

# SUITE 260 415 S Cedros Ave

Solana Beach, CA 92075

**NAI** San Diego  
www.naisandiego.com

±1,730 SF Suite Available



Second Floor Creative Office & Retail Opportunity  
Cedros Design District Location

# PROPERTY OVERVIEW

📍 Suite 260, 415 S Cedros Ave  
Solana Beach, CA 92075

🏠 ±1,730 SF  
Available Space

📄 \$4.45/SF NNN  
Base Rent

## Property Information

Suite Location	Second Floor
Availability	Now
Ceiling	14'
Space Use	Creative Office / Retail
Suite Condition	Fully Built-Out
Year Built	2000
Parking	3 Reserved and 3 Unreserved Parking
Building Access	Elevator Served



Cedros Design District Location

# HIGHLIGHTS

🏠 ±1,730 SF second-floor creative office / retail suite

🏢 Fully built-out plug-and-play office space

📏 Corner/end-cap suite with high exposed ceilings and natural light


📍 Prime location in Solana Beach's Cedros Design District

🚶 Adjacent to Highway 101 pedestrian bridge


🚶 Walkable to Amtrak Station, Fletcher Cove Beach, and local dining

🚶 Farmers Market across the street every Sunday


# SUITE FEATURES

-  RECEPTION AREA


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-  CONFERENCE ROOM


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-  TWO PRIVATE OFFICES


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-  IT / STORAGE ROOM


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-  BREAK ROOM WITH SINK


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-  LARGE BUILT-IN CABINETS WITH GRANITE COUNTERTOP


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-  PRIVATE ENTRANCE AND REAR PATIO FACING


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-  POLISHED CONCRETE FLOORS

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-  OPERABLE WINDOWS THROUGHOUT

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-  HVAC THROUGHOUT



# FLOOR PLAN



 OPERABLE WINDOWS

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# PROPERTY FEATURES



# BUILDING TENANTS

## A Curated Mix of Creative Retail & Established Office Tenants

### RETAIL TENANTS

Ground-floor tenants include galleries, boutiques, and specialty retail that align with the design-focused character of Cedros Avenue.

#### Village Consignment

Art and specialty consignment featuring paintings, sculpture, photography, and unique curated pieces.

#### Ethan Blu Art Gallery

Contemporary gallery showcasing Ethan Blu's signature works, including the acclaimed Mindfulness Circle series.

#### Aaron Chang Ocean Art Gallery

Gallery by internationally recognized ocean photographer Aaron Chang, featuring museum-quality coastal photography.

### OFFICE TENANTS

Upper-floor office tenants include experienced real estate investment and development firms with a national presence.



# CEDROS AVENUE

## A Creative Coastal Retail Destination

Cedros Avenue is a well-known destination in Solana Beach, featuring a concentrated corridor of boutiques, restaurants, galleries, and cafés.

**85+ Shops**  
boutiques, restaurants, galleries, & cafés

**Around Solana Beach**  
& concentrated corridor of establishments

## Cedros Farmers Market Across from the Property

Held every Sunday across from the property, features local farmers, artisan vendors, and specialty foods.

**Sunday Farmers Market**  
features local farmers, artisan vendors, & specialty foods.



## Dine



Offers several restaurants and cafés within walking distance. Nearby options include Rare Society, Rustic Root, Lana, Sunny Side Solana, and Solana Beach Kitchen, providing a range of dining choices throughout the day.



RARE SOCIETY

RUSTIC ROOT

LANA

## Shop



Features a mix of boutiques, home décor stores, and art galleries. Retailers such as SoLo, SEJOUR Home, West Elm, and Aaron Chang Ocean Art Gallery are located along the corridor.



