FOR SUBLEASE

GATEWAY AT CEDROS

100 SOUTH CEDROS AVENUE SOLANA BEACH, CA 92075

1,227 SF RETAIL SUITE

FIRST FLOOR CORNER SUITE EXCELLENT VISIBILITY & SIGNAGE ON-SITE PARKING



100 SOUTH CEDROS AVENUE SOLANA BEACH, CA 92075

THE GATEWAY TO CEDROS AVENUE DESIGN DISTRICT

High-profile corner lot at the main entrance of Cedros Avenue Design District, a popular shopping destination with a strong mix of 85 retail shops, boutiques, galleries, eateries, taverns, cafes, and much more.

- 1,227 SF retail suite
- Highly-visible corner suite in the heart of Solana Beach
- Excellent signage opportunity
- On-site parking
- Great co-tenancy with Peet's Coffee, Local Roots Sushi & Tap, Julez Bryant, and The Beal Group

BEAL! COMPASS

Peets Coffee

YOUR NAME HERE

LEASE RATE: \$5.04 / SF NNN (NNN currently estimated \$1 / SF)

AVAILABLE NOW

TERM EXPIRES: August 31, 2029

*NEW LONGER TERM LEASE POTENTIAL





HIGH-PROFILE CORNER SUITE AT MAIN ENTRANCE OF CEDROS AVENUE DESIGN DISTRICT

This iconic Avenue offers everything from the world-famous Belly-Up tavern to sidewalk cafes, specialty shops, fashion and jewelery boutiques, pampering and indulgent salons, day spas and yoga or Pilates studios, fine art and photographic galleries and so much more.

COUNTRY CLUB San Marcos Lake San Marcos Escondido AVIARA 2023 POPULATION EAST CANYON SAN PASQUAL 8,858 107,987 33,649 KIT CARSON Del Dios Ramona Grasslands LEUCADIA Cnty Preserve 1 MILE RADIUS 3 MILE RADIUS **5 MILE RADIUS** Ramona Encir RANCHO BERNARDO Ranch 45 RANCH 2023 HOUSEHOLDS Fairbanks Black. Mountain Open Space Pk 3,928 14,617 43,481 OLD POWAY Fernbrook Poway Del Mar RANCHO ENGANTADA 1 MILE RADIUS 3 MILE RADIUS **5 MILE RADIUS** SORRENTO AVERAGE HOUSEHOLD INCOME SCRIPPS RANCH TORREY PINES Eucalyptus MIRAMAR ID \$140,512 \$161,671 \$171,835 Blossom Valley UNIVERSITY CITY Lakeside (52) VILLAGE OF LA JOLLA Mission Trails Open Space LA JOLLA CLAIREMONT KEARNY MESA 1 MILE RADIUS 3 MILE RADIUS **5 MILE RADIUS** Bostonia Crest PACIFIC BEACH El Cajon 2023 CONSUMER SPENDING Dehesa Grossmont MISSION BEACH Casa De MISSION VALLEY La Mesa Oro-Mount \$2.03B \$156M \$652M Helix Rancho OCEAN BEACH NORTH PARK Spring Valley Five Points San Diego San Diego 1 MILE RADIUS 3 MILE RADIUS **5 MILE RADIUS** Jamul POINT LOMA Coronado 75 National City Lincoln Acres Chula Vista **DEMOGRAPHICS**

Carlsbad

OCEAN HILLS

NORTH

BROADWAY



GATEWAY AT CEDROS

100 SOUTH CEDROS AVENUE SOLANA BEACH, CA 92075

For more information or tours, please contact:

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