

BEACHWALK

SOLANA BEACH, CALIFORNIA



RETAIL INSITE



The New Wave at Beachwalk.

Located at 437 S. Highway 101, near the border of Solana Beach and Del Mar, Beachwalk is a coastal shopping center that currently features a diverse mix of retail shops, restaurants, medical offices, and creative workspaces. Under new ownership by locally based Capstone Advisors, the center is undergoing a comprehensive renovation including refreshed, coastal-inspired design and a strategically curated tenant mix. The revitalization will emphasize a dynamic mix of food and beverage concepts, along with health and wellness offerings, designed to elevate the overall visitor experience and embody the vibrant lifestyle of the surrounding community.

EXPANDED AND REFRESHED COMMON AREA AND LANDSCAPING

FACADE AND SIGNAGE UPGRADES

DYNAMIC IMPROVEMENTS TO STREETScape

AND PARKING STRUCTURE

NEW SECONDARY ENTRY EXPERIENCE

FROM SIERRA AVE

Everyday Coastal. Uniquely Local.

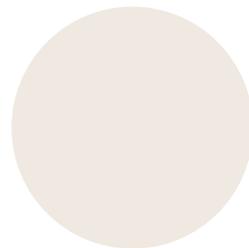
Solana Beach, a coastal gem in North County San Diego, boasts a vibrant business community that reflects the area's local charm and entrepreneurial spirit. Its business landscape is a harmonious blend of local enterprises and internationally recognized firms, all contributing to the city's unique coastal character.



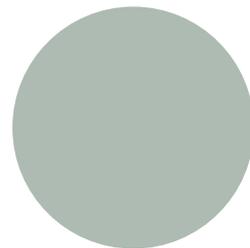
A Coastal Classic, Reimagined.

Capstone Advisors, a leading local real estate company, is delivering a full-scale refresh of Beachwalk, transforming the center into a vibrant coastal destination. The upgrades include elevated signage and lighting, modernized façades with coastal-inspired finishes, lush landscaping with native plants, enhanced walkability, and resurfaced parking areas featuring EV charging stations.

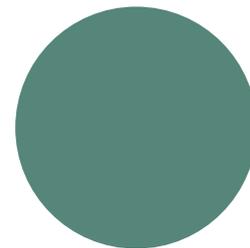
The revitalized Beachwalk will feature a thoughtfully curated tenant mix focused on food, beverage, and wellness concepts. Early additions include Lana Restaurant, offering coastal comfort cuisine, Pure Infrared Sauna, Hydration Room, and Lucid Spa. Plans include boutique fitness studios, artisan eateries, creative office spaces, and community-focused experiences like weekend markets and outdoor wellness events—making Beachwalk a dynamic, all-day hub along Hwy 101.



