



Windward Plaza

616 STEVENS AVE
SOLANA BEACH, CA

Now Open
—
Kumon Learning,
Panoramic Doors,
Foundation Yoga,
In the Nude Skincare
& Squarena



RETAIL INSITE

405 S. HIGHWAY 101, STE 150 | SOLANA BEACH, CA 92075

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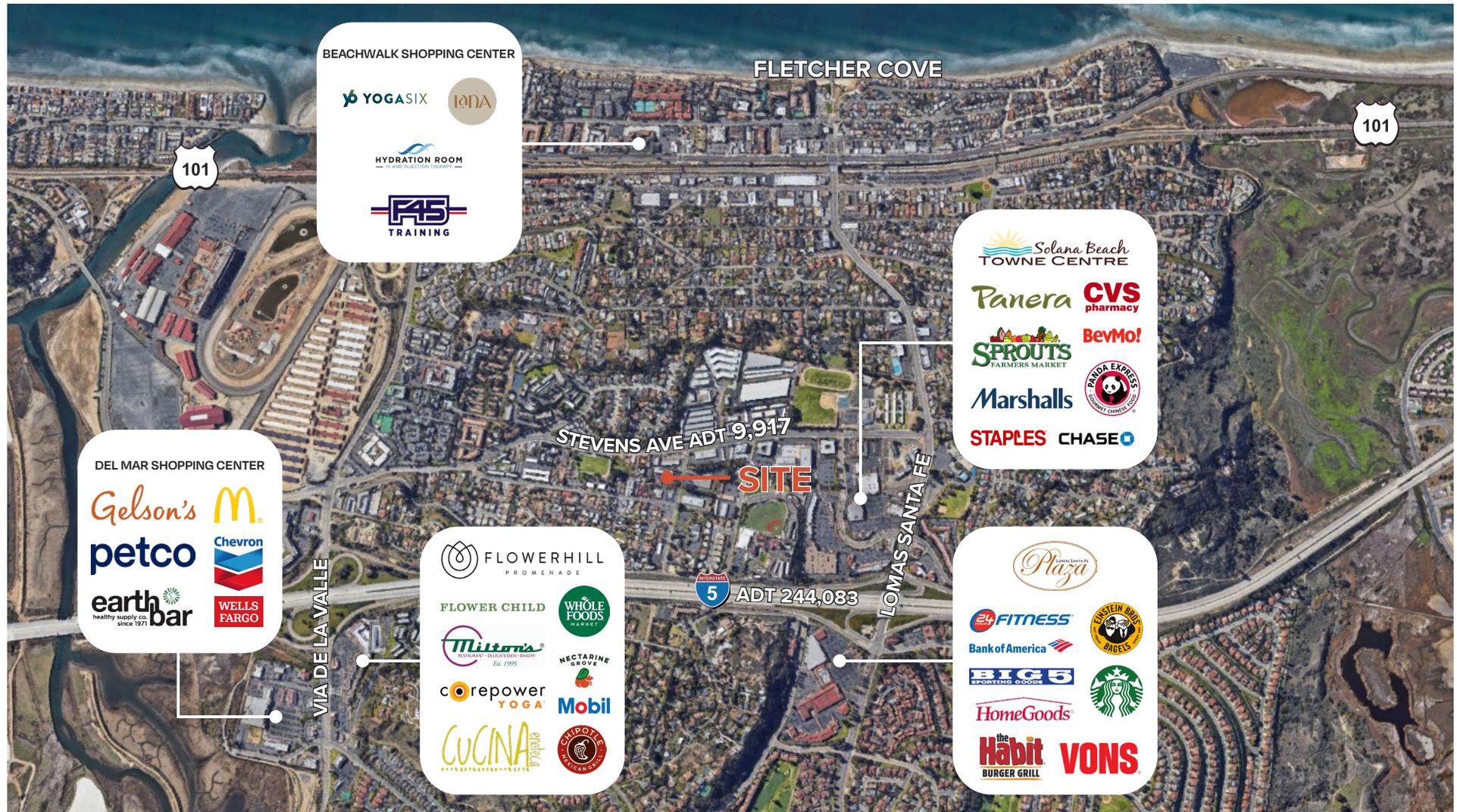
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Property Highlights



