

**COASTAL RETAIL FOR LEASE**

435 S Cedros Ave #104  
Solana Beach, CA 92075



# The Details

AVAILABLE SPACE : ±727 SF

SPACE TYPE : Retail/ Office

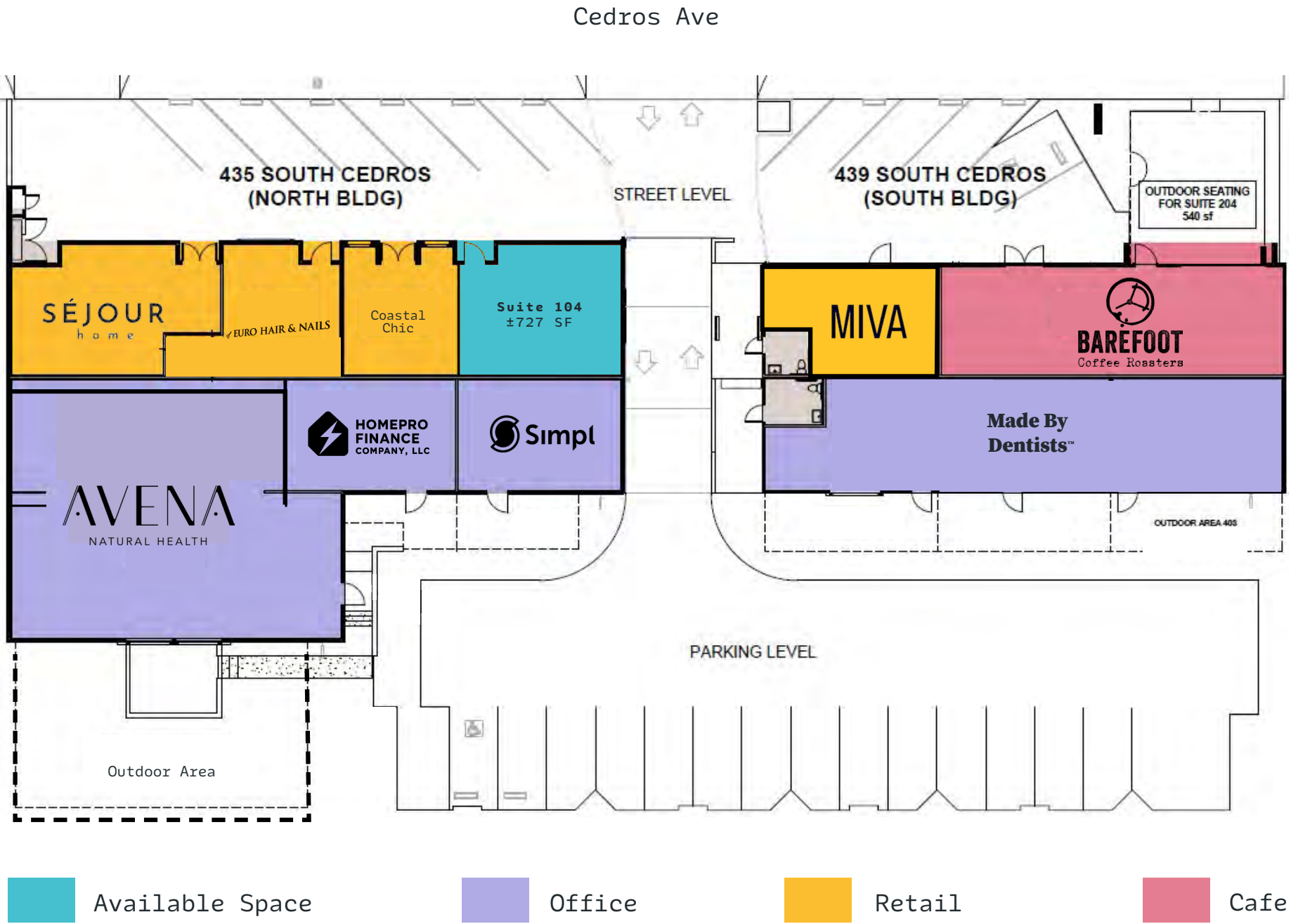
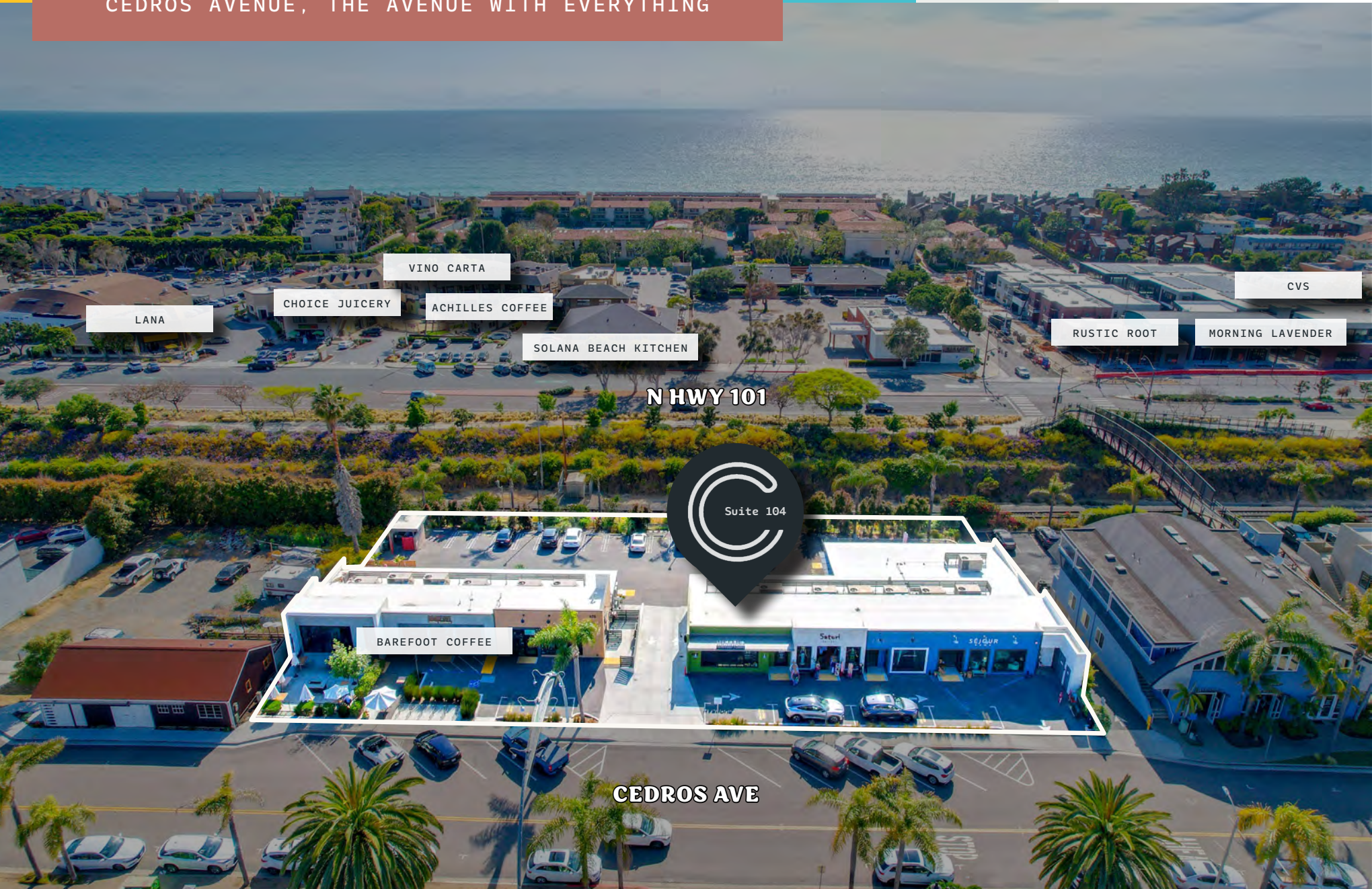
TIMING : Available Now

