

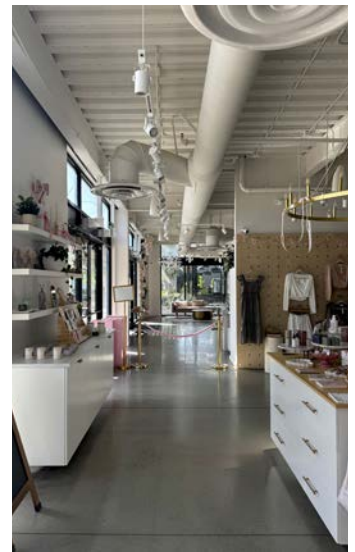
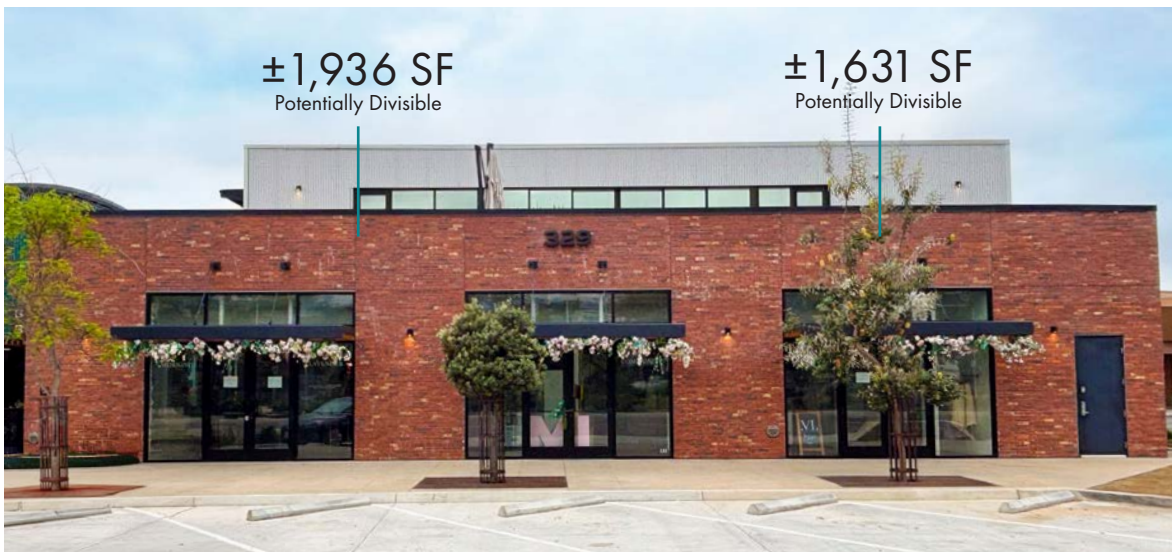
SANDBOX

SOLANA BEACH

Cafe/Retail for Lease

±3,567 SF Potentially
Divisible

HWY 101 & Dahlia Dr.





SOLANA BEACH

A BEACH-SIDE PLAYGROUND FOR CULTURE & COMMERCE

Set along a stunning stretch of North County coastline, Solana Beach captures the essence of San Diego’s relaxed, coastal lifestyle. Sunshine, surf, and a strong sense of community come together to create an environment that is both energizing and effortlessly balanced. Ideally located west of Interstate 5 and just moments from the ocean, Sandbox offers a destination designed for this vibrant way of life. This dynamic mixed-use hub brings together residences, retail, dining, and office space in a cohesive, walkable setting.



With its open-air design and inviting pedestrian pathways, Sandbox fosters connection, creativity, and everyday ease. It’s a place to work, gather, and recharge—where an uplifting atmosphere and authentic sense of community inspire people to thrive.

HWY 101 & DAHLIA DR



ABOUT THE SPACE

HWY 101 & DAHLIA DR

Solana Beach, CA 92075

±3,567 SF

Available Space

CAFE/RETAIL

Space Type

AVAILABLE NOW

Timing

03

THE PROPERTY & IT'S SURROUNDINGS

FOR LEASE ±3,567 SF
2ND GENERATION

CONDITION



New construction with street visibility
15,985+ vehicles pass this site daily.

NEIGHBORHOOD



Steps away to the beach, the pedestrian bridge to Cedros
Design District, Amtrack & Coaster, and many more!

