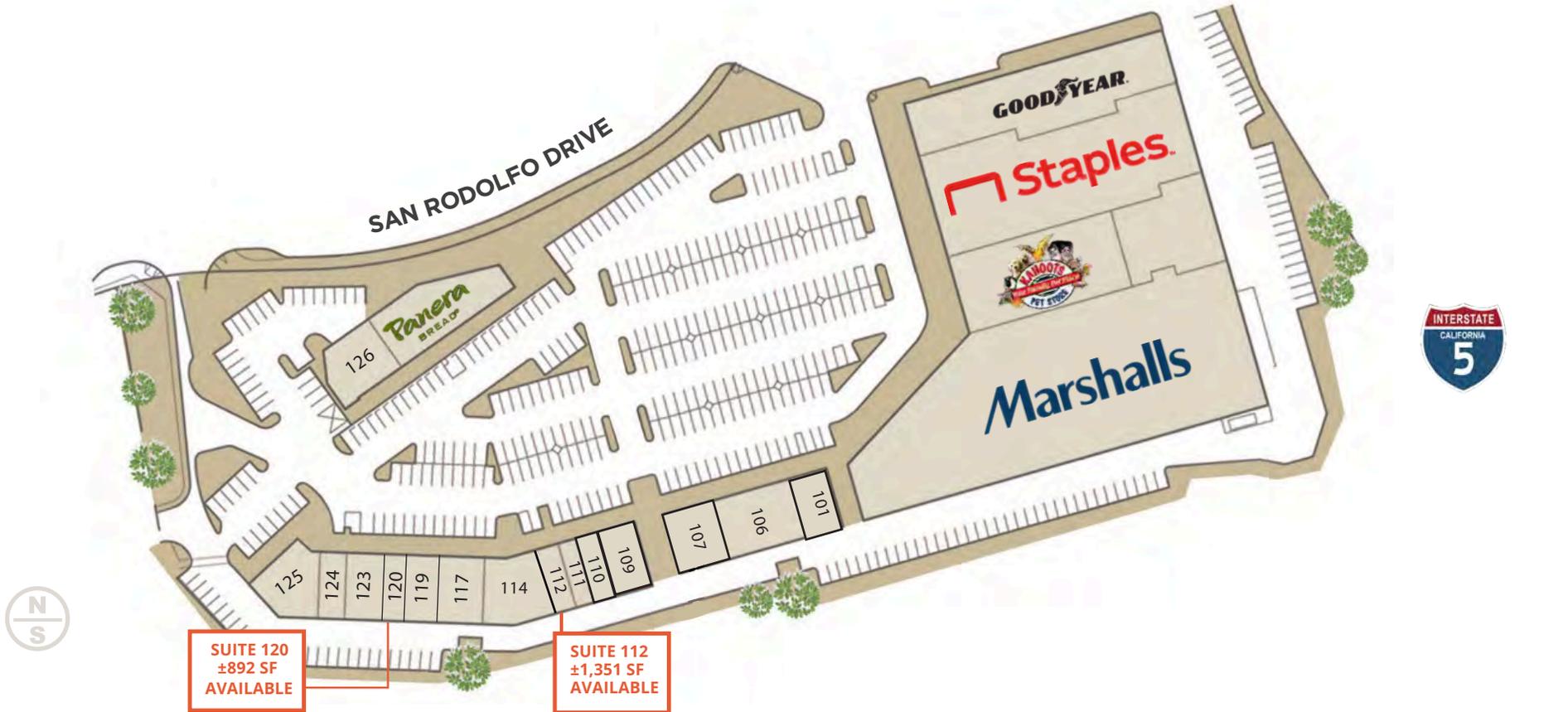
SUITE	TENANT	SF
622	AVAILABLE	2,364
626	Dixieline Showroom	3,600
659	Sprouts Farmers Market	14,986
661A	Pro Cleaners	1,200
661B	Supercuts	1,200
663	Dixieline Lumber	41,400
671-73	Anthony's Shoe Repair	1,575
677	San Diego County Credit Union	3,713
683	CVS	25,500
689A	Panda Express	1,800
689B	Professional	1,200
689D	NuYo Frozen Yogurt	1,200
691A	Micheline's Pita House	1,200
691B-C	Starbucks	2,400



SUITE	TENANT	SF
106	Carl's Jr.	2,759
114	Jean's Tailoring	458
116	Little Locks	803
118	Total Photo	1,080
122	Music Mart	1,698
124	Crust Pizza	4,000
130	Beauty & Body	1,613
134	AVAILABLE	1,608
136	Club Pilates	1,530
138	West Coast Flooring	1,110
140-144	Fusion Dance	3,093
148	Salon Mirror Mirror	904
150	Uncle Biff's Killer Cookies	906
154	Premiere Cleaners	1,470
158	Fusion Dance	1,263
166	Sola Salon	6,300
168	BevMo!	4,474







SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
673	Marshalls	39,295	109	NuSpine	1,117	120	AVAILABLE	892
677	Kahoots Pet Store	4,981	110	Perlman Clinic	988	123	Fish District	1,348
681	Staples	21,875	111	Perlman Clinic	1,122	124	Mail Mania Massage	908
685	Goodyear	10,000	112	AVAILABLE	1,351	125	Concepts Orange	2,703
101	Robere's Jewelry	988	114	Gaspar Physical	3,255	126	Theory Fitness	3,394
106	Thrive Interiors	3,810	117	Therapy Solana Family	1,937	130-133	Panera Bread	4,320
107	Drift by Interiors	2,199	119	Dental Total Vision	1,746			



TRADE AREA RETAIL

PROPERTY

Earl Warren Middle School
Santa Fe Christian High School

LOMAS SANTA FE DRIVE



HIGHWAY 101

DEL MAR

VIA DE LA VALLE



LOMAS SANTA FE DRIVE



VIA DE LA VALLE





Solana Beach
TOWNE CENTRE



*DISCLAIMER

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

*Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

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