

415 S Cedros Ave (Suite 260)

Solana Beach, CA 92075

NAI San Diego
www.naisandiego.com

±1,730 SF Suite Available for Lease



**Second Floor Creative Office & Retail Opportunity
Cedros Design District Location**

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PROPERTY OVERVIEW

 **Suite 260, 415 S Cedros Ave**
Solana Beach, CA 92075

 **±1,730 SF**
Available Space

 **\$4.45/SF NNN**
NNN's ±\$0.95/SF

Property Information

Suite Location	Second Floor
Availability	Now
Ceiling	±12'
Space Use	Creative Office / Retail
Suite Condition	Fully Built-Out
Year Built	2000
Parking	3 Reserved and 3 Unreserved Parking
Building Access	Elevator Served



Cedros Design District Location



Fully Built-Out Creative Office

HIGHLIGHTS



±1,730 SF second-floor **creative office / retail suite**



Fully built-out plug-and-play office space



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

SUITE FEATURES



RECEPTION AREA



CONFERENCE ROOM



TWO PRIVATE OFFICES



IT / STORAGE ROOM



BREAK ROOM WITH SINK



LARGE BUILT-IN CABINETS WITH
GRANITE COUNTERTOP



PRIVATE ENTRANCE AND REAR
PATIO FACING



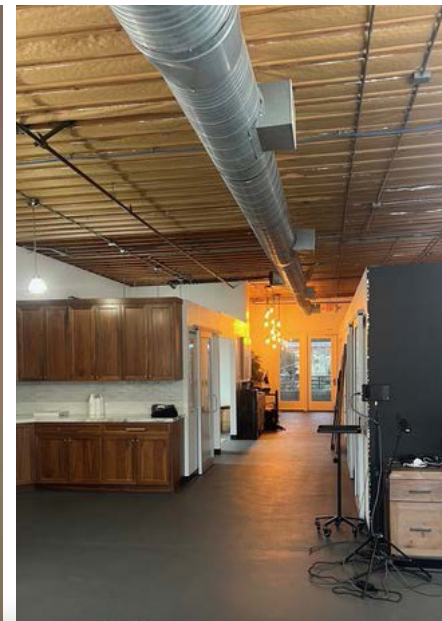
POLISHED CONCRETE FLOORS



OPERABLE WINDOWS THROUGHOUT



HVAC THROUGHOUT

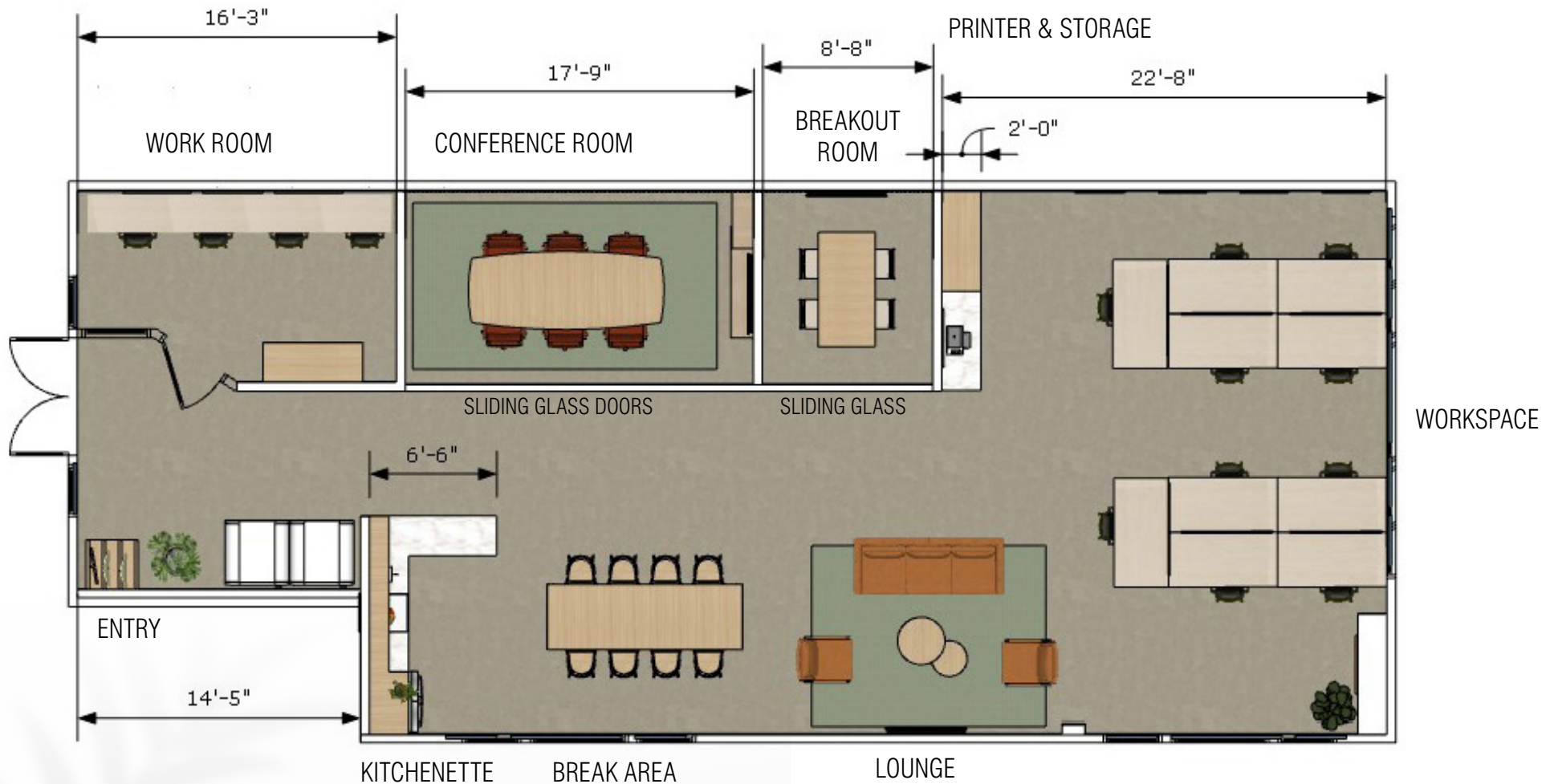


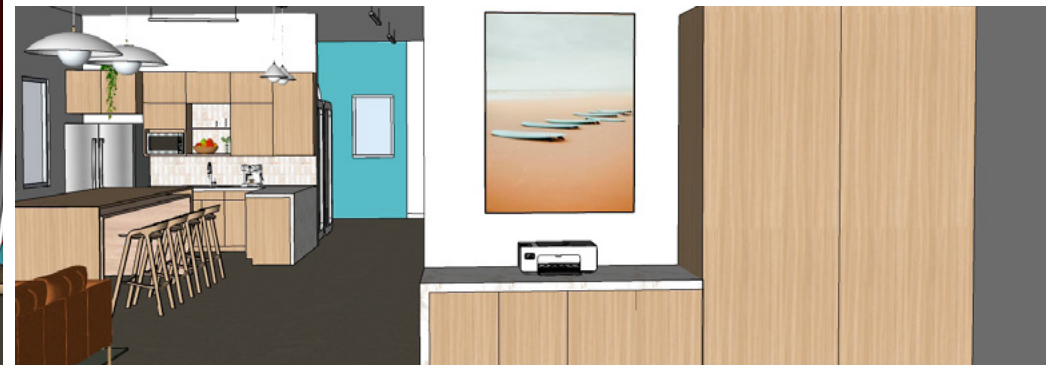