FARMERS MARKET



Just one block from Solana Beach Farmers Market
featuring 70+ vendors.

LOCATION



Sandbox is one of San Diego's best neighborhoods
and a hub for recreation, arts, and culture.



ESTABLISH YOURSELF IN
ONE OF SAN DIEGO'S
**MOST SOUGHT-AFTER
COMMUNITIES.**

- ▶ Ideally located in the coastal community of Solana Beach
fronting Highway 101
- ▶ Mixed-use development
- ▶ Close proximity to high-income areas of Del Mar, Cardiff,
Encinitas, and Rancho Santa Fe
- ▶ Dedicated on-site parking and an abundance of street parking
- ▶ Great co-tenancy with Rustic Root, and CTZN
- ▶ Ease of commute with central location, short distance to
freeway, and nearby transit options
- ▶ Minutes to coastal beaches and numerous amenities

ABOUT THE PROPERTY

±13,399 SF
Total Retail Space

±50,385 SF
Total Office Space

25
Residential Units

365 SPOTS
Retail Parking: 1 Space per 100 SF
Office Parking: 1 Space per 300 SF

THE SPACE

HWY 101 & DAHLIA DR

Position your business for success in versatile commercial spaces designed to support service retail, fitness, medical spa, and real estate office concepts. With prime visibility, high-traffic locations, and flexible layouts, these spaces accommodate everything from customer-focused retail and wellness destinations to professional offices and treatment-based services. Whether you’re building a brand centered on convenience, health, aesthetics, or client relationships, this environment offers the accessibility, functionality, and presence needed to attract, engage, and grow a loyal customer base.



±3,567 SF

Total Retail Space,
Potentially Divisible



Retail/Cafe

Ideal User



Frontage

Along HWY 101



Access

Pedestrian Bridge



*Image has been digitally enhanced and is intended solely as a conceptual representation of potential outdoor patio seating.

