

444 SOUTH CEDROS

SOLANA BEACH

Mixed-Use Office \ Retail \ F&B

Leasing Brochure

North County's Best Retail Street

the vibrant heartbeak of cedros avenue

South Cedros Avenue sits at the heart of one of Southern California's most affluent coastal trade areas, drawing from the high-income communities of Solana Beach, Rancho Santa Fe, Del Mar, Encinitas, and Cardiff-by-the-Sea. North County residents are known for their strong discretionary spending, design-forward tastes, and loyalty to premium lifestyle, wellness, dining, and boutique retail experiences. Cedros Avenue stands apart as a truly walkable retail street—an authentic pedestrian district where locals and visitors can comfortably stroll between curated shops, cafés, restaurants, galleries, and the iconic Belly Up music venue. Its charming village atmosphere, coastal accessibility, and consistent foot traffic create a rare environment where shopping, dining, and community naturally converge.



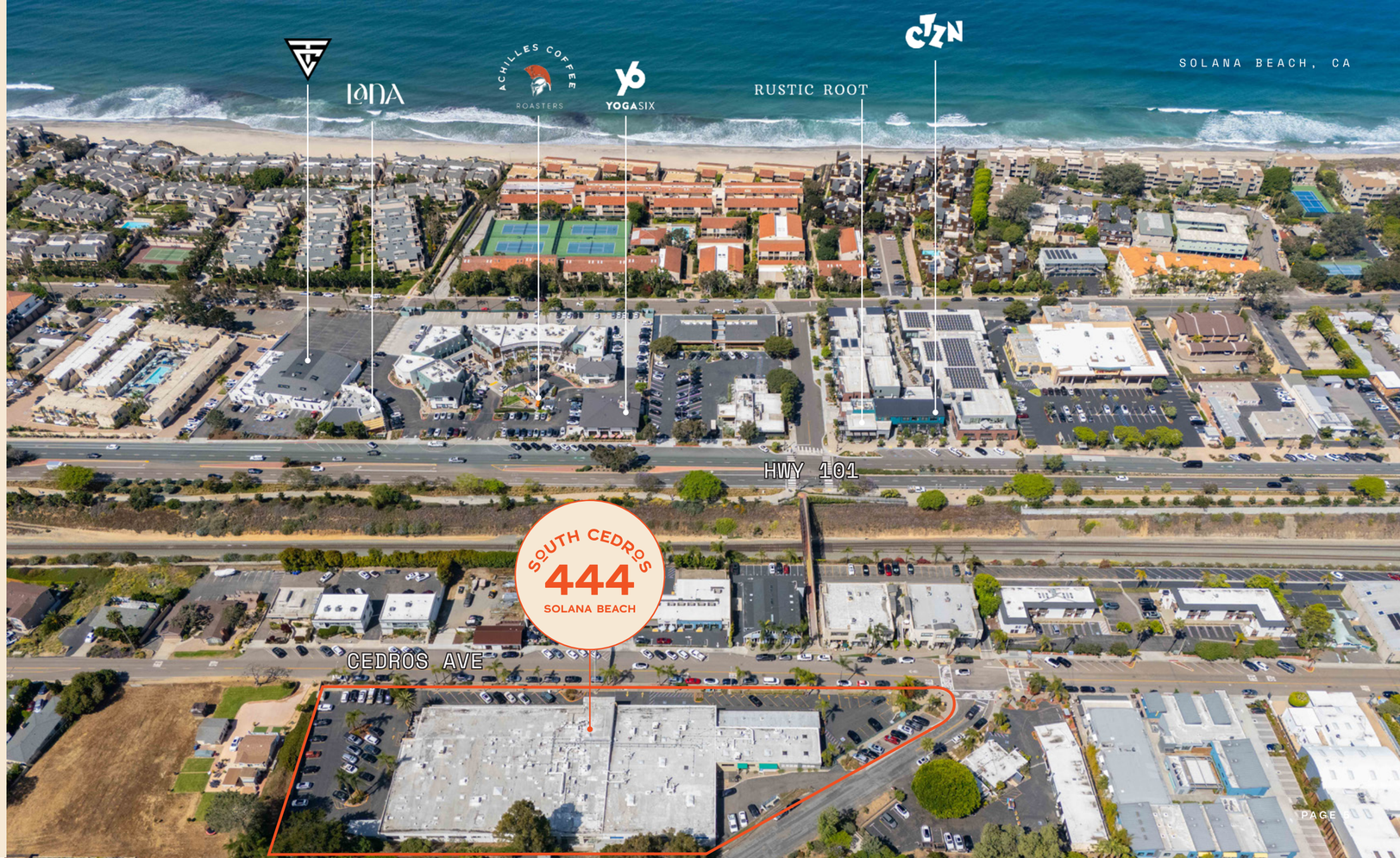
The Site

444 S. Cedros is a 52,000-square-foot mixed-use destination serving as a vibrant anchor to Solana Beach's renowned Cedros Avenue Design District. Home to a curated collective of creative companies, it is more than just a workspace–it is the vibrant heartbeat of the neighborhood. With over 90 parking stalls, 444 S. Cedros will further anchor this vibrant retail corridor.

Proudly hosting the Solana Beach Farmer's Market every Sunday, 444 S. Cedros is a location where craft, commerce, and culture naturally intersect. With immediate walkability to Highway 101, the transit station, and the district's 85+ independent boutiques and galleries, 444 S. Cedros perfectly blends historic Southern California charm with cutting-edge connectivity.