LEASE RATE : Contact Broker



- Incredible coastal office/retail suite with newly renovated interior and modern exterior
- On-site parking and an abundance of street parking
- Capitalize on the irreplaceable coastal location on highly desirable Cedros Ave in Solana Beach
- Great co-tenancy with Barefoot Coffee, Avena Natural Health, Euro Hair and Nails, Sejour Home, and more!
- Ease of commute with central location, short distance to freeway, and nearby transit options
- Minutes to coastal beaches and numerous amenities

CEDROS AVENUE, THE AVENUE WITH EVERYTHING



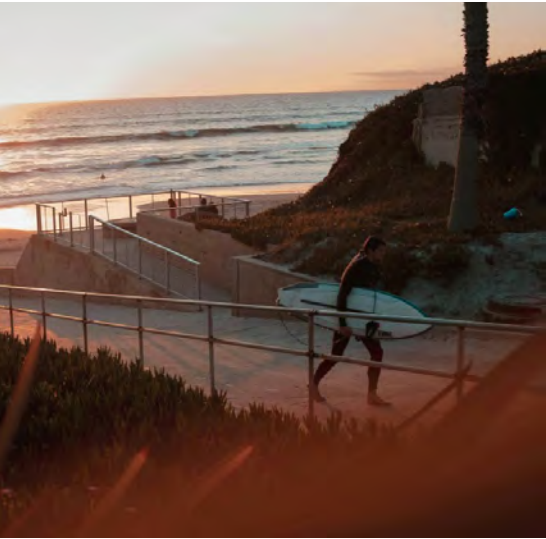
# The Neighbors

Solana Beach lives up to its name with temperatures that average 62 degrees in the wintertime and 77 degrees in the summertime. It offers 1.7 miles of coastline for swimming and surfing. Most days you will see locals drop by to watch the sun set at the award winning Fletcher Cove Park. The city is a favorite destination for those looking to enjoy the beach, eclectic shops, great dining, golfing, nightlife, and nearby hiking.

