

CEDROS 240

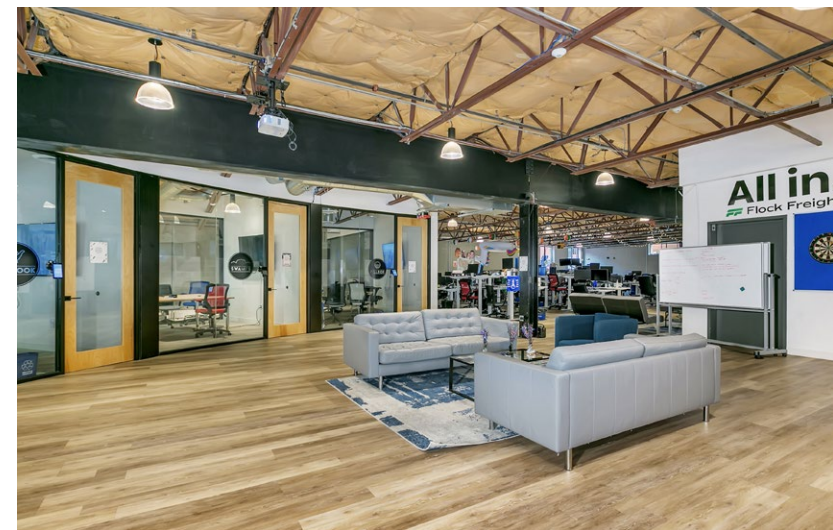
12,261 SF Ground Floor Retail Space Available



One-of-a-kind Office / Retail Building for Lease
Cedros Avenue in the Design District of Solana Beach, CA

Property Highlights

- 12,261 SF ground floor retail space available
- Unique design with 20+ ft ceilings
- Large open floor plans and flexible and adaptable for multi-use types
- High street retail opportunity in high-income demographic
- Located in the heart of Cedros Avenue Design District
- In close proximity to an abundance of other retail & service amenities, including Belly Up, Flower Hill Promenade, Solana Beach Towne Centre & Del Mar Plaza
- 0.3 mile walk to Fletcher Cove Beach Park & 0.2 mile walk to Solana Beach Train Station (12 million commuters annually)
- Excellent Interstate 5 freeway access
- On Site Parking (63 spaces secured by parking gates)



Amenities

ADDITIONAL RESTAURANTS

Culture Brewing
Del Mar Pizza
Board and Brew
Alfonso's of La Jolla
California Pizza Kitchen
Brigantine
Bruegger's Bagels
Crush
En Fuego Cantina & Grill
Fidel's Little Mexico
Fish Market
Jake's Del Mar
Lofty Coffee
Pamplemousse
Prepkitchen
Poseidon Restaurant
Sibicca
Viewpoint Brewing
Zel's Del Mar

ADDITIONAL HOTELS

Holiday Inn Express
Courtyard Marriott
L'Auberge Del Mar
Hilton
Grand Del Mar
Inn at RSF
Marriott
Lodge at Torrey
Pines
Estancia





Cedros Design District

Food/Entertainment

Peets Coffee
Belly Up
Lofty Coffee
Urban Remedy
Culture Brewing
Carruth Cellars

Fashion

Tucci Boutique
Weeds on Cedros
Mabels
Above Board
Pink Lejoon
Kasia Jewlery
Passion Fine Jewlery

Art

Aaron Chang Gallery
Zago Studio Gallery
Madison Gallery

Design/Furniture

West Elm
European Bath & Kitchen
Carly Blalock Interiors
Cokas Diko
David Allen Collection
Kern & Company
Polo Bay Interior Design
Solomon Interior Design



Steps away from...