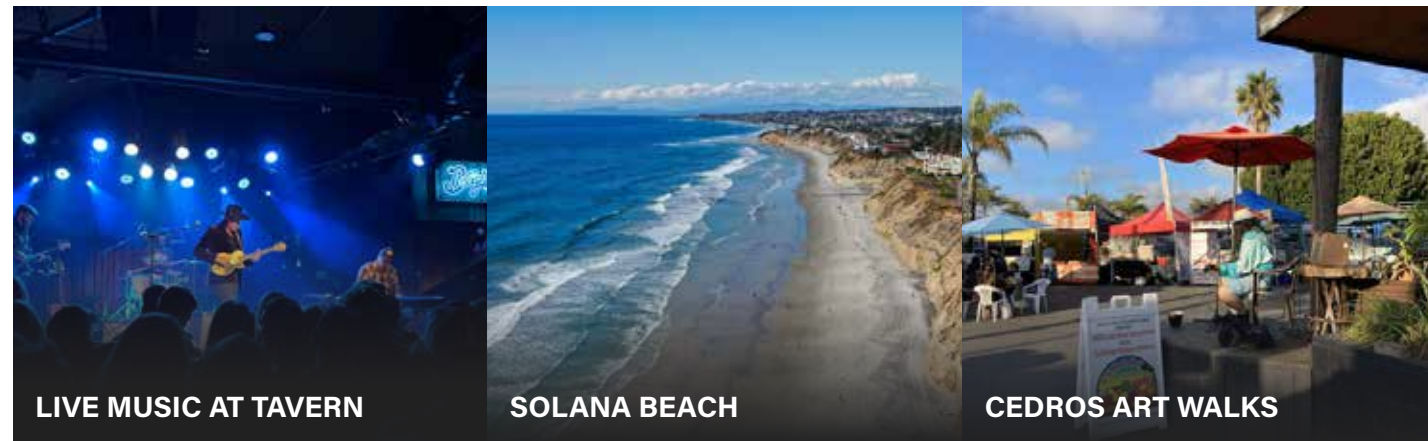
SOLO ON CEDROS

WEST ELM

## Experience



Hosts regular community events and entertainment throughout the year. Live music at Belly Up Tavern and seasonal art walks bring consistent activity to the district.



LIVE MUSIC AT TAVERN

SOLANA BEACH

CEDROS ART WALKS

# NEIGHBORHOOD



BEACHWALK SHOPPING CENTER



PEDESTRIAN BRIDGE TO HWY 101



Beachwalk Shopping Center  
±55,580 SF

LANA Solana Beach KITCHEN  
JET RHYNS HAIR YOGASIX ELEVATE TRAINING

Sandbox Mixed-Use Development  
±242,000 SF

MORNING LAVENDER  
RUSTIC ROOT CJZN

Fletcher Cove Beach Park

HIGHWAY 101 | ±16,000 AADT

Pedestrian Bridge to Hwy 101

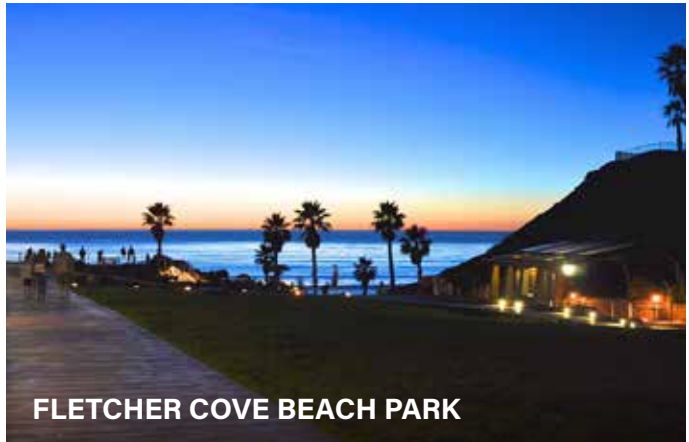
Suite 260 | 415 S Cedros Ave

S CEDROS AVE | ±4,500 AADT

 <b>2-Min Walk</b> FARMERS MARKET 0.1 MI	 <b>3-Min Walk</b> HIGHWAY 101 0.1 MI	 <b>9-Min Walk</b> SOLANA BEACH TRAIN STATION 0.4 MI	 <b>10-Min Walk</b> PACIFIC OCEAN 0.5 MI
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THE SANDBOX DEVELOPMENT



FLETCHER COVE BEACH PARK



CEDROS AVENUE DESIGN DISTRICT

# NEIGHBORHOOD



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Cedros Design District Location**

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