

161 S Hwy 101

SOLANA BEACH, CA

RI

Retail Space Available



About the Area

SOLANA BEACH / SAN DIEGO

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.

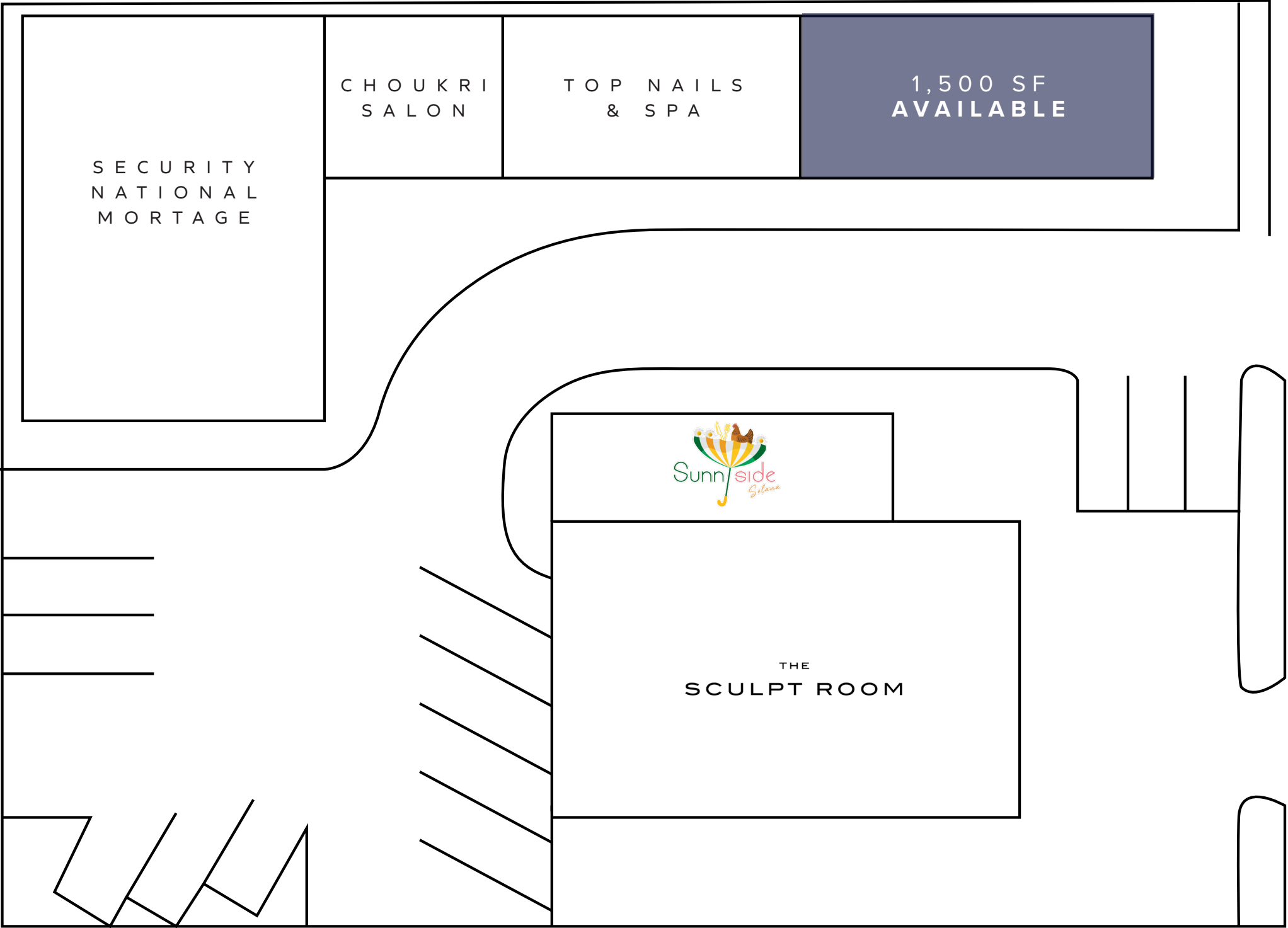
The City is a favorite destination for those looking to enjoy the beach, eclectic shops, great dining, golfing, and design.

