

**161  
S Hwy 101**

SOLANA BEACH / CALIFORNIA



**Retail  
Space  
Available.**

**Matt Moser**

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**RI**



# About the Area.

## S O L A N A   B E A C H   /   C A L I F O R N I A

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.

The City 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, and design.

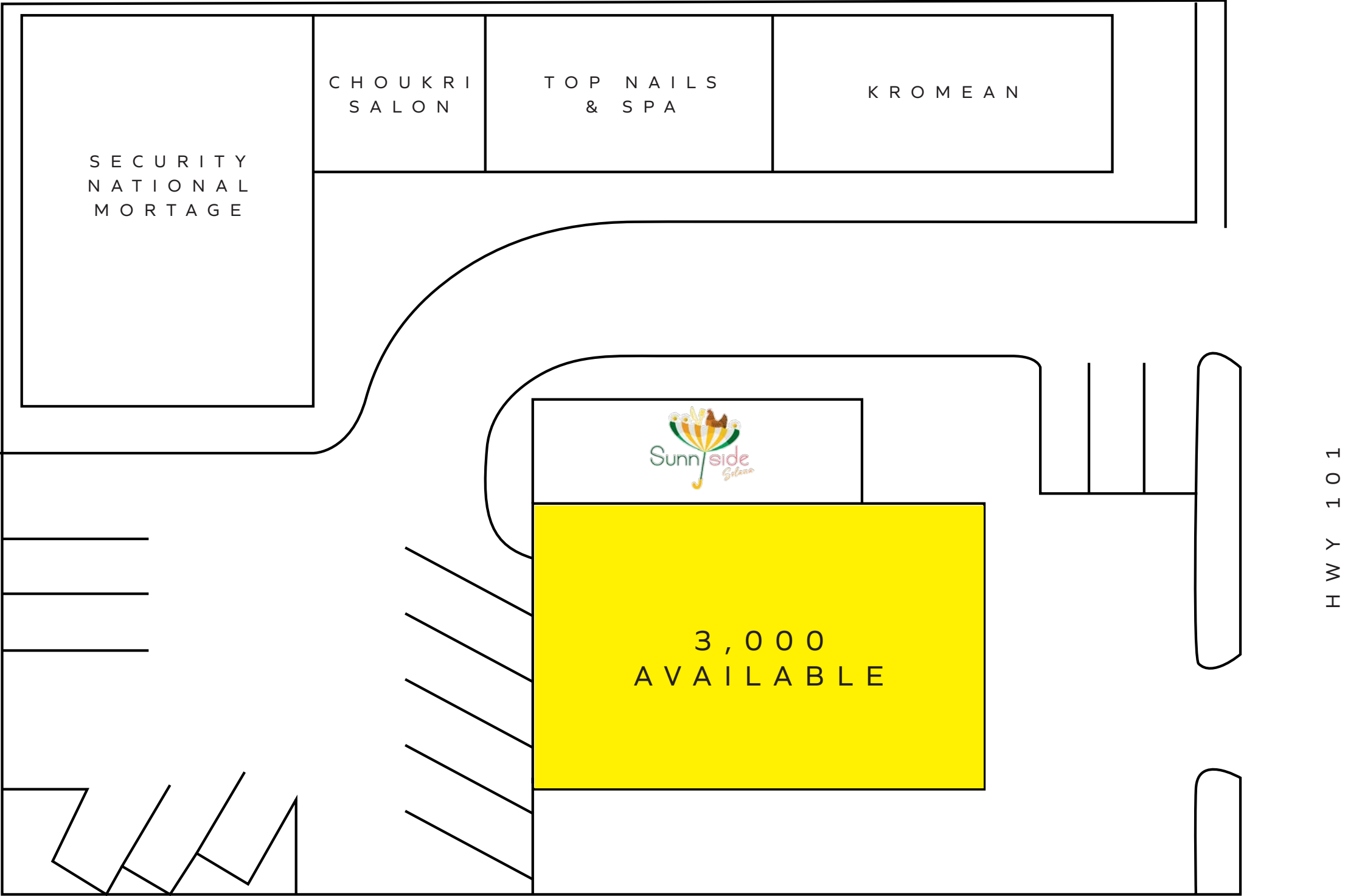
## P R O P E R T Y   H I G H L I G H T S

- 3,000 SF of retail/office for lease
- Adjacent to Sunny Side Solana
- Great frontage to Hwy 101
- Strong vehicular and pedestrian traffic with more than 40,000 cars per day
- Property sits just blocks away from Fletcher Cove, Solana Train Station, and the iconic Cedros District