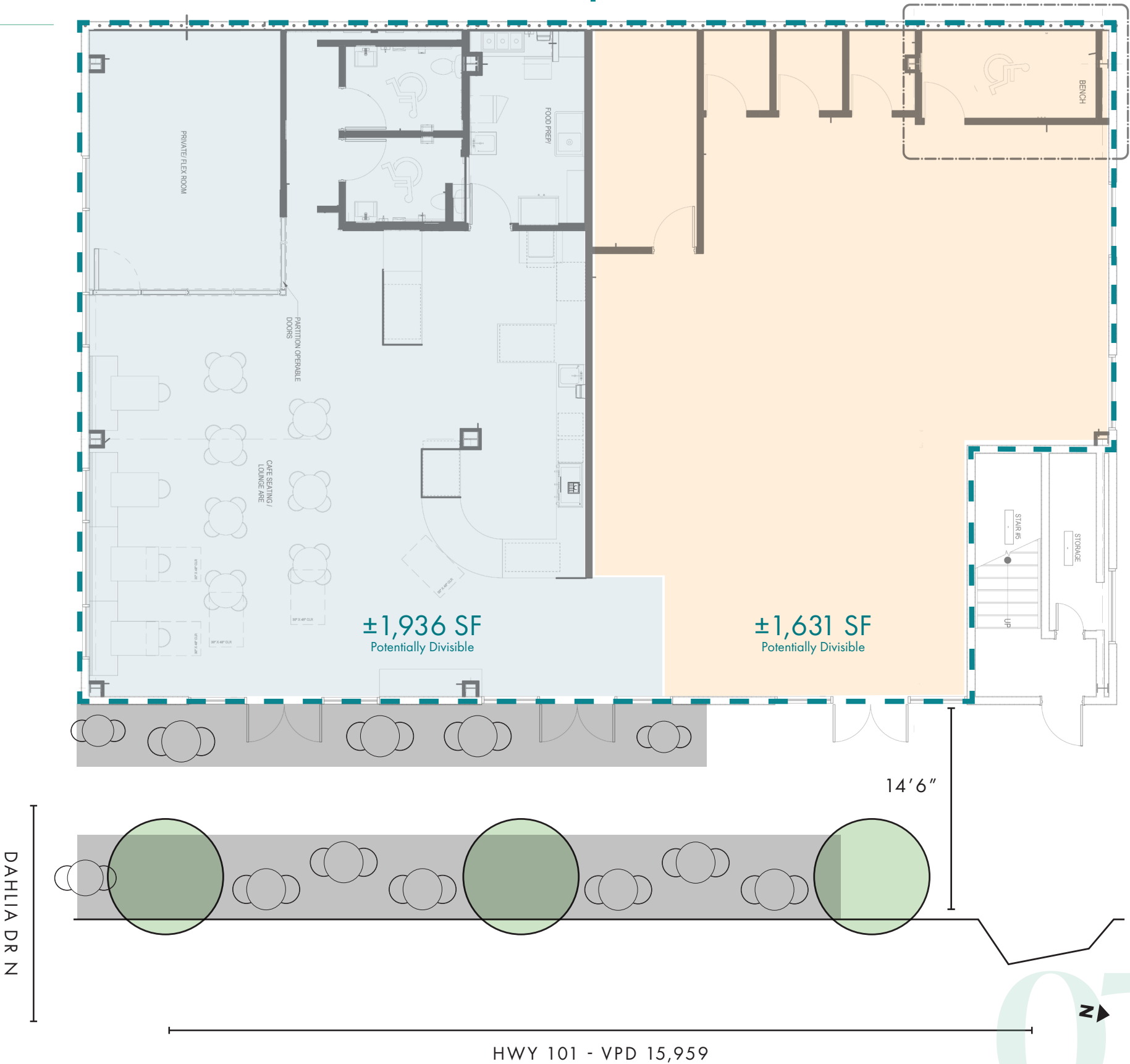
HWY 101 & DAHLIA DR



Co-tenants with
Rustic Root and CTZN

FOR LEASE ±3,567 SF

- POTENTIAL SEATING
- POTENTIAL SEATING AREA
- EXISTING TREES



SEE INSIDE...



±3,567 SF FOR LEASE

SEEKING: CAFE/RETAIL/SERVICE/FITNESS/MEDICAL SPA/REAL ESTATE



LOCATED ALONG THE HISTORIC HIGHWAY 101



Cedros Avenue Design District has over 85 merchants, artisans, and one-of-a-kind curators and collectors—featuring fashion boutiques, fine jewelry, art galleries, outdoor cafés, and more—all tucked into a charming 2½-block stretch in nearby Solana Beach.

01

RUSTIC ROOT

02

CTZN

03

CVS

04

Revolution
BIKE SHOP

05

RARE
SD society CA

06

F45

07

west elm

08

BellyUp

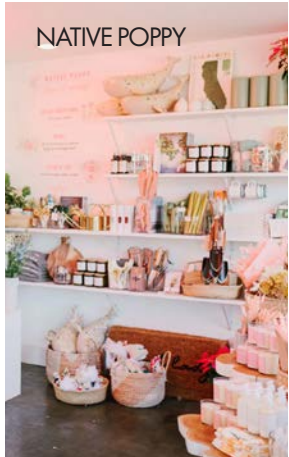
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Solana Beach lives up to its name with temperatures that average 62 degrees in the wintertime and 77 degrees in the summertime. It offers 1.7 miles of coastline for swimming and surfing. Most days you will see locals drop by to watch the sun set at 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 CTZN | 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 | |



WELCOMING COASTAL VIBES AND THE PERFECT MIX

Food & Drink



Solana Beach offers fresh bites, craft drinks, and nonstop energy.

Arts & Entertainment



A creative hub filled with galleries, shows, and nightlife.

Local Events



Packed with festivals, markets, and community fun.



Demographics				
	1 Mile	3 Mile	5 Mile	
Population (2025)	9,117	37,340	110,761	
Project Population (2030)	9,500	38,027	111,761	
Total Daytime Employment	9,520	23,099	71,558	
Total Households	3,353	14,810	42,801	
Avg. Household Income	\$165,889	\$191,864	\$191,069	
Total Consumer Spending	\$164M	\$717.6M	\$2B	

THERE'S
SOMETHING
FOR
EVERYONE TO
ENJOY

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.



ACHILLES COFFEE



HEALTHY GODDESS



CHOICE JUICERY



WHAT'S NEARBY?



RUSTIC ROOT

HEAL • THY
GODDESS



85⁺

Stores

A dynamic neighborhood filled with diverse retail options.



50⁺

Eateries

Offering flavors from casual comfort food to upscale dining.

A QUAIN 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.

PINK SOUL



LANA



MELT WEST



INTIMATE LIVING



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.

SANDBOX

SOLANA BEACH

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