

415 S Cedros Ave (suite 160)

Solana Beach, CA 92075

NAI San Diego
www.naisandiego.com

±1,464 SF Retail Suite Available for Lease



**First Floor Street Retail Opportunity
Cedros Design District Location**

PROPERTY OVERVIEW

 **Suite 160, 415 S Cedros Ave**
Solana Beach, CA 92075

 **±1,464 SF**
Available Space

 **\$4.75/SF NNN**
NNN's ±\$0.95/SF

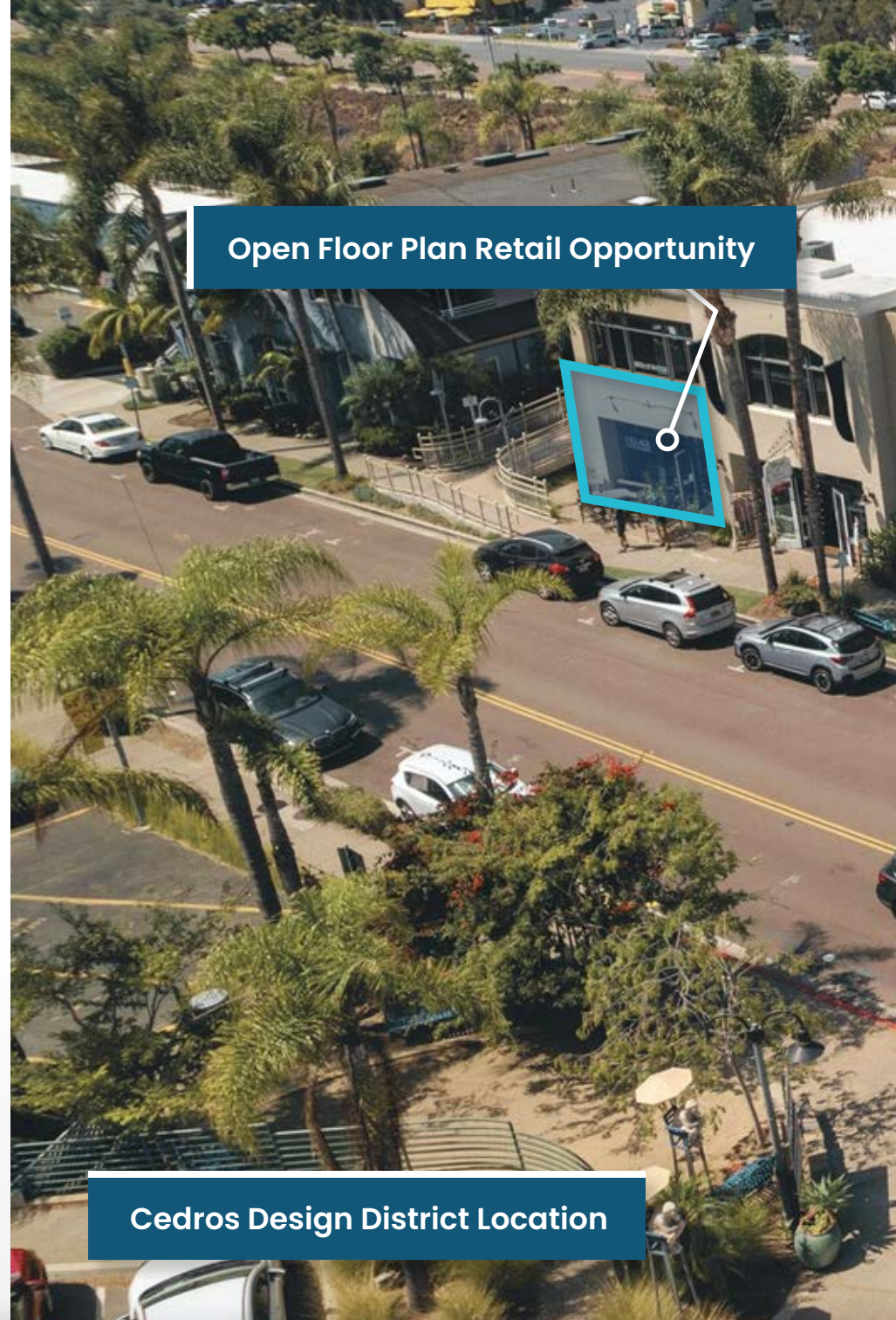
Property Information

Suite Location	First Floor
Availability	January 2027
Ceiling	±12'
Space Use	Retail
Suite Condition	Open Floor Plan with High Ceilings and Polished Concrete Floors
Year Built	2000
Parking	Rear Parking Lot with Reserved Parking (1 Reserved and 2 Unreserved Spots)
Building Access	24/7 Access and Elevator Served
Address	415 S Cedros Ave, Solana Beach, CA 92075

Join Existing Retail Tenants

Aaron Chang Ocean Art Gallery | The Futon Shop | Weeds Clothing
| Ethan Blu Art Gallery | So Extra Design

Open Floor Plan Retail Opportunity



Cedros Design District Location



HIGHLIGHTS



±1,464 SF First Floor **Street Retail**



Currently Occupied by Village Consignment



Corner/end-cap suite with high exposed ceilings and natural light



Prime location in Solana Beach's Cedros Design District



Adjacent to Highway 101 pedestrian bridge



Walkable to Amtrak Station, Fletcher Cove Beach, and local dining



Farmers Market across the street every Sunday

Please Do Not Disturb Tenant. Shown by Appointment Only.