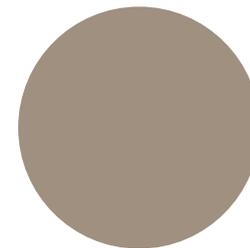
P-1: Field Color
SW 7001
Marshmallow



P-2: Field Color
SW 6212
Quietude



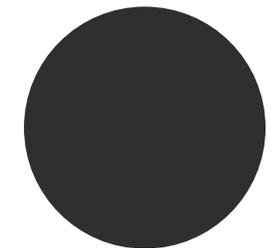
P-3: Door/Trim
SW 6474
Raging Sea



P-4: Accent Color
SW 9174
Moth Wing

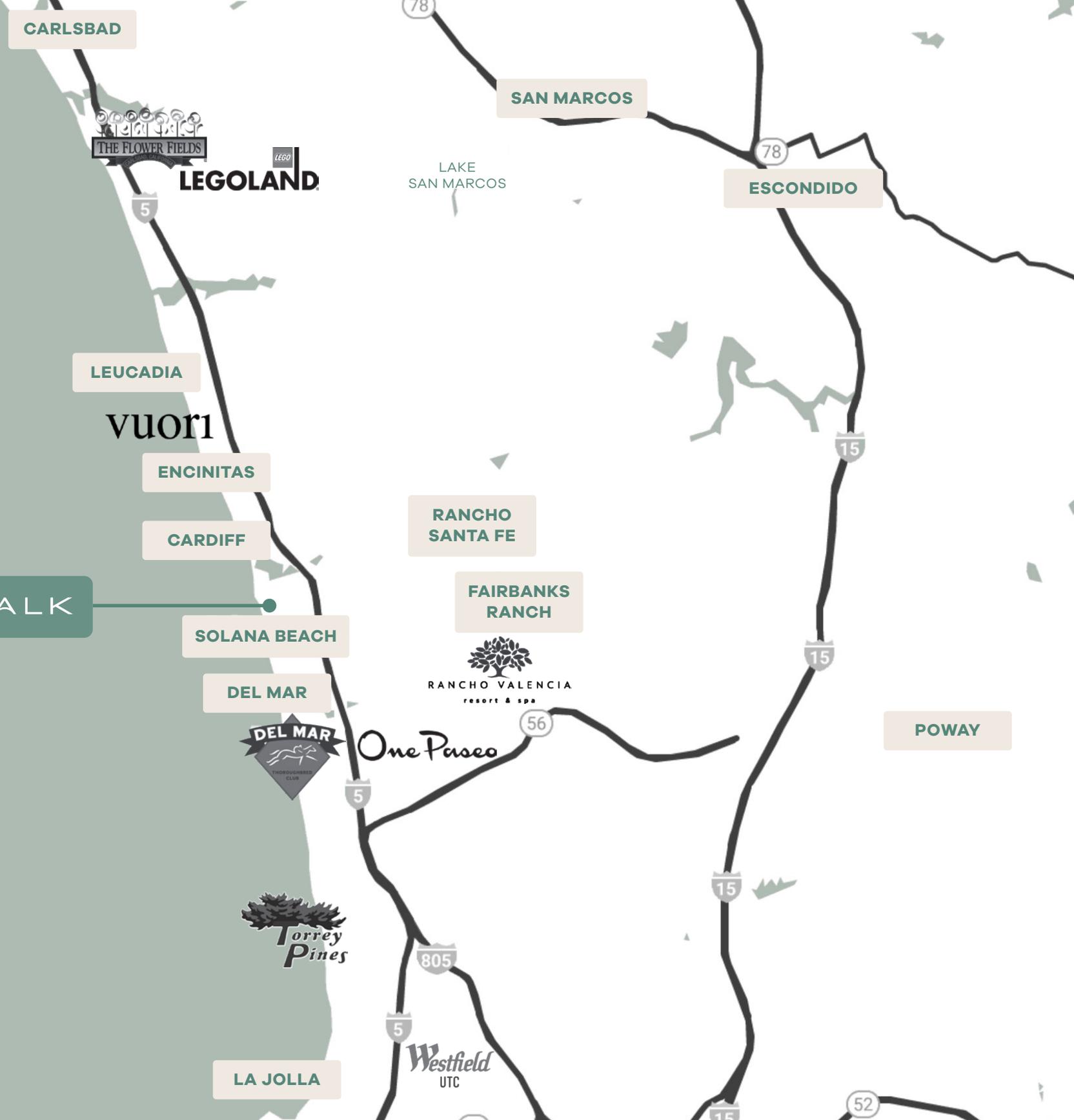


WD-1
Terrami Ext Panel



P-5: Store Front/
Railing
SW 6258 Tricorn

Affluent North County Coast.



\$1.4M

Average Home Value



\$259K

Average Household Income

Trade Area & Demographics.

Beachwalk is ideally positioned to serve an affluent and active coastal population. Within a 10 minute drive time, the area boasts an average household income exceeding \$259,000, with a highly educated, health-conscious community.

Residents and visitors alike are drawn to Solana Beach for its upscale, laid-back lifestyle—characterized by boutique shopping, wellness-focused living, and a strong appreciation for local, artisanal dining. The center also benefits from steady foot traffic along Highway 101 and close proximity to the Del Mar Fairgrounds, Cedros Design District, and nearby beach access.

	5 min	10 min	15 min
 Population	12,433	40,754	103,918
 Avg Household Income	\$248,766	\$259,341	\$248,679
 Daytime Employment	13,831	44,737	96,649
 Median Age	45.6	45.2	43.1