- Site offers a great opportunity to open in one of San Diego's premier coastal communities
- Ample surface parking easily accessed from Stevens Ave (9,917 CPD)
- Affluent demographics draw in higher disposable income

- Site is in proximity to daytime traffic drivers: Flower Hill Promenade, Fletcher's Cove, Cedros, Del Mar Fairgrounds, Fidel's Little Mexico and Tony's Jacal Restaurant
- Easy access from I-5 and Via De La Valle

Meet the Tenants

Panoramic Doors



In the Nude Skincare



Squarena

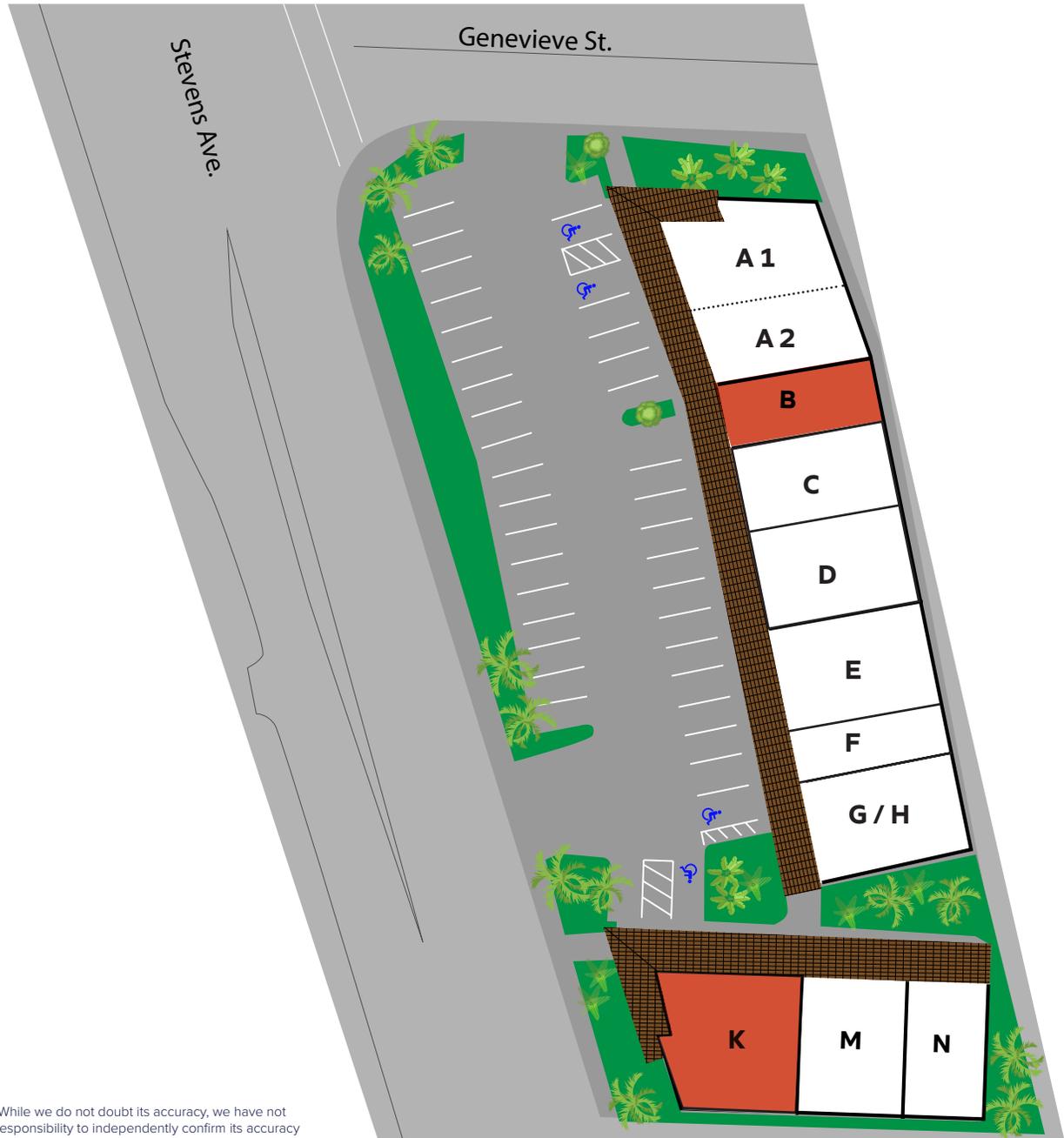


Foundation Yoga



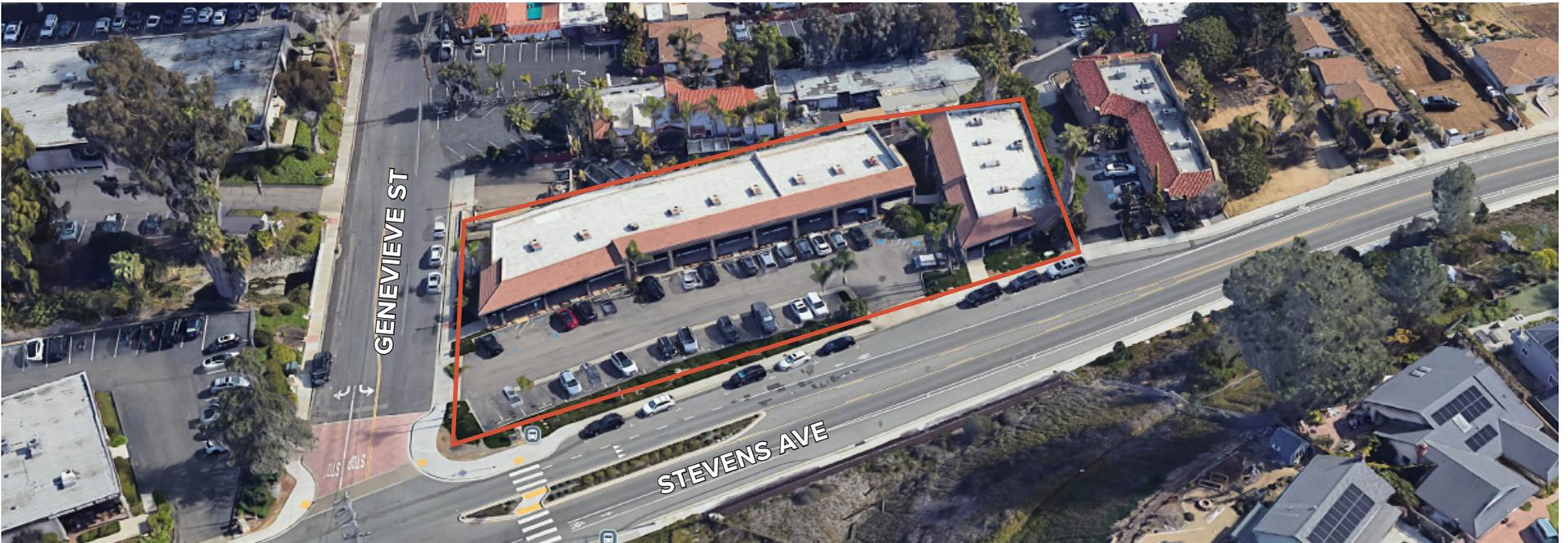
Site Plan

Suite	Space	SF
A1	Panoramic Doors	850
A2	Foundation Yoga	784
B	AVAILABLE	855
C	Duet Coaching	1,025
D	Loy Chiropractic	1,471
E	Kumon Learning	1,185
F	Ocean Air Massage	905
G/H	Squarena	1,810
K	POTENTIALLY AVAILABLE	1,741
M	Nude Skincare	1,200
N	Vixen Beauty Lounge	817

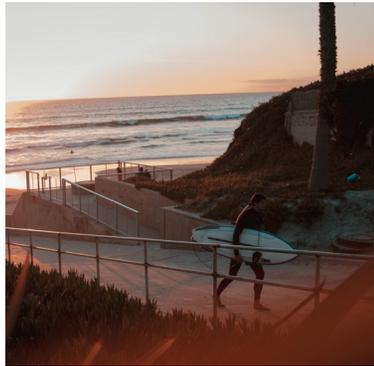


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Site Photos



The Neighborhood



3-Mile Radius Demographics



\$190,538
Average Household Income



122,127
Total Population



70,299
Total Employees



137,216
Daytime Population



\$1,323,809
Average Home Value



43.6
Median Age



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