BEACHWALK

SOLANA BEACH, CALIFORNIA



RETAIL INSITE

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The Opportunity

BEACHWALK SHOPPING CENTER

Solana Beach is one of San Diego County's most desirable coastal communities, located along the Pacific Ocean with easy access to Interstate 5 and the Solana Beach Amtrak Station, this vibrant city attracts both locals and tourists with its diverse retail, upscale dining, beautiful beaches, chic boutiques, unique galleries and home décor, Solana Beach provides a unique environment for businesses to thrive.

Beachwalk Shopping Center presents a fantastic opportunity for retail businesses looking to attract a discerning customer base. This charming shopping center features a variety of boutique shops, daily needs, fitness, and quality services. It benefits from its proximity to the popular Fletcher Cove Park and the bustling Cedros Avenue Design District with its relaxed, coastal atmosphere and vibrant community.

- ±55,850 SF premier retail & restaurant space
- Ample parking on site
- Beautiful, curated landscaping









Trade Aerial



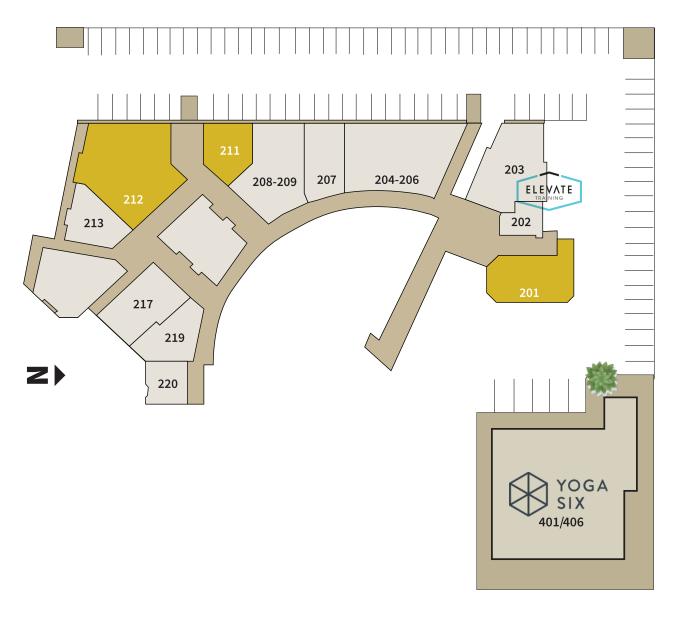
Site Plan - First Level



Suite	Tenant	SF
100/102	Banfield Pet Hospital	3,111
101	Solana Beachwalk Cleaners	1,930
103	AVAILABLE	1,325
104	Natura Waxing Lounge & Spa	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	AVAILABLE	1,594
112	AVAILABLE	4,849
114	AVAILABLE	790
116	Harcourts	624
117	AVAILABLE	2,177
118	Choice Juicery	881
121	AVAILABLE	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 (Coming Soon	5,000

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Site Plan - Second Level



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	Grotto Spa	2,261
211	AVAILABLE	790
212	AVAILABLE	2,530
213	Art of Skin, M.D.	1,037
217-220	Art of Skin, M.D.	3,092
401/406	Yoga Six Solana Beach	3,505

Demographics

 $437~\mathrm{S}$ Highway 101, Solana Beach, CA, 92075

ESTIMATED 2024 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

POPULATION	1 mile	٤	3 miles		5 miles	
Total Population	7,761	-	34,793		110,371	
Projected Population (2029)	8,216	j	34,899		110,518	
♠ HOUSING						
Total Households	3,488	;	14,891		44,373	
Projected Total Households (2029)	3,791		15,254		45,307	
INCOME						
Median Household Income	\$138,670	1	\$173,606		\$170,048	
Average Household Income	\$204,021		\$232,040)	\$225,544	
Per Capita Income	\$91,401		\$99,623	3	\$90,221	
Median Disposable Income	\$111,824	r	\$127,650)	\$125,578	
Average Disposable Income	\$130,412	-	\$144,580)	\$141,849	
Ç DAYTIME DEMOS						
Total Daytime Population	13,538	3	41,065		130,080	
Daytime Population Workers	9,943	;	24,075		77,128	
Daytime Population Residents	3,595	j	16,990		52,952	
TTT RACE & ETHNICITY						
White	5,619	72.40%	26,381	75.82%	75,127	68.07%
Black or African American	49	0.63%	195	0.56%	811	0.73%
American Indian& Alaska Native Population	45	0.58%	119	0.34%	458	0.41%
Asian Population	314	4.05%	2,802	8.05%	16,428	14.88%
Pacific Islander Population	5	0.06%	47	0.14%	135	0.12%
Other Race Population		9.63%	,	4.34%	,	4.53%
Population of Two or More Races		12.65%	,	10.74%	,	11.25%
Hispanic Population	,	20.40%	,	11.77%	,	12.78%
Non-Hispanic Population	6,178	79.60%	30,698	88.23%	96,262	87.22%
EDUCATION						
Bachelor's Degree	2,506	42.47%	11,021	41.36%	31,530	39.03%
Graduate/Professional Degree	1,636	27.72%	9,541 3	35.80%	29,289	36.26%
♣ AGE						
Median Age	44.4		47.4		44.6	

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