

BEACHWALK

SOLANA BEACH, CALIFORNIA

RETAIL IN SITE



The New Wave at Beachwalk.

Located at 437 S. Highway 101, near the border of Solana Beach and Del Mar, Beachwalk is a coastal shopping center that currently features a diverse mix of retail shops, restaurants, medical offices, and creative workspaces. Under new ownership by locally based Capstone Advisors, the center is undergoing a comprehensive renovation including refreshed, coastal-inspired design and a strategically curated tenant mix. The revitalization will emphasize a dynamic mix of food and beverage concepts, along with health and wellness offerings, designed to elevate the overall visitor experience and embody the vibrant lifestyle of the surrounding community.

EXPANDED AND REFRESHED COMMON AREA AND LANDSCAPING

FACADE AND SIGNAGE UPGRADES

DYNAMIC IMPROVEMENTS TO STREETSCAPE
AND PARKING STRUCTURE

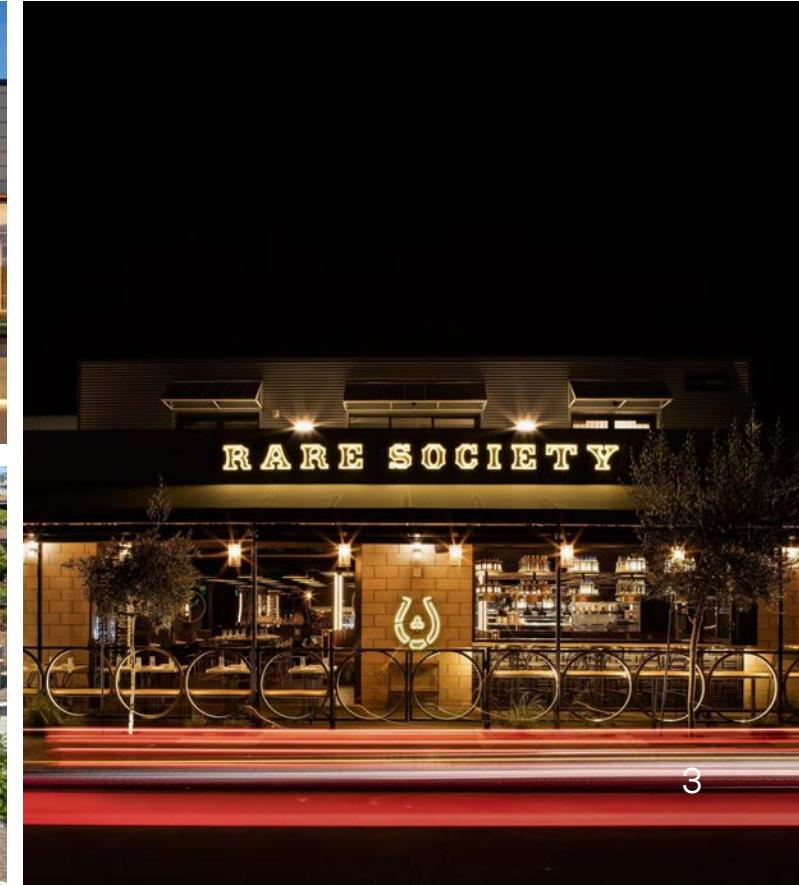
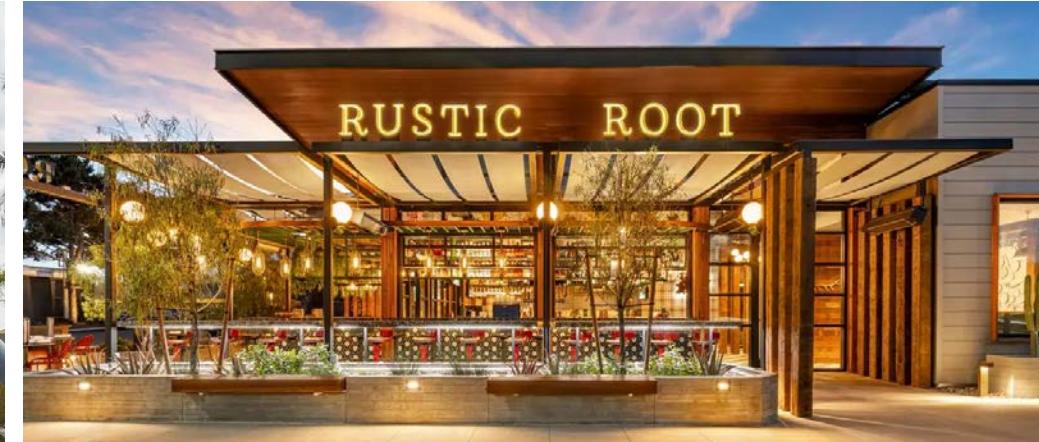
NEW SECONDARY ENTRY EXPERIENCE
FROM SIERRA AVE

Everyday Coastal. Uniquely Local.

Solana Beach, a coastal gem in North County San Diego, boasts a vibrant business community that reflects the area's local charm and entrepreneurial spirit. Its business landscape is a harmonious blend of local enterprises and internationally recognized firms, all contributing to the city's unique coastal character.



