

RETAIL SPACE AVAILABLE

For Lease · 524 Stevens Ave

SOLANA BEACH, CA



FEATURES

- 100% leased
- Well located retail center in highly desirable Solana Beach submarket
- Located amongst office hub with heavy daytime population
- Monument Signage available
- Situated near high volume retailers such as Marshall's, Sprouts, Dixieline, CVS, and others

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 Population:	11,264	39,694	123,895
Avg HH Income:	\$160,299	\$184,707	\$187,913
Daytime Pop:	13,914	41,812	133,398

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

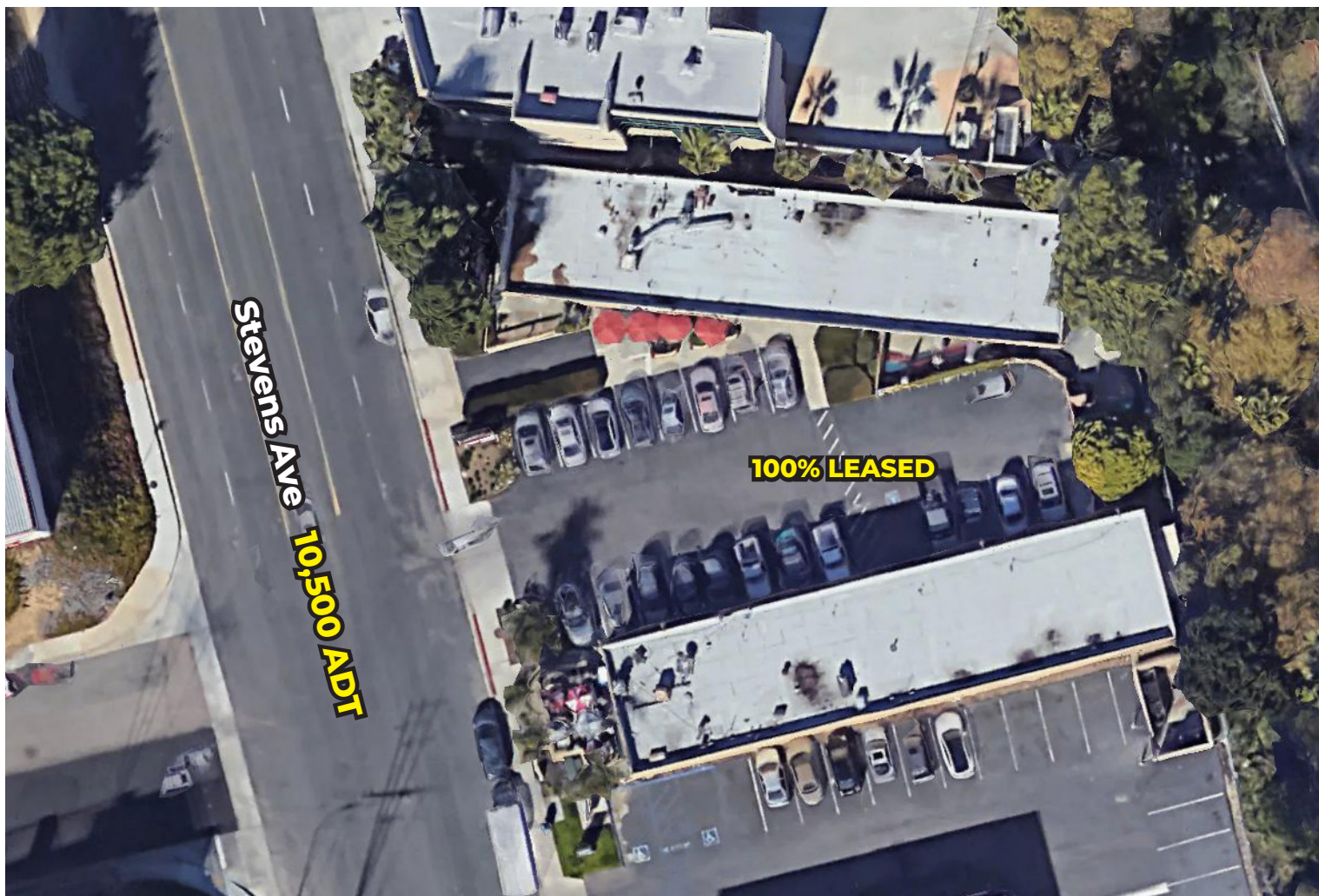
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SITE PLAN