\$1.23B

Spent on retail by residents
within a 10 min drive

\$259K

Average household income
within a 10 min drive

\$272.15M

Spent on dining out by residents
within a 15 min drive

\$2M

Median home value
within a 5 min drive

74.8%

Population with a
BA degree or higher

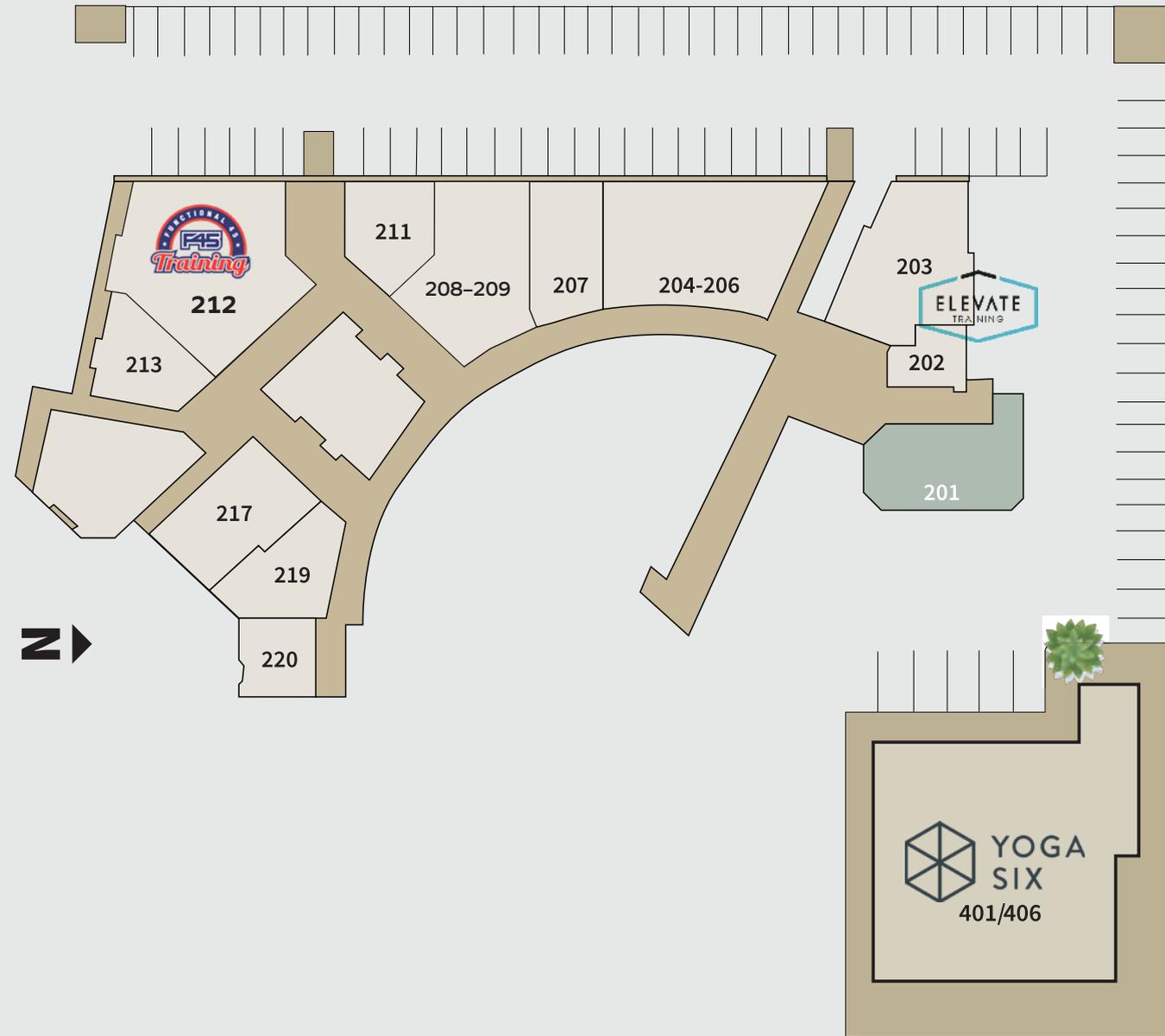
Level 1



Tenant Roster.

Suite	Tenant	SF
100/102	AVAILABLE	3,111
101	Wash 101	1,930
103	Hydration Room	1,325
104	POTENTIALLY AVAILABLE *do not disturb tenant	1,205
105	Mr. Bodhi's Grub and Scrub	1,061
106-107	Pure Infared Sauna	1,683
108	Stretch Lab Fitness	1,323
110	Office	1,594
112	AVAILABLE	4,749
114	Office	790
116	Harcourts	624
117	Only Tacos	2,177
118	Choice Juicery	881
121	LANA Events	1,497
301-302	SB Kitchen	4,400
401/406	Yoga Six Solana Beach	3,505
501-502	Achilles Coffee Roasters	545
601	LANA Bar + Restaurant (Newly Open)	5,000

Level 2



Tenant Roster.

Suite	Tenant	SF
201	AVAILABLE	1,562
202-203	Elevate Training	2,507
204-206	Jet Rhys	2,796
207	Majestic Nails	1,006
208-209	Spa	2,261
211	Lucid Scalp Spa	790
212	F45 Training	2,530
213	Art of Skin, M.D.	1,037
217-220	Art of Skin, M.D.	3,092
401/406	Yoga Six of Solana Beach	3,505



A Refresh Underway.

