

674 VIA DE LA VALLE

SOLANA BEACH CA 92075



*Return to Office
Reimagined*

Investment Summary



ADDRESS

674 Via de la Valle
Solana Beach, CA 92075



IMPROVEMENTS

Fully Renovated in 2024;
\$8M in Capital Improvements



BUILDING SIZE

23,057 RSF



FLEXIBLE OCCUPANCY

Scalable up to Full Building for
Owner-User Headquarters



PARKING

28 Spaces in a Secured Garage,
plus Surface Spaces



ASKING PRICE

\$21,000,000



Investment Highlights

Where Coastal Inspiration Meets
Unrivalled Sophistication —
North San Diego County's
Finest Address



TROPHY COASTAL ASSET

674 Via de la Valle is a fully repositioned, Class A creative office project that delivers an **unparalleled office experience**. Conceived as a corporate headquarters, the current owner invested an estimated **\$8 million in capital improvements**, including a striking new building façade and top-end modern finishes throughout. This level of institutional-grade renovation is exceptionally rare in the North County Coastal submarket, offering an incoming investor a turnkey, high-quality asset at a significant discount to replacement cost.



INVESTMENT FLEXIBILITY

674 Via de la Valle offers an owner-user the ability to right-size their footprint from day one. The building's adaptable layout supports a range of occupancy configurations — whether an owner needs the full building now or plans to grow into it over time. The current owner is willing to lease back a portion of the building post-close, generating immediate cash flow.



INDOOR/OUTDOOR LIFESTYLE AMENITIES

Thoughtfully designed to celebrate its coastal setting, the property features indoor/outdoor patios, operable windows, and expansive outdoor tenant and common areas that invite occupants to embrace the idyllic SoCal lifestyle. On-site shower and locker facilities, along with secured surfboard and bike storage, ensure tenants can take full advantage of everything this near-beach address has to offer.



PREMIER PARKING

Adding to its appeal, a secured covered parking garage up an elevated driveway provides ample, hassle-free on-site parking.



BREATHTAKING COASTAL VIEWS

Ideally situated less than one mile from the Pacific Ocean and the famed Del Mar beaches, 674 Via de la Valle offers sweeping panoramic ocean and racetrack views.



EXCEPTIONAL CONNECTIVITY & LOCATION

674 Via de la Valle perfectly positioned at the center of three of North San Diego County's most prestigious and sought-after communities - Rancho Santa Fe, Del Mar and Solana Beach. This rare convergence of prestigious zip codes means that tenants and executives will enjoy immediate proximity to some of the region's finest restaurants, golf courses, luxury hotels, desirable enclaves and coastal recreation — placing them at the center of a lifestyle that most can only aspire to. For businesses seeking a prestigious address that resonates with clients, partners, and top-tier talent alike, there is simply no comparable location in North San Diego County. Additionally, the property offers outstanding accessibility - located just 2 blocks from the Via de la Valle exit off Interstate-5 and 1.5 miles from the Solana Beach Amtrak and Coaster station for easy regional commuting.



Your Workplace, Perfected

- ✧ Covered & secured parking garage plus uncovered spaces
- ✧ Indoor/outdoor common area with BBQ & refrigerator
- ✧ Custom interiors including a professional grade kitchen with adjoining lounge area
- ✧ Balconies and operable windows throughout



- ✧ Creative open ceilings
- ✧ Premier building top signage
- ✧ Shower & locker rooms
- ✧ Surfboard storage
- ✧ Bike storage

Incomparable Location



Location

Situated along Via de la Valle, the Property enjoys a rare trifecta of location nestled at the intersection of three of San Diego's most coveted communities, each just minutes away.

Together, these three communities form an unmatched lifestyle corridor and 674 Via de la Valle sits squarely at the heart of it all.



The Best of Coastal California

DEL MAR

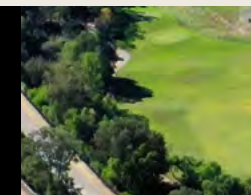
Head a few miles west and south and Del Mar delivers the full Southern California coastal experience in one of its most refined forms. Del Mar City Beach is a spectacular stretch of Pacific shoreline ideal for morning walks, swimming, and watching the sun drop into the ocean. The iconic Del Mar Racetrack and Fairgrounds draws crowds for world-class thoroughbred racing each summer, the San Diego County Fair, and a packed concert calendar. The dining scene is equally impressive — Jake's Del Mar and Poseidon on the Beach sit directly on the sand along Coast Boulevard, offering fresh seafood and breathtaking ocean views, while Monarch Ocean Pub at Del Mar Plaza brings a lively coastal energy with craft pours and elevated pub fare perched above the water.



Timeless Prestige

RANCHO SANTA FE

One of the most exclusive residential enclaves in the United States, is just minutes to the northeast where gracious estates, championship golf courses, and world-class equestrian facilities set the standard for refined country living. The village along Paseo Delicias exudes a quiet, old-world elegance with its Spanish Colonial architecture, art galleries, and boutique shops alongside exceptional dining. With top-rated schools, a close-knit community atmosphere, and a timeless elegance that has attracted discerning residents for generations, Rancho Santa Fe represents the very best of North San Diego County — a place where privacy, prestige, and natural beauty exist in perfect harmony.



Creative, Coastal, and Walkable

SOLANA BEACH

Just up the coast, adds yet another dimension to this location's appeal. The Cedros Avenue Design District is one of San Diego's most distinctive shopping and design destinations, lined with antique dealers, surf shops, independent boutiques, and home décor studios that draw visitors from across the region. Tide Beach Park and the community's rugged blufftop coves offer some of the most scenic and peaceful beach access in the county. Steps from the building along Via de la Valle, tenants will find an array of dining options including the acclaimed Pamplemousse Grille, a French-inspired restaurant located directly across from the Del Mar Racetrack, as well as Ranch 45, a beloved butcher shop, specialty grocer, and casual eatery all in one. The Fish Market, a North County coastal institution serving the freshest daily seafood, is also located just a short walk away.



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