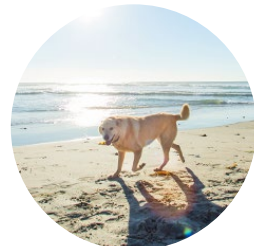
FLETCHER COVE BEACH / PARK



SOLANA BEACH TRAIN STATION



DEL MAR RACE TRACK



DOG FRIENDLY BEACHES



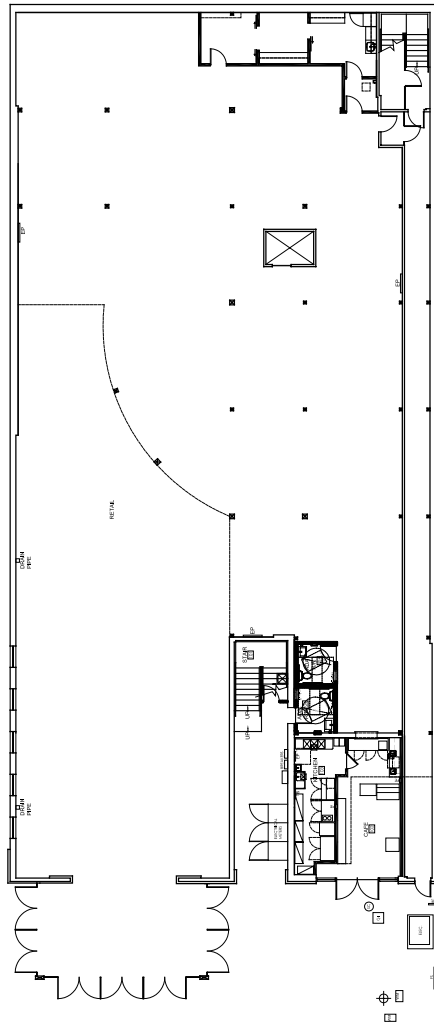
LIVE MUSIC VENUE



RESTAURANTS & CRAFT BEER

Floor Plan: Ground Level

[CLICK HERE FOR VIRTUAL TOUR](#)



12,261 SF



Demographics

1 Mile

240 S Cedros Ave, Solana Beach, California, 92075 Ring: 1 mile radius				Prepared by Esri Latitude: 32.98975 Longitude: -117.26968				
Summary	Census 2010	Census 2020	2022	2027				
Population	8,739	8,691	8,654	8,560				
Households	3,832	3,806	3,786	3,746				
Families	2,046	-	1,994	1,974				
Average Household Size	2.28	2.28	2.29	2.29				
Owner Occupied Housing Units	1,916	-	2,033	2,014				
Renter Occupied Housing Units	1,916	-	1,754	1,732				
Median Age	40.4	-	42.6	42.7				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	-0.22%	-0.06%	0.25%					
Households	-0.21%	-0.01%	0.31%					
Families	-0.20%	-0.01%	0.28%					
Owner HHS	-0.19%	0.05%	0.53%					
Median Household Income	3.75%	3.60%	3.12%					
Households by Income		2022	2027					
		Number	Percent	Number	Percent			
<\$15,000		83	2.2%	50	1.3%			
\$15,000 - \$24,999		114	3.0%	67	1.8%			
\$25,000 - \$34,999		160	4.2%	61	1.6%			
\$35,000 - \$49,999		219	5.8%	114	3.0%			
\$50,000 - \$74,999		460	12.2%	275	7.3%			
\$75,000 - \$99,999		351	9.3%	303	8.1%			
\$100,000 - \$149,999		789	20.8%	964	25.7%			
\$150,000 - \$199,999		377	10.0%	507	13.5%			
\$200,000+		1,232	32.5%	1,404	37.5%			
Median Household Income		\$127,196		\$152,876				
Average Household Income		\$192,671		\$226,132				
Per Capita Income		\$84,748		\$99,499				
Population by Age	Census 2010	Census 2020	2022	2027				
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	429	4.9%	369	4.3%	374	4.4%		
5 - 9	447	5.1%	377	4.4%	377	4.4%		
10 - 14	439	5.0%	410	4.7%	353	4.1%		
15 - 19	459	5.3%	440	5.1%	337	3.9%		
20 - 24	427	4.9%	497	5.7%	472	5.5%		
25 - 34	1,441	16.5%	1,233	14.2%	1,513	17.7%		
35 - 44	1,318	15.1%	1,312	15.2%	1,131	13.2%		
45 - 54	1,348	15.4%	1,149	13.3%	1,145	13.4%		
55 - 64	1,145	13.1%	1,203	13.9%	1,065	12.4%		
65 - 74	717	8.2%	944	10.9%	954	11.1%		
75 - 84	363	4.2%	542	6.3%	633	7.4%		
85+	207	2.4%	178	2.1%	204	2.4%		
Race and Ethnicity	Census 2010	Census 2020	2022	2027				
	Number	Percent	Number	Percent	Number	Percent		
White Alone	7,319	83.8%	6,536	75.2%	6,453	74.6%	6,225	72.7%
Black Alone	36	0.4%	51	0.6%	51	0.6%	51	0.6%
American Indian Alone	50	0.6%	44	0.5%	44	0.5%	47	0.5%
Asian Alone	280	3.2%	340	3.9%	352	4.1%	382	4.5%
Pacific Islander Alone	16	0.2%	5	0.1%	5	0.1%	5	0.1%
Some Other Race Alone	706	8.1%	719	8.3%	727	8.4%	755	8.8%
Two or More Races	332	3.8%	995	11.4%	1,022	11.8%	1,094	12.8%
Hispanic Origin (Any Race)	1,788	20.5%	1,545	17.8%	1,556	18.0%	1,572	18.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 23, 2022