PROPERTY HIGHLIGHTS

- 1,500 SF of retail/office for lease
- Great frontage to Hwy 101
- Strong vehicular and pedestrian traffic with more than 40,000 cars per day
- Property sits just blocks away from Fletcher Cove, Solana Train Station, and the iconic Cedros District



Site Plan



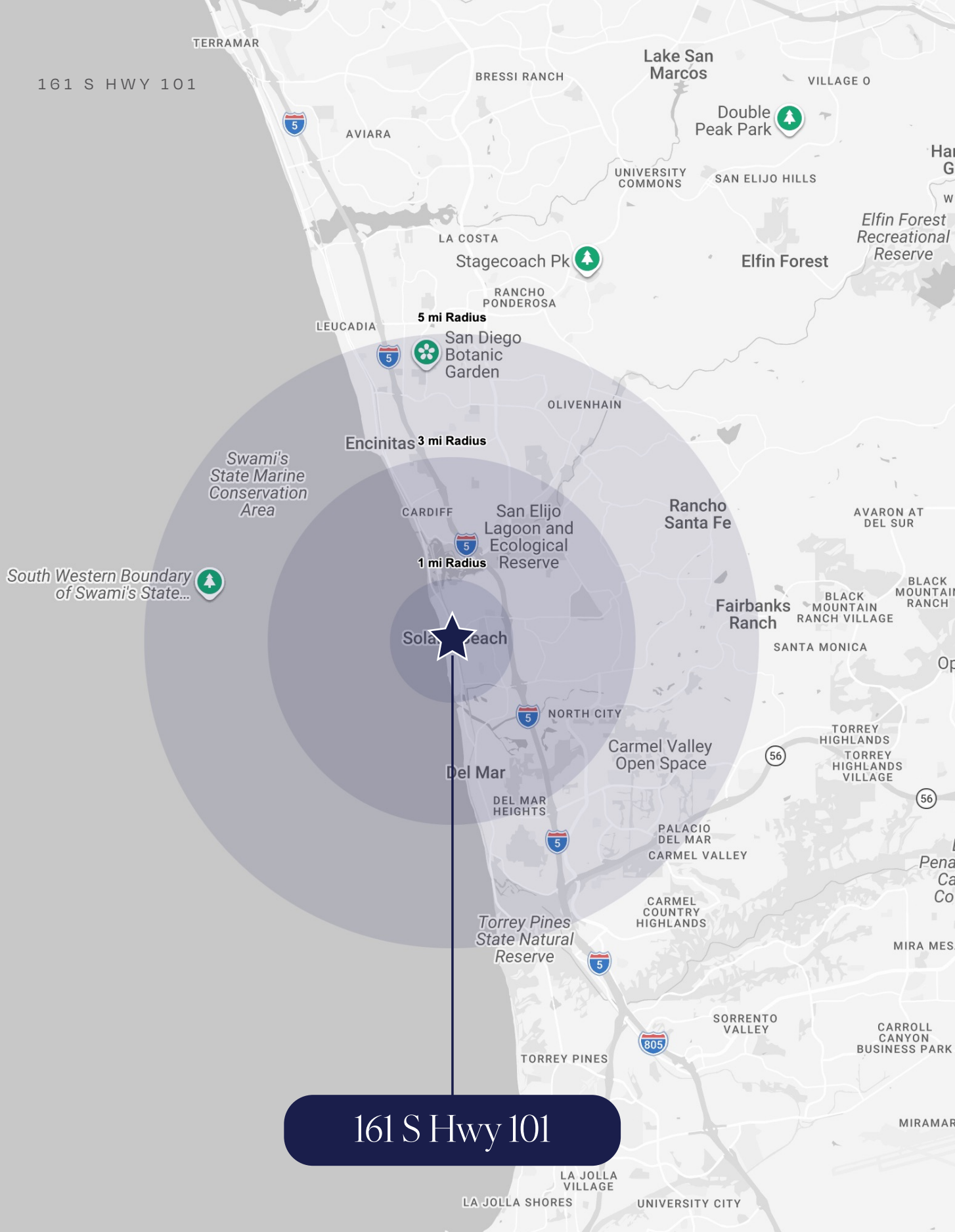
The Site

Solana Beach, CA



Neighborhood Aerial





SOLANA BEACH, CA

Demographics

161 S Hwy 101, Solana Beach, CA

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	9,157	33,976	112,304
EMPLOYEE POPULATION	10,007	21,598	69,784
AVG HOUSEHOLD INCOME	\$234,575	\$257,048	\$259,963
MED HOUSEHOLD INCOME	\$144,845	\$185,404	\$187,102
MEDIAN AGE	44.2	46.5	44.0



161 S Hwy 101

SOLANA BEACH, CA

Connor Stevens LIC# 02016996

858.369.6458

cstevens@riretail.com

Matt Moser LIC# 01772051

858.523.2096

mmoser@riretail.com



RETAIL INSITE

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

405 S. Hwy 101, Suite 150 | Solana Beach, CA 92075
www.riretail.com | Lic #01206760