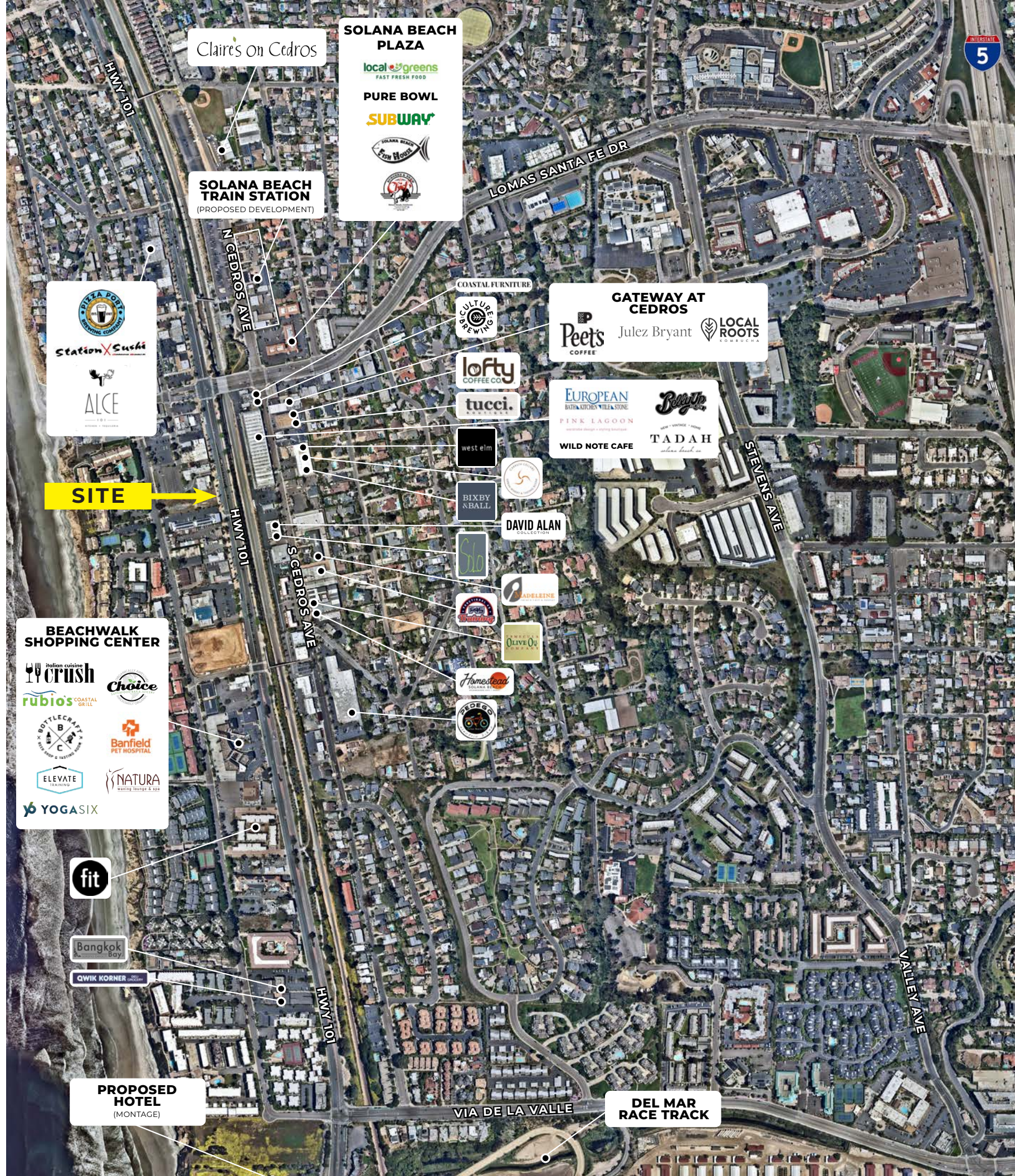


Site  
Plan.





# Aerial Map.





161 S  
Hwy 101



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# Area Demographics.

