

FOR LEASE: ±1,500 SF OFFICE OR RETAIL USE

# Costal Solana Beach



BE PART OF THE COMMUNITY!



115 WEST PLAZA STREET, SOLANA BEACH, CA 92075

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

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Move-In Ready



On-Site Parking



Walking Distance to the Beach and the Cedros Design District



Walking Distance to Restaurants, Retail and Service Amenities



Near Solana Beach Amtrak/Coaster Station for Easy Commute



Free Surface & Street Parking Available; Additional City Paid Parking Lot Nearby



Upstairs from the Pillbox Tavern and Adjacent to the Saddle Bar



Reception, Six Private Offices and Kitchenette

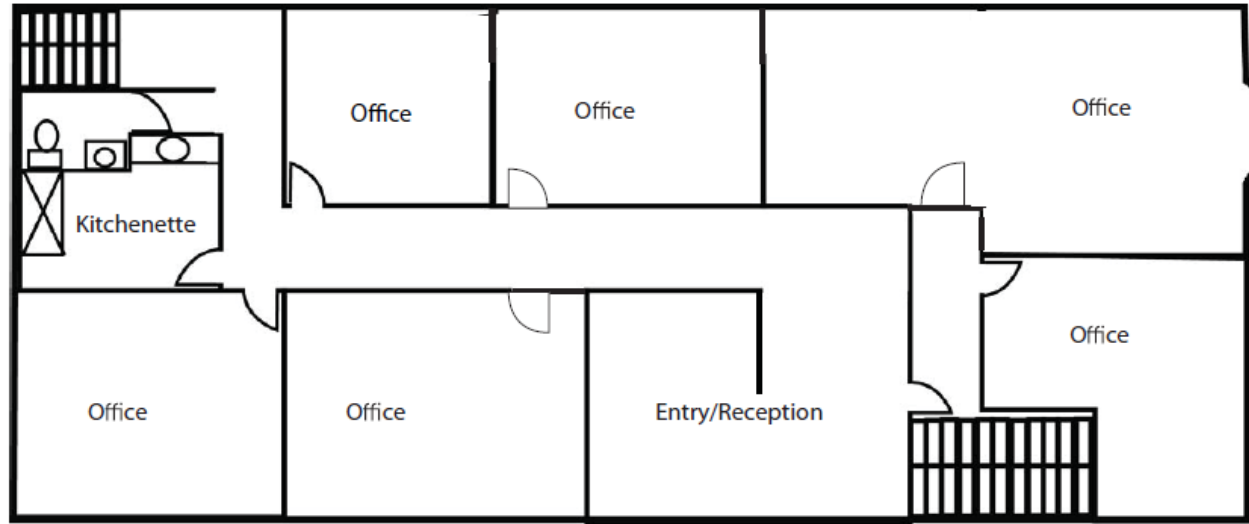


Floor Plan Not Fit to Scale; for Reference Purposes Only

## HIGHEST AND BEST USE

<b>PROFESSIONAL OFFICE:</b>	Attorney, CPA, Insurance, Marketing, HR, Finance, Software, Tech, Real Estate ... & more
<b>RETAIL:</b>	Spa Services, Salon, Specialty Retail
<b>SOFT MEDICAL:</b>	Psychiatry, Therapy, Audiology, Optical ... & more

 **\$3.95/SF + Utilities**



 ±1,500 SF

 Upstairs Office (2nd floor)

 Office and Retail

 Near Public Transportation



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**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING



## LOCATION LOCATION LOCATION

The community of Solana Beach is on the edge of the pacific ocean in northern San Diego. This area offers professional offices, upscale art, entertainment, eateries, showrooms, shops, boutiques, and services - all in one place. The location is close to the train station stop (Amtrak and the Coaster), the bustling Cedros Retail and Design District, minutes to the Del Mar Race Track and near beaches and the vibrant coastline. There is easy access from Interstate 5, Highway 101, Lomas Santa Fe Drive, and Via de la Valle.

## CALLING ALL SURFERS AND BEACH LOVERS

Bring your talent to the beach and create a work-life balance! This location for lease is walkable to the beach at Fletcher Cove Park, shopping & eateries where local San Diegans and tourists from far and wide enjoy the daily sunshine.

**03**  
MINS

HIGHWAY 101

CEDROS DESIGN DISTRICT

AMTRAK AND THE COASTER STATION

**04**  
MINS

LOMAS SANTA FE DRIVE  
VIA DE LA VALLE

**05**  
MINS

INTERSTATE 5

**07**  
MINS

DEL MAR RACE TRACK



**WALK SCORE**

**85**

*Very Walkable*



**BIKE SCORE**

**56**

*Bikeable*

## DEMOGRAPHICS (5-MILE RADIUS)

Experience the culture of the Solana Beach Cedros community. Work amongst the artists, retailers, architects, interior designers, coffee shops, beer and wine tasting, restaurants, spas, entertainment and all sorts of eclectic businesses.

## HIGH GROWTH AREA

Solana Beach continue to steadily grow.

- Home prices rising
- Increased number of young residents
- New and Renovated homes / business
- Retail expanding
- Population Growth



106,856

2024 Population



105,447

2029 Population  
Projection



\$161,578

Avg Household  
Income



38.2

Median Age



53%

College Educated



\$574,969

Median  
Home Value



**Work - Live - Eat - Drink - Play - Shop**

# Solana Beach



FLETCHER COVE BEACH



115 W Plaza St, Solana Beach, CA 92075



TRAIN STATION



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