SUITE FEATURES



STREET RETAIL FACING
S CEDROS AVE



OPEN FLEXIBLE FLOOR PLAN



HIGH CEILINGS



FULL CLEAR SPAN SUITE



REAR SINK



HVAC



FIRE SPRINKLERED

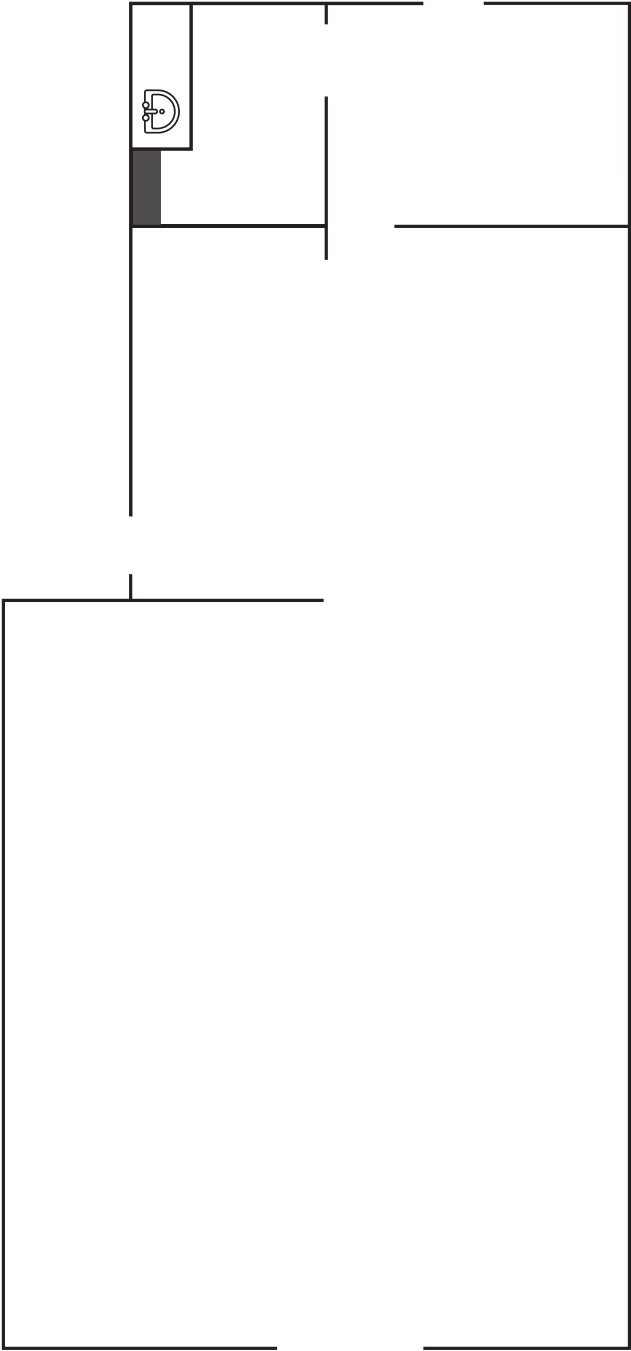


POLISHED CONCRETE FLOORS

*Please Do Not Disturb Tenant.
Shown by Appointment Only.*



FLOOR PLAN



PROPERTY FEATURES

S CEDROS AVE

Suite 160 | 415 S Cedros Ave

Signage Opportunity

along the rear facade, visible from the parking area and pedestrian access points

Reserved Parking Spaces

located behind the building

Direct Access to Highway 101 Bridge

Pedestrian bridge connecting to Coast Highway 101, linking the property to nearby dining, retail, and coastal destinations

BUILDING TENANTS

A Curated Mix of Creative Retail & Established Office Tenants

RETAIL TENANTS

Ground-floor tenants include galleries, boutiques, and specialty retail that align with the design-focused character of Cedros Avenue.

The Futon Shop

A specialty home furnishings retailer offering futons, natural sofas, mattresses, and bedding crafted from natural, non-toxic materials for healthier living.

Ethan Blu Art Gallery

Contemporary gallery showcasing Ethan Blu's signature works, including the acclaimed Mindfulness Circle series.

Aaron Chang Ocean Art Gallery

Gallery by internationally recognized ocean photographer Aaron Chang, featuring museum-quality coastal photography.

Weeds Clothing

A women's apparel boutique offering comfortable, casual, left-of-center clothing in natural fibers made in the U.S. and Europe.

So Extra Design