- Restaurants
- Fitness/Services
- Shopping



- |                            |                         |                       |                            |
|----------------------------|-------------------------|-----------------------|----------------------------|
| 01 Rare Society            | 15 Gelato 101           | 01 Pilates Movement   | 01 Pink Soul               |
| 02 Madeline Cafe & Bakery  | 16 Pizza Port           | 02 Heal Thy Goddess   | 02 Passion Fine Jewelry    |
| 03 Grange Garden           | 17 Rare Society         | 03 Melt West          | 03 Yes Yes Collective      |
| 04 Lofty Coffee            | 18 Saddle Bar           | 04 F45                | 04 West Elm                |
| 05 Carruth Cellars         | 19 The Naked Cafe       | 05 Cedros Hair Design | 05 Native Poppy            |
| 06 Kai Ola Sushi           | 20 Sindi's Snack Shack  | 06 Set 25 Salon       | 06 Tucci                   |
| 07 Peet's Coffee           | 21 Sunny Side           | 07 Fiora Aesthetics   | 07 Kern & Co.              |
| 08 Solana Frosty           | 22 Secret Table         | 08 SCEND Fitness      | 08 Road Runner Sports      |
| 09 Purebowl                | 23 Morning Lavender     | 09 Dirty Dogs         | 09 San Diego Electric Bike |
| 10 Chief's Burgers         | 24 Rustic Root          | 10 Salon by the Cove  |                            |
| 11 Solana Beach Fish House | 25 Solana Beach Kitchen | 11 Skin 33            |                            |
| 12 Claire's                | 26 Achilles Coffee      | 12 USPS               |                            |
| 13 T's Cafe                | 27 Choice Juicery       | 13 Pure Infrared      |                            |
| 14 Chauncey's Pizza & Bar  | 28 LANA                 | 14 West 101 Salon     |                            |



# Cedros Avenue

Cedros Avenue in Solana Beach is a vibrant destination where coastal charm meets artistic flair. Stroll past fashion-forward boutiques, captivating art galleries, and inviting sidewalk cafes, with the iconic Belly Up Tavern adding to the buzz. Bursting with creativity, style, and one-of-a-kind finds, Cedros is the place to wander, discover, and be inspired.



## Dining

Coastal flavors and local favorites line Cedros, from farm-to-table plates at Claire's on Cedros to craft coffee and beer at Barefoot Coffee Roasters.

## Shopping

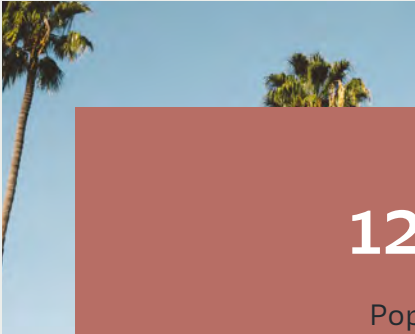
Boutiques like Tucci, Solo, and Aaron Chang's Ocean Art Gallery bring fashion, home décor, and art together in one stylish stretch.

## Events

Live music at Belly Up Tavern, seasonal art walks, and the weekly Solana Beach Farmers Market keep the avenue buzzing.

# Solana Beach

As a thriving city, Solana Beach has a number of business and lifestyle-related services in place to keep things running smoothly and safely for its residents and visitors. Offering support and camaraderie for business owners, high-quality schools, a diverse community and safety officials focused on maintaining a pristine and family-friendly atmosphere, Solana Beach is a great place to be and see.



## BY THE NUMBERS

12,867

Population

50+

Eateries

85+

Diverse Retail Stores

8

Min Walk to Coaster



## A quaint beach town with one-of-a kind finds.

The charming, seaside community of Solana Beach is nestled along the northern coast of San Diego County, and is approximately a 30 minute drive from downtown San Diego. Its main access routes include Interstate 5, Highway 101, Lomas Santa Fe Drive, and Via de la Valle. The City is home to a vibrant train station that serves both Amtrak and the Coaster, one of only three in San Diego County.

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**SERENA PATTERSON**

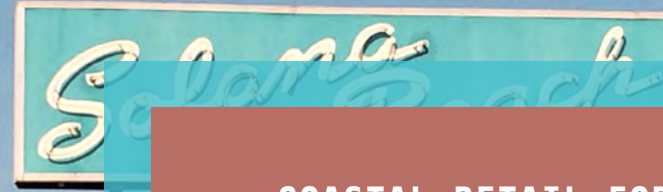
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