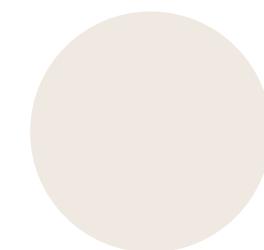
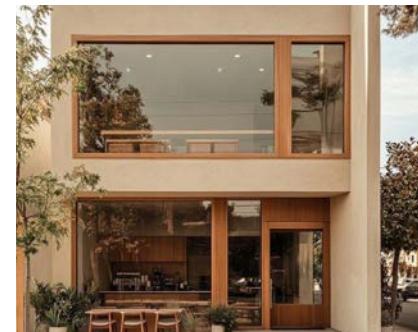
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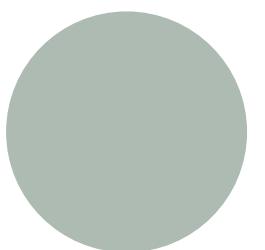
A Coastal Classic, Reimagined.

Capstone Advisors, a leading local real estate company, is delivering a full-scale refresh of Beachwalk, transforming the center into a vibrant coastal destination. The upgrades include elevated signage and lighting, modernized façades with coastal-inspired finishes, lush landscaping with native plants, enhanced walkability, and resurfaced parking areas featuring EV charging stations.

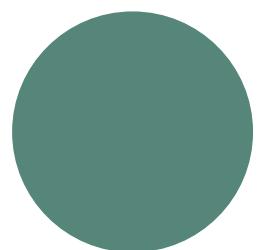
The revitalized Beachwalk will feature a thoughtfully curated tenant mix focused on food, beverage, and wellness concepts. Early additions include Lana Restaurant, offering coastal comfort cuisine, Pure Infrared Sauna, Hydration Room, and Lucid Spa. Plans include boutique fitness studios, artisan eateries, creative office spaces, and community-focused experiences like weekend markets and outdoor wellness events—making Beachwalk a dynamic, all-day hub along Hwy 101.



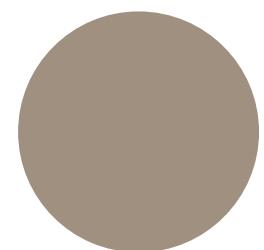
P-1: Field Color
SW 7001
Marshmallow



P-2: Field Color
SW 6212
Quietude



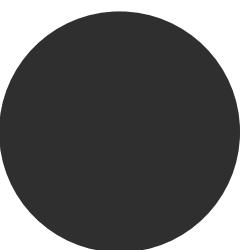
P-3: Door/Trim
SW 6474
Raging Sea



P-4: Accent Color
SW 9174
Moth Wing



WD-1
Terrami Ext Panel
SW 6258 Tricorn



P-5: Store Front/
Railing
SW 6258 Tricorn

Affluent North County Coast.


