



SITE

Gateway at Cedros

RETAIL SPACE FOR LEASE
108 S CEDROS AVE, SOLANA BEACH, CA



Rare

OPPORTUNITY IN THE HEART OF SOLANA BEACH

1,066 square feet suite available

7,835 square foot retail center anchored by Peet's coffee

Strong pedestrian and vehicular traffic with more than 40,000 cars per day

Average household income of approximately \$226,746 within a 5-mile radius

Located two blocks from the Pacific Ocean, at the entrance of highly sought after Cedros Design District, where there is minimal vacancy with extremely high barriers to entry

Conveniently situated adjacent to the Solana Beach Train Station, one of the busiest stations in California, 2.74 million Amtrak Pacific Surfliner passengers come through annually, Solana Beach Station is the only stop for Del Mar Fairgrounds and Racetrack

THIS IS

Solana Beach

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, nightlife, and nearby hiking.

DEMOGRAPHICS (5 MILES)

Total Estimated Population	113,514
Average Household Income	\$226,749
Total Number of Businesses	8,764
Total Number of Employees	75,062

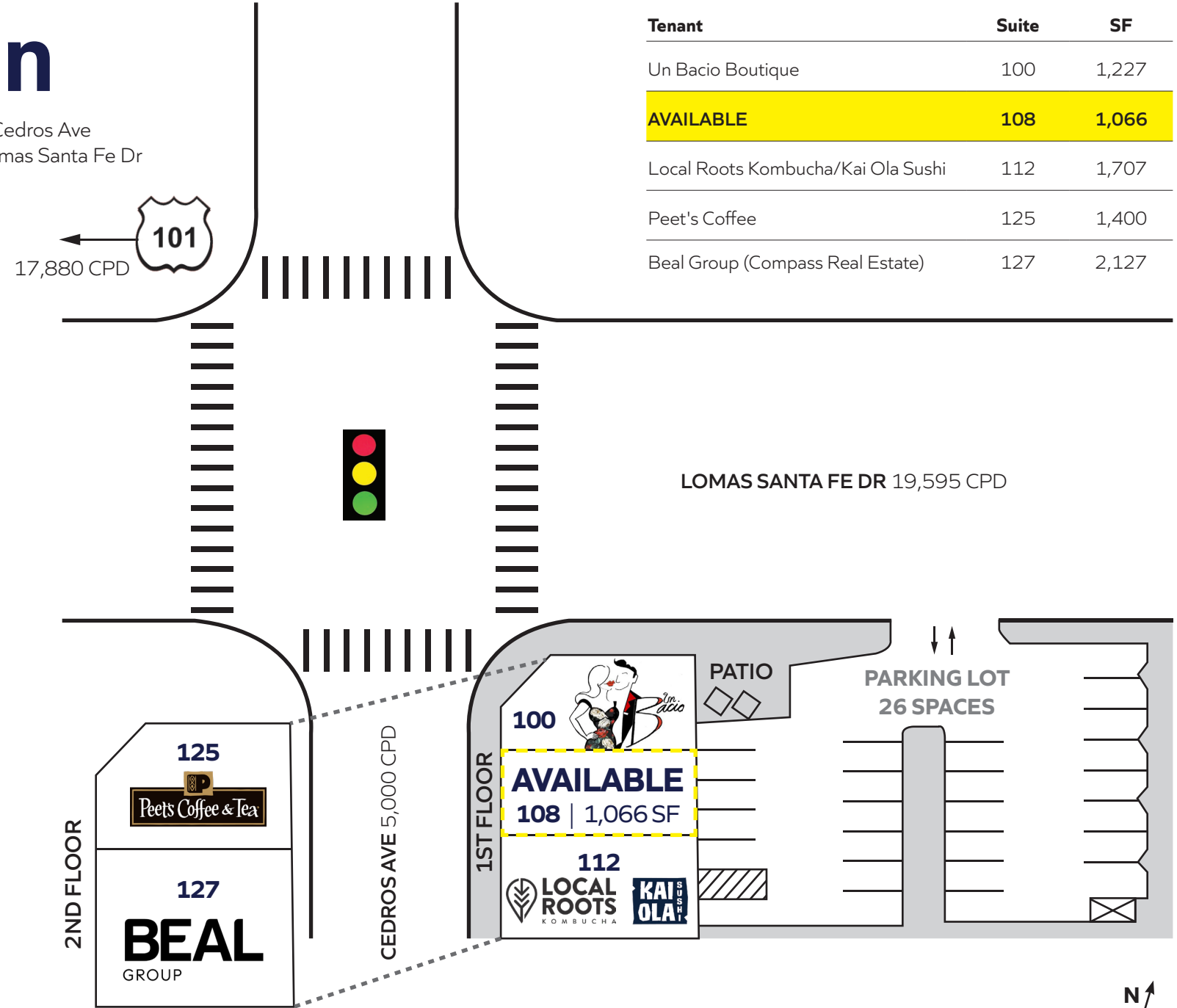


THE
Site



SITE Plan

100-112 S Cedros Ave
125-127 Lomas Santa Fe Dr



Tenant	Suite	SF
Un Bacio Boutique	100	1,227
AVAILABLE	108	1,066
Local Roots Kombucha/Kai Ola Sushi	112	1,707
Peet's Coffee	125	1,400
Beal Group (Compass Real Estate)	127	2,127



RI 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. The value of this transaction to you depends on tax and other factors which should be evaluated by you tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs



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