3 Mile

240 S Cedros Ave, Solana Beach, California, 92075 Ring: 3 mile radius				Prepared by Esri Latitude: 32.98975 Longitude: -117.26968				
Summary	Census 2010	Census 2020	2022	2027				
Population	32,684	33,416	33,450	33,340				
Households	14,256	14,174	14,168	14,116				
Families	8,474	-	8,324	8,294				
Average Household Size	2.29	2.35	2.35	2.35				
Owner Occupied Housing Units	8,935	-	8,962	8,955				
Renter Occupied Housing Units	5,322	-	5,206	5,161				
Median Age	44.5	-	46.9	47.4				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	-0.07%	-0.06%	0.25%					
Households	-0.07%	-0.01%	0.31%					
Families	-0.07%	-0.01%	0.28%					
Owner HHS	-0.02%	0.05%	0.53%					
Median Household Income	2.67%	3.60%	3.12%					
Households by Income		2022	2027					
		Number	Percent	Number	Percent			
<\$15,000		467	3.3%	284	2.0%			
\$15,000 - \$24,999		321	2.3%	184	1.3%			
\$25,000 - \$34,999		411	2.9%	193	1.4%			
\$35,000 - \$49,999		646	4.6%	364	2.6%			
\$50,000 - \$74,999		1,280	9.0%	858	6.1%			
\$75,000 - \$99,999		1,344	9.5%	1,118	7.9%			
\$100,000 - \$149,999		2,625	18.5%	3,005	21.3%			
\$150,000 - \$199,999		1,654	11.7%	2,150	15.2%			
\$200,000+		5,418	38.2%	5,961	42.2%			
Median Household Income		\$149,701		\$170,795				
Average Household Income		\$218,006		\$247,474				
Per Capita Income		\$92,718		\$105,188				
Population by Age	Census 2010	Census 2020	2022	2027				
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	1,438	4.4%	1,242	3.7%	1,252	3.8%		
5 - 9	1,659	5.1%	1,434	4.3%	1,445	4.3%		
10 - 14	1,731	5.3%	1,704	5.1%	1,533	4.6%		
15 - 19	1,683	5.1%	1,700	5.1%	1,474	4.4%		
20 - 24	1,292	4.0%	1,553	4.6%	1,418	4.3%		
25 - 34	4,316	13.2%	3,815	11.4%	4,218	12.7%		
35 - 44	4,464	13.7%	4,451	13.3%	4,203	12.6%		
45 - 54	5,341	16.3%	4,480	13.1%	4,485	13.5%		
55 - 64	5,161	15.8%	5,226	15.6%	4,596	13.8%		
65 - 74	3,145	9.6%	4,567	13.7%	4,642	13.9%		
75 - 84	1,678	5.1%	2,499	7.5%	3,093	9.3%		
85+	775	2.4%	878	2.6%	981	2.9%		
Race and Ethnicity	Census 2010	Census 2020	2022	2027				
	Number	Percent	Number	Percent	Number	Percent		
White Alone	28,504	87.2%	26,232	78.5%	26,053	77.9%	25,361	76.1%
Black Alone	145	0.4%	170	0.5%	169	0.5%	169	0.5%
American Indian Alone	136	0.4%	118	0.4%	118	0.4%	125	0.4%
Asian Alone	1,652	5.1%	2,008	6.0%	2,087	6.2%	2,278	6.8%
Pacific Islander Alone	44	0.1%	42	0.1%	42	0.1%	42	0.1%
Some Other Race Alone	1,147	3.5%	1,424	4.3%	1,450	4.3%	1,534	4.6%
Two or More Races	1,055	3.2%	3,423	10.2%	3,530	10.6%	3,831	11.5%
Hispanic Origin (Any Race)	3,494	10.7%	3,797	11.4%	3,850	11.5%	3,906	11.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 23, 2022