\$1.4M
Average
Home Value


\$259K
Average
Household Income

CARLSBAD



SAN MARCOS

ESCONDIDO

LAKE
SAN MARCOS

LEUCADIA

VUORI

ENCINITAS

CARDIFF

BEACHWALK

SOLANA BEACH

DEL MAR

DEL MAR



RANCHO
SANTA FE

FAIRBANKS
RANCH

RANCHO VALENCIA
resort & spa

One Paseo

56

Torrey
Pines

LA JOLLA

Westfield
UTC

15

POWAY

52

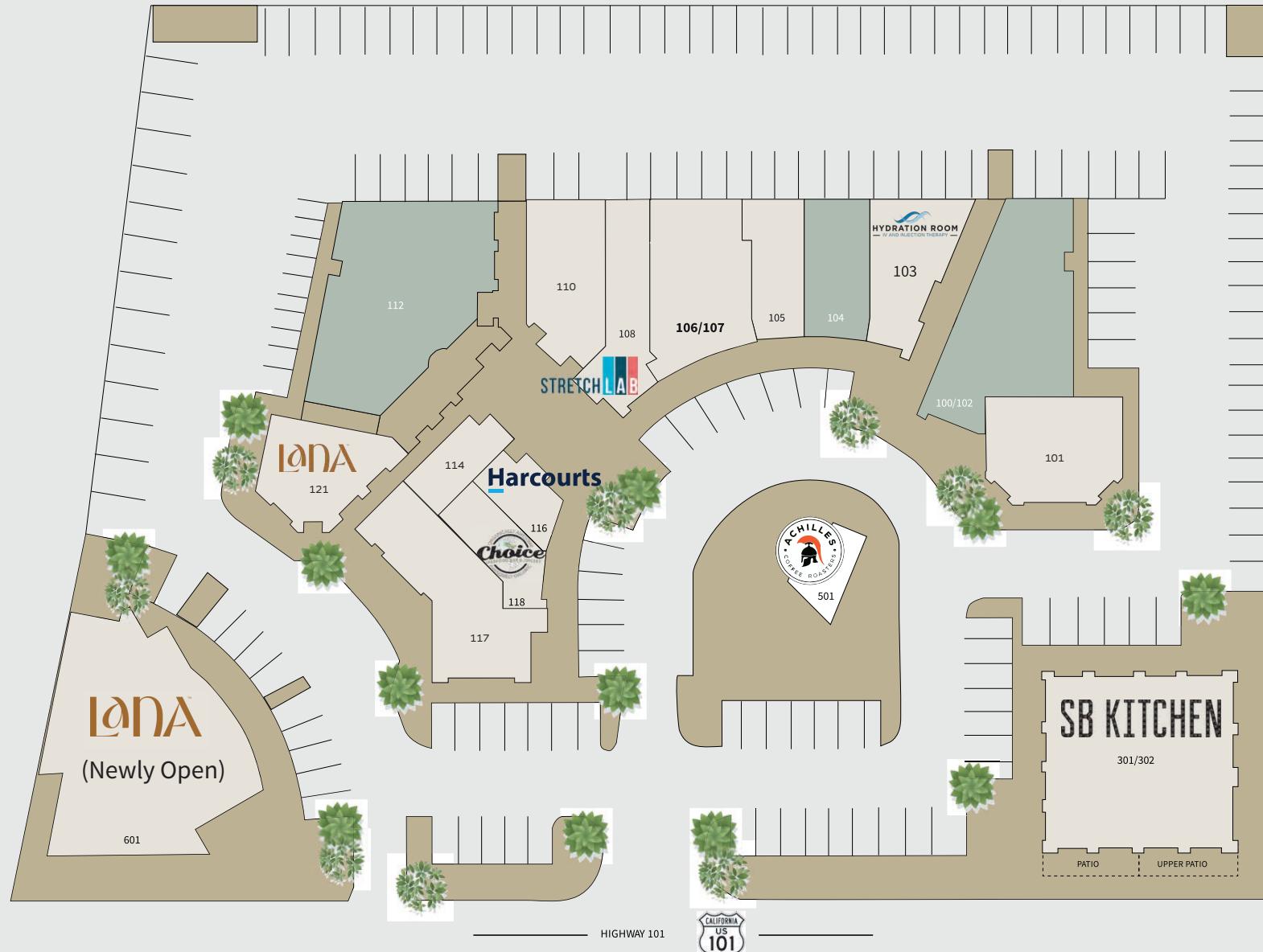
Trade Area & Demographics.

Beachwalk is ideally positioned to serve an affluent and active coastal population. Within a 10 minute drive time, the area boasts an average household income exceeding \$259,000, with a highly educated, health-conscious community.

Residents and visitors alike are drawn to Solana Beach for its upscale, laid-back lifestyle—characterized by boutique shopping, wellness-focused living, and a strong appreciation for local, artisanal dining. The center also benefits from steady foot traffic along Highway 101 and close proximity to the Del Mar Fairgrounds, Cedros Design District, and nearby beach access.

	5 min	10 min	15 min
 Population	12,433	40,754	103,918
 Avg Household Income	\$248,766	\$259,341	\$248,679
 Daytime Employment	13,831	44,737	96,649
 Median Age	45.6	45.2	43.1
	\$1.23B	\$259K	\$272.15M
Spent on retail by residents within a 10 min drive	Average household income within a 10 min drive	Spent on dining out by residents within a 15 min drive	
	\$2M	74.8%	
Median home value within a 5 min drive	Population with a BA degree or higher		

Level 1



Tenant Roster.

Suite	Tenant	SF
100/102	AVAILABLE	3,111
101	Wash 101	1,930
103	Hydration Room	1,325
104	POTENTIALLY AVAILABLE *do not disturb tenant	1,205
105	Mr. Bodhi's Grub and Scrub	1,061
106-107	Pure Infared Sauna	1,683
108	Stretch Lab Fitness	1,323
110	Office	1,594
112	AVAILABLE	5,423
114	Office	790
116	Harcourts	624
117	Only Tacos	2,177
118	Choice Juicery	881
121	LANA Events	1,497
301-302	SB Kitchen	4,400
401/406	Yoga Six Solana Beach	3,505
501-502	Achilles Coffee Roasters	545
601	LANA Bar + Restaurant (Newly Open)	5,000

Level 2



Tenant Roster.

Suite	Tenant	SF
201	AVAILABLE	1,562
202-203	Elevate Training	2,507
204-206	Jet Rhys	2,796
207	Majestic Nails	1,006
208-209	Spa	2,261
211	Lucid Scalp Spa	790
212	F45 Training	2,530
213	Art of Skin, M.D.	1,037
217-220	Art of Skin, M.D.	3,092
401/406	Yoga Six of Solana Beach	3,505



A Refresh Underway.

The transformation of Beachwalk is now in motion, ushering in a new era for this coastal center. With a focus on elevated design and thoughtful placemaking, the renovation will breathe new life into the property—creating a more inviting, walkable environment that reflects the unique character of Solana Beach. Blending modern aesthetics with coastal charm, the updated center is poised to become a vibrant gathering place for locals and visitors alike.











BEACHWALK

SOLANA BEACH, CALIFORNIA



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