FLOOR PLAN



OPERABLE WINDOWS

POTENTIAL INTERIOR LAYOUT/FURNITURE PLAN





PROPERTY FEATURES

Suite 260 | 415 S Cedros Ave

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

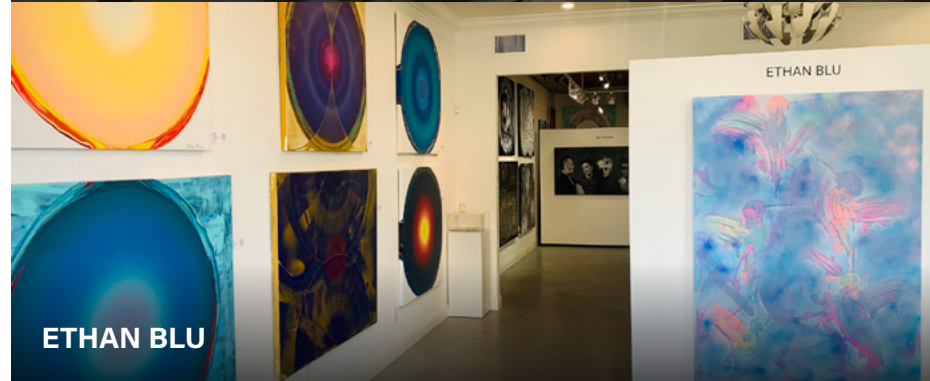
A shop specializing in custom graphic tees and personalized drinkware, including glass cups and straw toppers, across themed collections.

OFFICE TENANTS

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



THE FUTON SHOP



ETHAN BLU



AARON CHANG



WEEDS ON CEDROS

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.

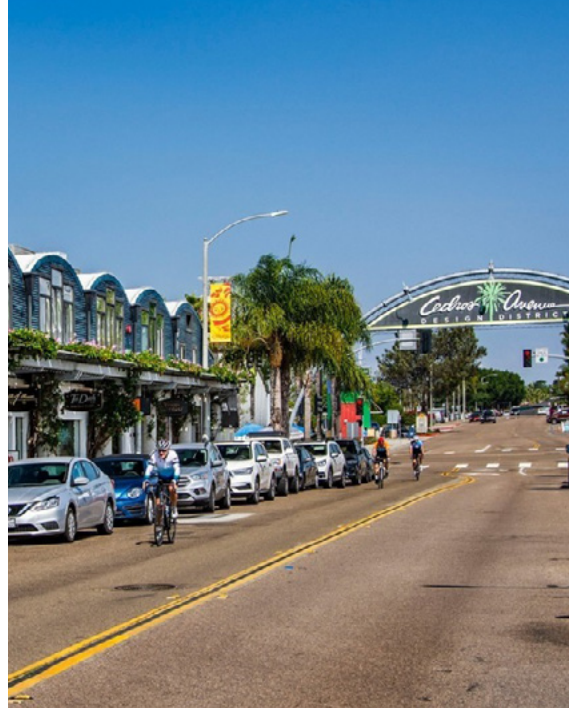
 **85+ Shops**
boutiques, restaurants, galleries, & cafés

