

BEACHWALK

SOLANA BEACH, CALIFORNIA



RI 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



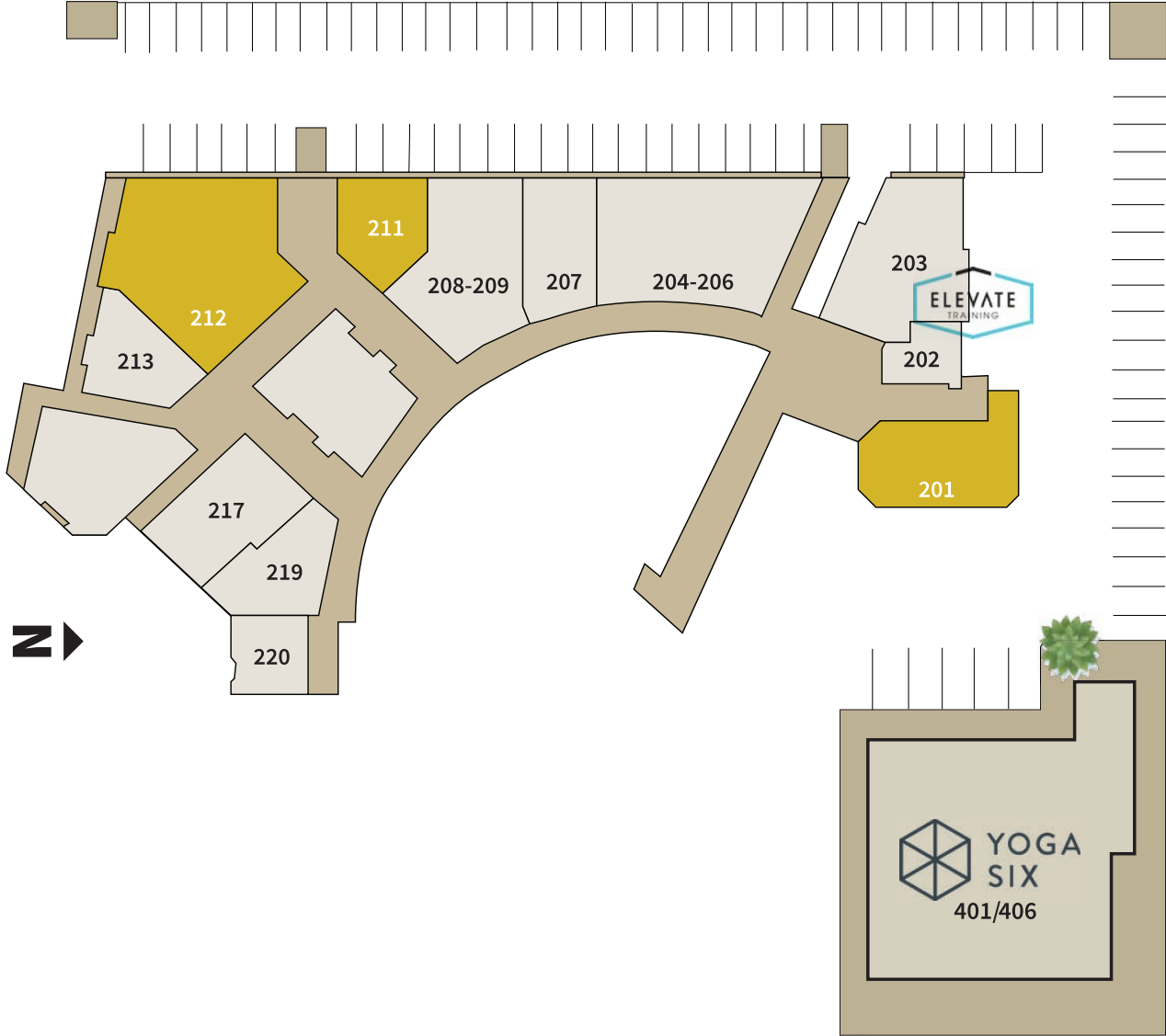
Site Plan - First Level



Suite	Tenant	SF
100/102	Banfield Pet Hospital	2,974
101	Solana Beachwalk Cleaners	1,930
103	AVAILABLE	1,376
104	Natura Waxing Lounge & Spa	1,205
105	Mr. Bodhi's Grub and Scrub	1,061
106/107	Pure Infrared Sauna	1,683
108	Stretch Lab Fitness	1,323
110	AVAILABLE	1,594
112	AVAILABLE	4,849
114	AVAILABLE	651
116	Harcourts	624
117	AVAILABLE	2,207
118	Choice Juicery	881
121	AVAILABLE	1,521
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

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Site Plan - Second Level



Suite	Tenant	SF
201	AVAILABLE	1,585
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	830
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

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Demographics

437 S Highway 101, Solana Beach, CA, 92075

ESTIMATED 2024 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

POPULATION

	1 mile	3 miles	5 miles
Total Population	7,761	34,793	110,371
Projected Population (2029)	8,216	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	\$173,606	\$170,048
Average Household Income	\$204,021	\$232,040	\$225,544
Per Capita Income	\$91,401	\$99,623	\$90,221
Median Disposable Income	\$111,824	\$127,650	\$125,578
Average Disposable Income	\$130,412	\$144,580	\$141,849

DAYTIME DEMOS

Total Daytime Population	13,538	41,065	130,080
Daytime Population Workers	9,943	24,075	77,128
Daytime Population Residents	3,595	16,990	52,952

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	747 9.63%	1,511 4.34%	4,995 4.53%
Population of Two or More Races	982 12.65%	3,737 10.74%	12,417 11.25%
Hispanic Population	1,583 20.40%	4,095 11.77%	14,109 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 35.80%	29,289 36.26%

AGE

Median Age	44.4	47.4	44.6
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