S O L A N A   B E A C H   /   C A L I F O R N I A

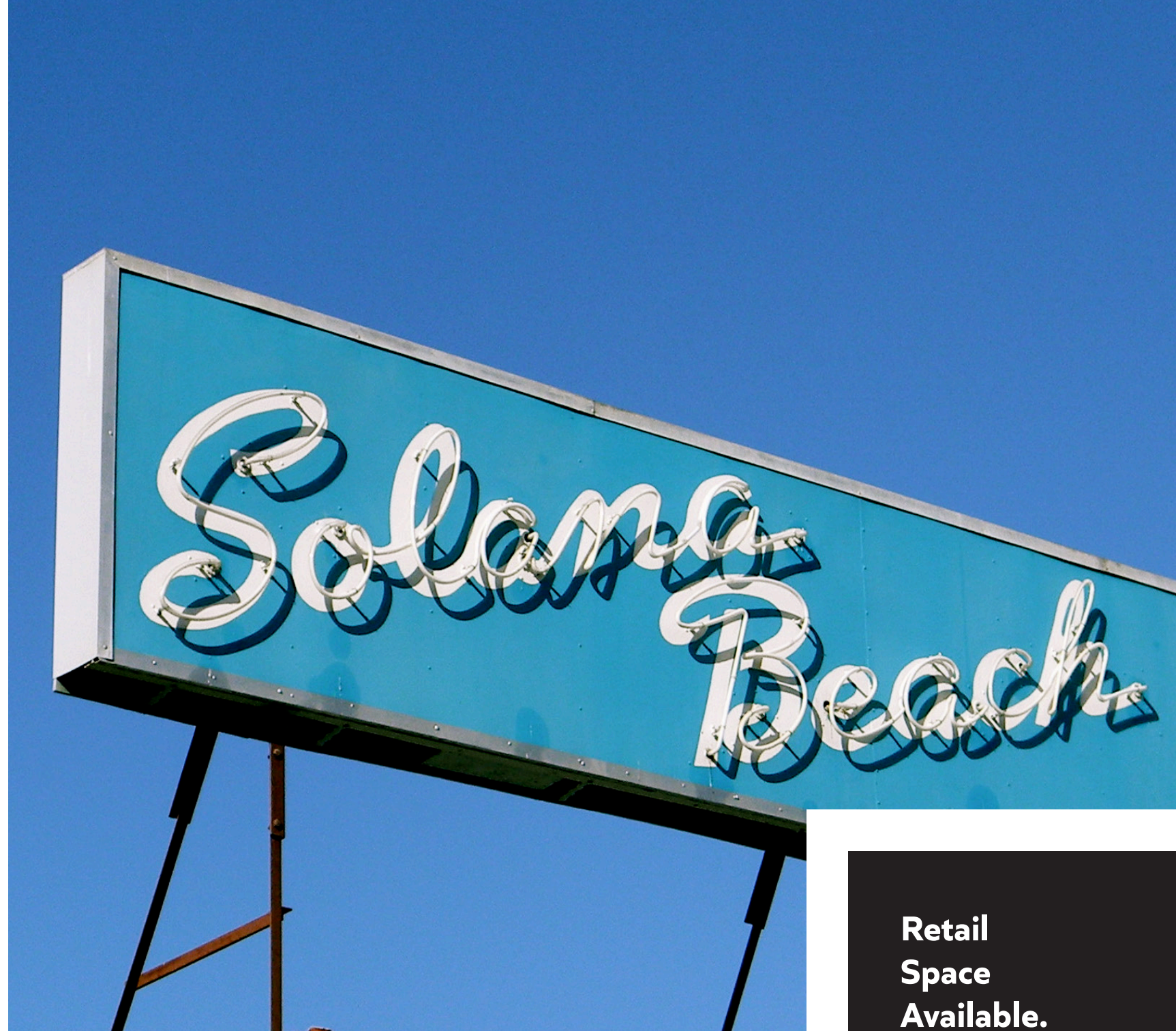


Population	1 Mile	3 Miles	5 Miles
Estimated Population	8,811	33,104	114,373
Forecasted Population (2025)	8,986	33,559	118,402
Daytime Demos			
Total Number of Businesses	1,205	3,087	8,811
Total Number of Employees	6,013	19,007	64,864
Median Hh Income			
Estimated Median Household Income	\$118,817	\$137,953	\$150,104
Median Household Income	\$109,002	\$125,217	\$134,785
Avg Hh Income			
Estimated Avg Household Income	\$177,659	\$200,842	\$204,502
Avg Household Income	\$155,855	\$180,637	\$184,596
Other Income			
Est. Proj. Median Disposable Income	\$85,324	\$100,408	\$103,921



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