The transformation of Beachwalk is now in motion, ushering in a new era for this coastal center. With a focus on elevated design and thoughtful placemaking, the renovation will breathe new life into the property—creating a more inviting, walkable environment that reflects the unique character of Solana Beach. Blending modern aesthetics with coastal charm, the updated center is poised to become a vibrant gathering place for locals and visitors alike.



437

ART OF SKIN MD

Choice
SUPERFOOD BAR & JUICERY

Harcourts
LUXURY REAL ESTATE

Grotto
Spa

STRETCH LAB

pure
RECOVERED SAUNA STUDIO

Majestic NAILS

NAIL SPA
858-720-9990



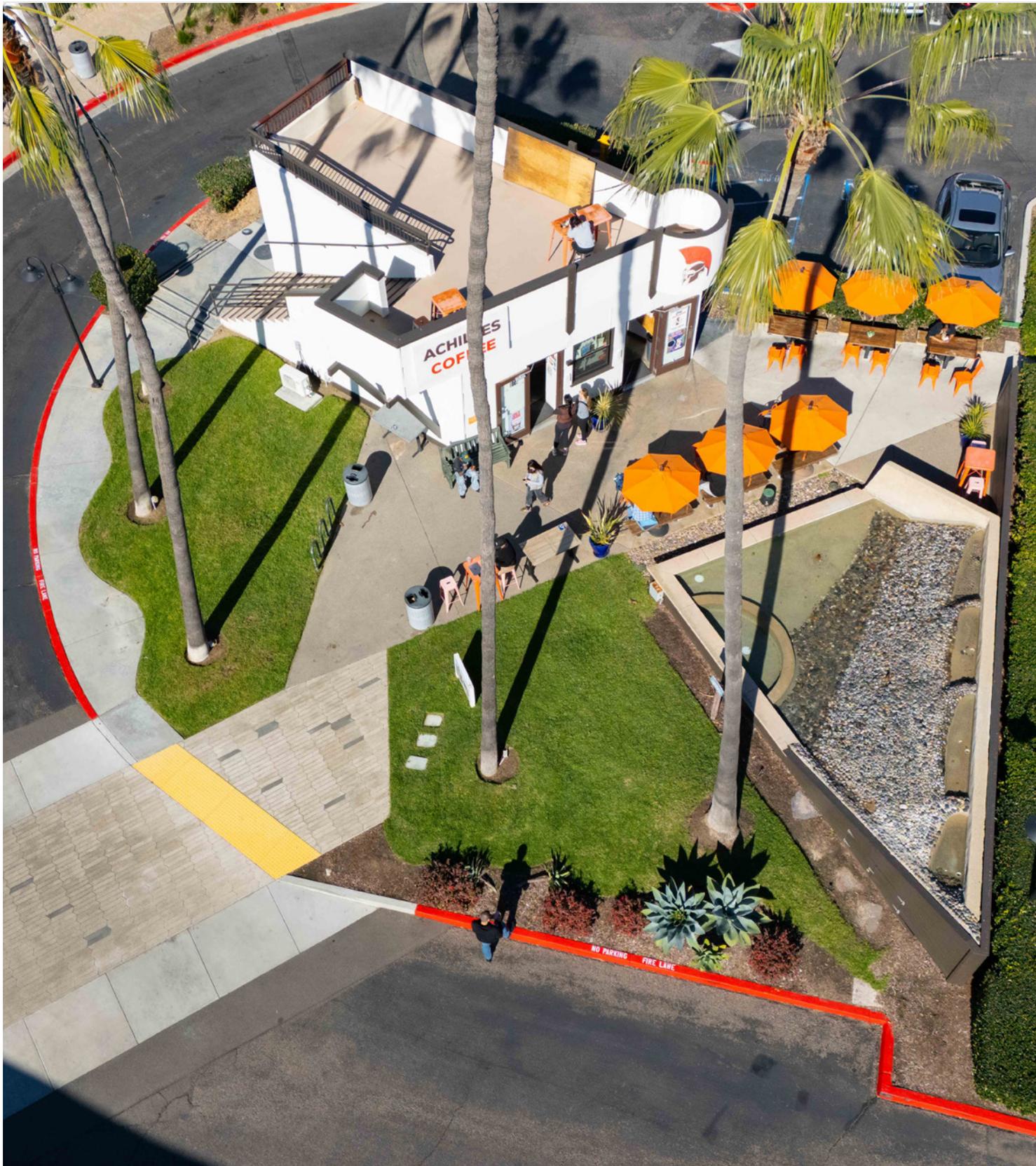
437

ELEVATE
TRAINING

HYDRATION POOL
IV AND INJECTION

ACHILLES
COFFEE











BEACHWALK

SOLANA BEACH, CALIFORNIA



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