 **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
±55,580 SF

LANA Solana Beach KITCHEN JET RHY'S HAIR YOGASIX ELEVATE TRAINING



HIGHWAY 101 | ±16,000 AADT



Sandbox Mixed-Use Development
±242,000 SF

MORNING LAVENDER

RUSTIC ROOT

CIZN

Fletcher Cove Beach Park

Suite 260 | 415 S Cedros Ave



2-Min Walk
FARMERS MARKET

0.1 MI



3-Min Walk
HIGHWAY 101

0.1 MI



9-Min Walk
SOLANA BEACH
TRAIN STATION

0.4 MI



10-Min Walk
PACIFIC OCEAN

0.5 MI



THE SANDBOX DEVELOPMENT

FLETCHER COVE BEACH PARK

CEDROS AVENUE DESIGN DISTRICT

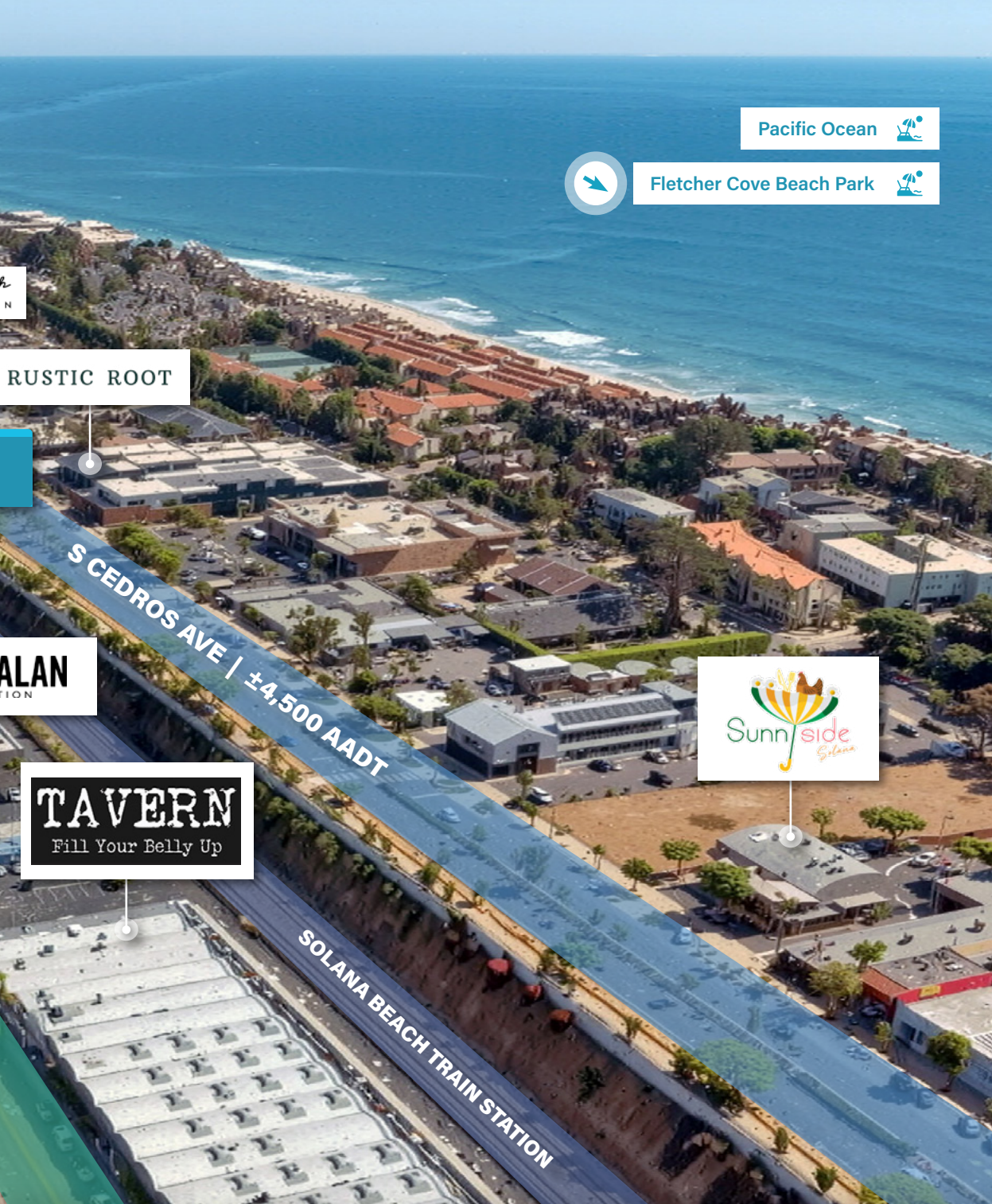
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NEIGHBORHOOD





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