A shop specializing in custom graphic tees and personalized drinkware, including glass cups and straw toppers, across themed collections.

OFFICE TENANTS

Upper-floor office tenants include experienced real estate investment and development firms with a national presence.



WEEDS ON CEDROS



ETHAN BLU



AARON CHANG



THE FUTON SHOP

CEDROS AVENUE

A Creative Coastal Retail Destination

Cedros Avenue is a well-known destination in Solana Beach, featuring a concentrated corridor of boutiques, restaurants, galleries, and cafés.

 **85+ Shops**
Shops, Restaurants & Galleries

 **Around Solana Beach**
& concentrated corridor of establishments

Cedros Farmers Market Across from the Property

Held every Sunday across from the property, features local farmers, artisan vendors, and specialty foods.

 **Sunday Farmers Market**
features local farmers, artisan vendors,
& specialty foods.



Dine



Offers several restaurants and cafés within walking distance. Nearby options include Rare Society, Rustic Root, Lana, Sunny Side Solana, and Solana Beach Kitchen, providing a range of dining choices throughout the day.



RARE SOCIETY



RUSTIC ROOT



LANA

Shop



Features a mix of boutiques, home décor stores, and art galleries. Retailers such as SoLo, SEJOUR Home, West Elm, and Aaron Chang Ocean Art Gallery are located along the corridor.



SOLO ON CEDROS



WEST ELM

Experience



Hosts regular community events and entertainment throughout the year. Live music at Belly Up Tavern and seasonal art walks bring consistent activity to the district.