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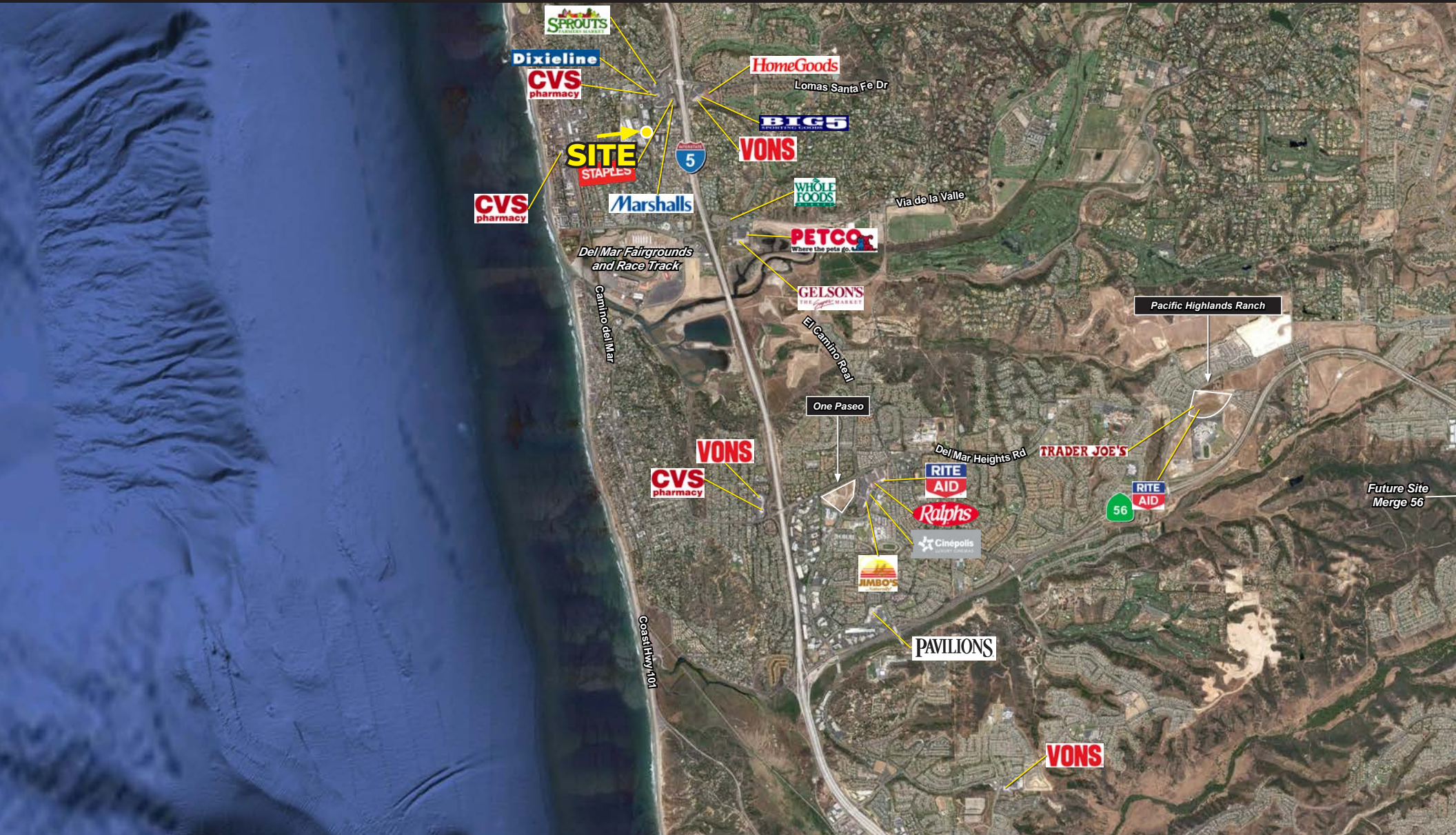
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Expanded Demographic Profile

ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

524 Stevens Ave, Solana Beach, California, 92075

POPULATION

	1 mile	3 miles	5 miles
Total Population	11,264	39,694	123,895
Projected Population (2022)	11,459	40,330	128,910

HOUSING

Total Households	4,987	17,334	49,287
Projected Total Households (2022)	5,061	17,571	51,082

INCOME

Median Household Income	\$110,591	\$130,656	\$138,991
Average Household Income	\$160,299	\$184,707	\$187,913
Per Capita Income	\$70,938	\$80,138	\$74,218
Median Disposable Income	\$87,372	\$102,786	\$105,475
Average Disposable Income	\$107,925	\$120,046	\$122,139

DAYTIME DEMOS

Total Daytime Population	13,914	41,812	133,398
Daytime Population Workers	8,252	21,487	67,917
Daytime Population Residents	5,662	20,325	65,481

RACE & ETHNICITY

White	9,304 82.61%	33,153 83.52%	95,665 77.21%
Black or African American	61 0.54%	190 0.48%	838 0.68%
American Indian & Alaska Native Population	59 0.52%	152 0.38%	399 0.32%
Asian Population	518 4.60%	3,090 7.78%	16,654 13.44%
Pacific Islander Population	17 0.15%	52 0.13%	142 0.11%
Other Race Population	837 7.43%	1,479 3.73%	4,869 3.93%
Population of Two or More Races	467 4.15%	1,578 3.98%	5,328 4.30%
Hispanic Population	2,226 19.76%	4,704 11.85%	15,140 12.22%
Non-Hispanic Population	9,038 80.24%	34,990 88.15%	108,755 87.78%

EDUCATION

Bachelor's Degree	3,132 36.60%	10,938 36.18%	30,986 34.80%
Graduate/Professional Degree	2,562 29.94%	10,560 34.93%	31,953 35.89%

AGE

Median Age	44.4	46.7	43.4
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