where craft, commerce, and culture intersect.



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Welcome to

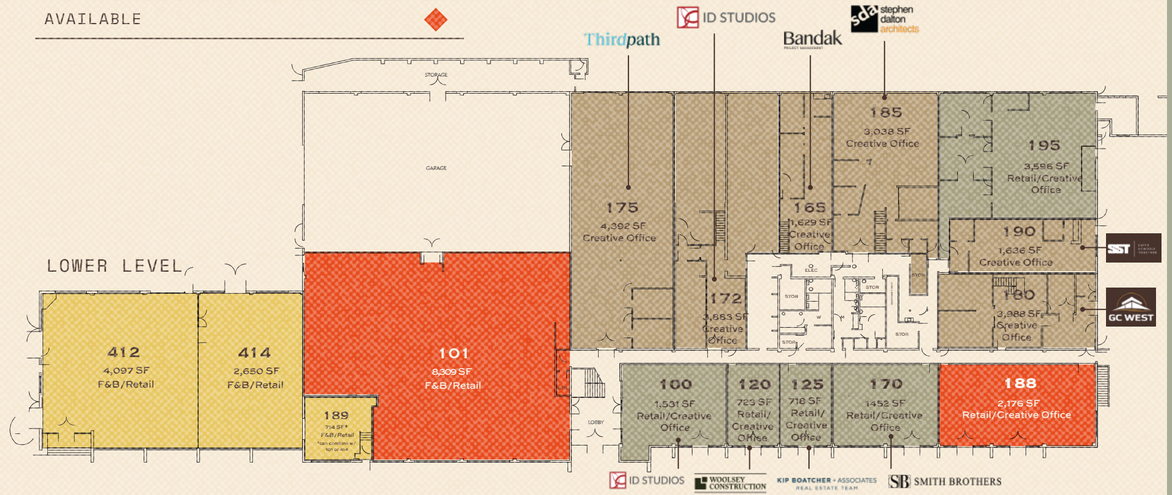
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KEY

- F&B / RETAIL
- CREATIVE OFFICE
- RETAIL / CREATIVE OFFICE
- AVAILABLE

UPPER LEVEL







Conceptual Renderings











The Street



LOFTY COFFEE CO.



RARE SOCIETY



BELLY UP TAVERN



NATIVE POPPY



SOLO ON CEDROS



WEST ELM



TUCCI.



CLAIRE'S ON CEDROS



BAREFOOT COFFEE ROASTERS



CULTURE BREWING

create on cedros.

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FABRIC

FABRIC is a development firm based in North County San Diego. The **FABRIC** portfolio consists of projects that project quality design, enhance neighborhoods and house dynamic commercial businesses. We are enthusiasts of architecture and passionate about history. We focus on creating spaces that foster opportunities for connection.

STATE STREET COMMONS // CARLSBAD



SURF LABS // 2676 STATE STREET

SOLANA BEACH, CA



2659 STATE STREET



TREMONT COLLECTIVE // 602 S TREMONT





Demographics

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	9,338	36,546	115,376
AVERAGE HOUSEHOLD INCOME	$225,860	$255,294	$258,648
HOUSEHOLDS	4,191	15,796	46,266
TOTAL DAYTIME EMPLOYEES	10,231	21,484	70,637
MEDIAN AGE	44.3	46.7	43.8

your workspace. your market. your community.

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

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