LIVE MUSIC AT TAVERN



SOLANA BEACH



CEDROS ART WALKS

NEIGHBORHOOD



BEACHWALK SHOPPING CENTER



PEDESTRIAN BRIDGE TO HWY 101



Beachwalk Shopping Center
±55,580 SF

LANA

Solana Beach
KITCHEN



JET
RHYS
HAIR

YOGASIX



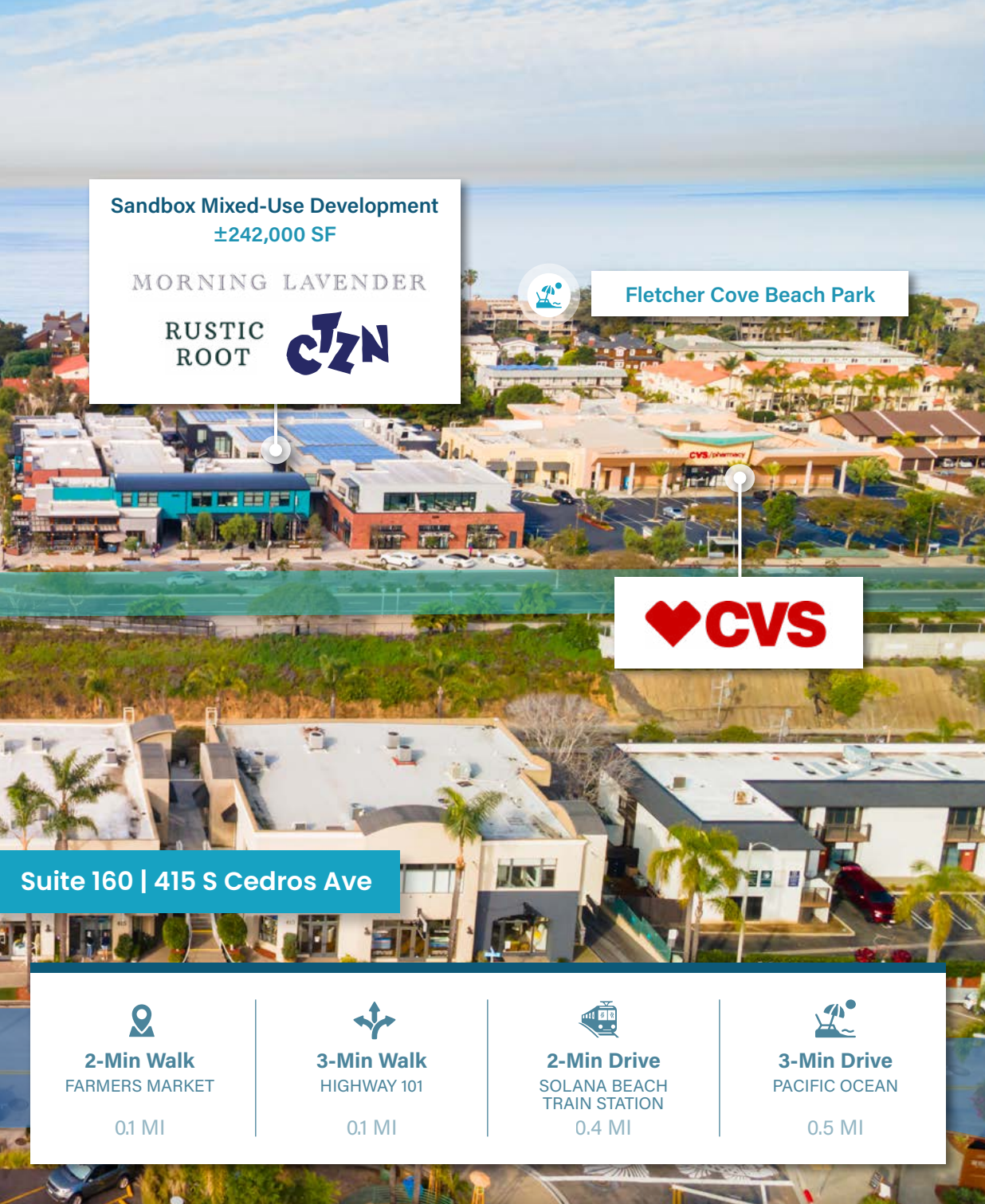
HIGHWAY 101 | ±16,000 AADT



Pedestrian Bridge to Hwy 101



S CEDROS AVE | ±4,500 AADT



Sandbox Mixed-Use Development
±242,000 SF

MORNING LAVENDER

RUSTIC
ROOT

CTZN



Fletcher Cove Beach Park



Suite 160 | 415 S Cedros Ave



2-Min Walk
FARMERS MARKET

0.1 MI



3-Min Walk
HIGHWAY 101

0.1 MI



2-Min Drive
SOLANA BEACH
TRAIN STATION

0.4 MI

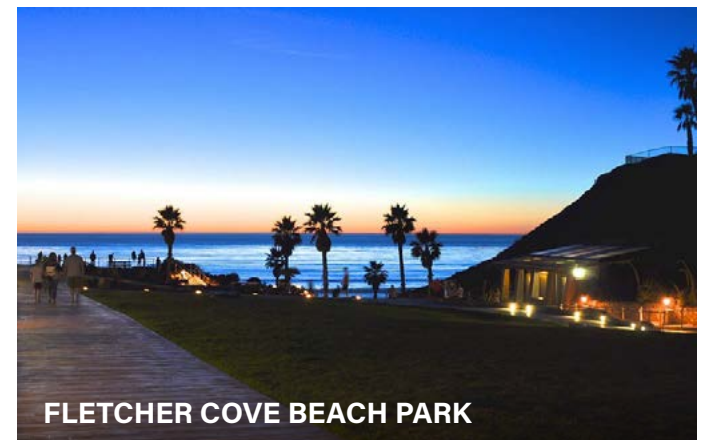


3-Min Drive
PACIFIC OCEAN

0.5 MI



THE SANDBOX DEVELOPMENT

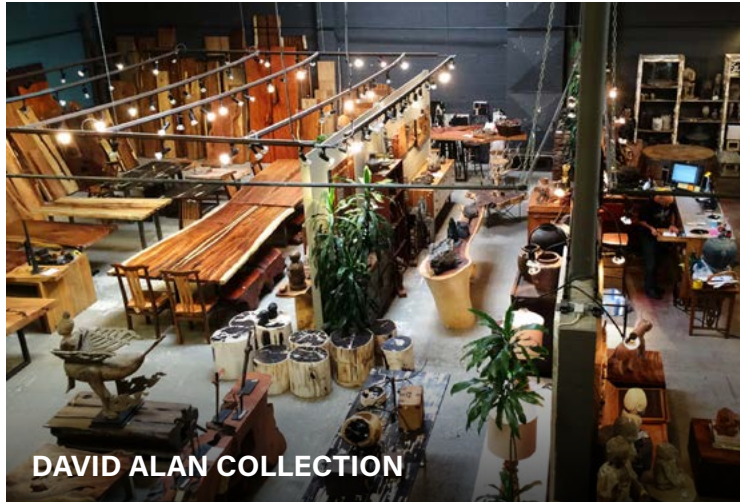


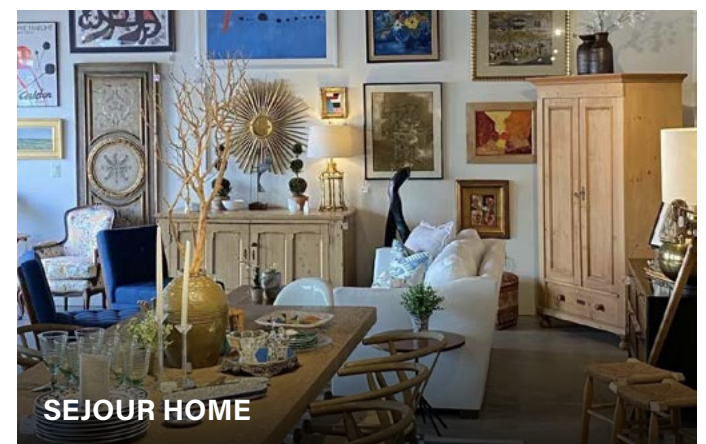
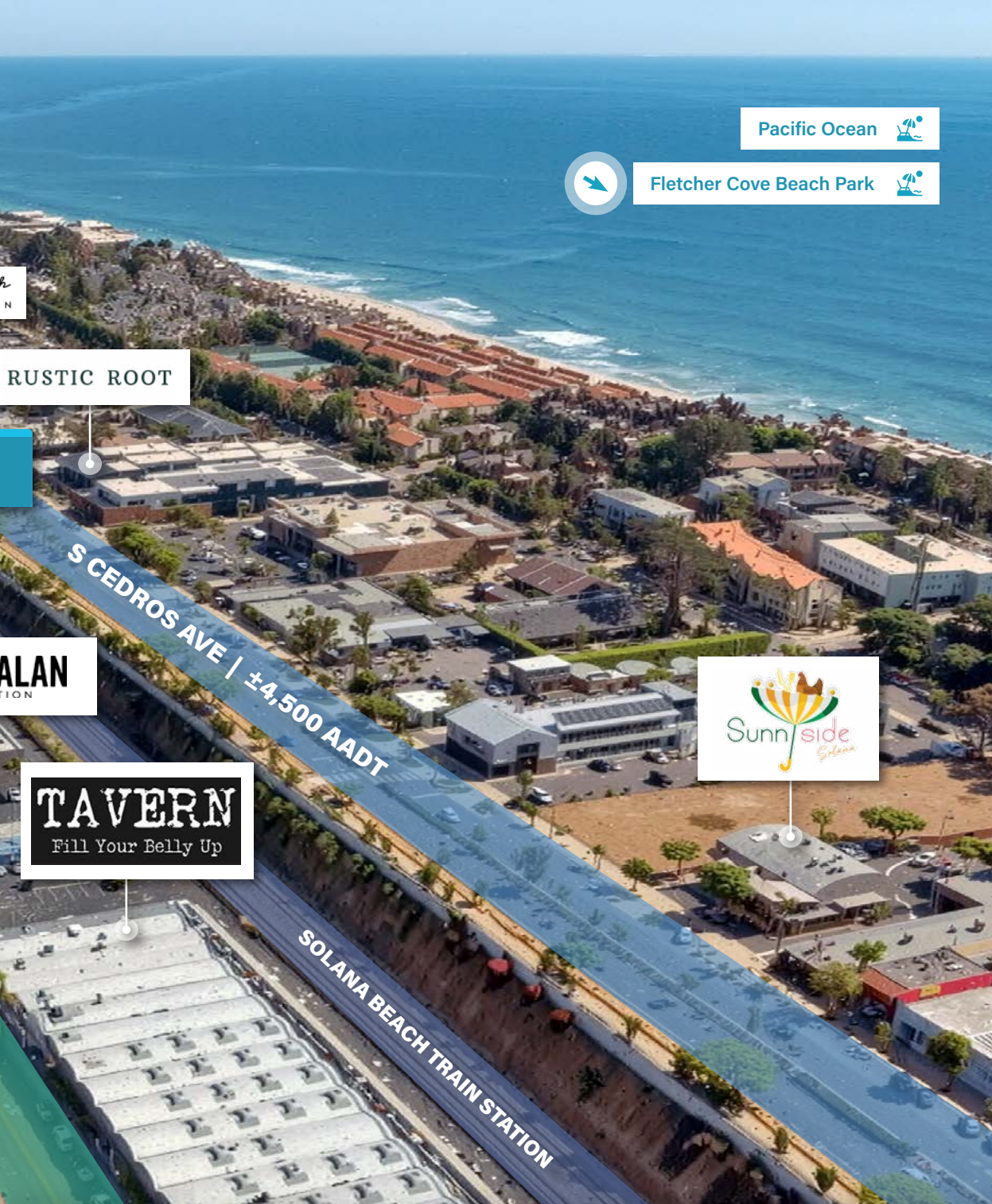
FLETCHER COVE BEACH PARK



CEDROS AVENUE DESIGN DISTRICT

NEIGHBORHOOD





**First Floor Street Retail Opportunity
Cedros Design District Location**

415 S Cedros Ave (Suite 160)

Solana Beach, CA 92075

JASON SMITHSON
Senior Vice President

✉ jsmithson@naisandiego.com
☎ 619.241.2394
📄 LIC # 01477835

JASON RIEHL
Associate

✉ jriehl@naisandiego.com
☎ 858.220.4100
📄 LIC # 01313371

NO WARRANTY OR PRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.