Demographics

5 Mile

240 S Cedros Ave, Solana Beach, California, 92075
Ring: 5 mile radius

Prepared by Esri
Latitude: 32.98975
Longitude: -117.26968

Summary	Census 2010	Census 2020	2022	2027				
Population	103,826	109,843	112,546	112,775				
Households	42,417	43,583	44,715	44,795				
Families	27,399	-	28,760	28,841				
Average Household Size	2.44	2.49	2.49	2.49				
Owner Occupied Housing Units	27,859	-	29,424	29,530				
Renter Occupied Housing Units	14,561	-	15,291	15,265				
Median Age	42.1	-	44.1	45.0				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	0.04%	-0.06%	0.25%					
Households	0.04%	-0.01%	0.31%					
Families	0.06%	-0.01%	0.28%					
Owner HHs	0.07%	0.05%	0.53%					
Median Household Income	2.35%	3.60%	3.12%					
Households by Income	2022		2027					
	Number	Percent	Number	Percent				
<\$15,000	1,542	3.4%	964	2.2%				
\$15,000 - \$24,999	1,068	2.4%	615	1.4%				
\$25,000 - \$34,999	1,262	2.8%	685	1.5%				
\$35,000 - \$49,999	1,932	4.3%	1,188	2.7%				
\$50,000 - \$74,999	3,856	8.6%	2,782	6.2%				
\$75,000 - \$99,999	4,153	9.3%	3,537	7.9%				
\$100,000 - \$149,999	7,878	17.6%	8,441	18.8%				
\$150,000 - \$199,999	6,382	14.3%	7,784	17.4%				
\$200,000+	16,640	37.2%	18,798	42.0%				
Median Household Income	\$153,950		\$172,927					
Average Household Income	\$213,495		\$243,817					
Per Capita Income	\$84,638		\$96,614					
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	5,360	5.2%	5,072	4.5%	5,096	4.5%		
5 - 9	6,163	5.9%	5,942	5.3%	5,847	5.2%		
10 - 14	6,952	6.7%	7,079	6.3%	6,430	5.7%		
15 - 19	6,249	6.0%	6,553	5.8%	5,991	5.3%		
20 - 24	4,054	3.9%	5,568	4.9%	4,935	4.4%		
25 - 34	12,592	12.1%	12,447	11.1%	13,685	12.1%		
35 - 44	15,232	14.7%	14,934	13.3%	14,450	12.8%		
45 - 54	17,966	17.3%	15,741	14.0%	15,509	13.8%		
55 - 64	15,173	14.6%	16,939	15.1%	15,537	13.8%		
65 - 74	7,682	7.4%	13,234	11.8%	13,990	12.4%		
75 - 84	4,167	4.0%	6,447	5.7%	8,414	7.5%		
85+	2,236	2.2%	2,591	2.3%	2,891	2.6%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	85,069	81.9%	78,066	71.1%	78,496	69.7%	75,984	67.4%
Black Alone	636	0.6%	734	0.7%	994	0.9%	987	0.9%
American Indian Alone	364	0.4%	445	0.4%	482	0.4%	529	0.5%
Asian Alone	10,113	9.7%	14,195	12.9%	15,208	13.5%	16,576	14.7%
Pacific Islander Alone	128	0.1%	131	0.1%	145	0.1%	144	0.1%
Some Other Race Alone	3,881	3.7%	4,588	4.2%	4,928	4.4%	5,246	4.7%
Two or More Races	3,635	3.5%	11,684	10.6%	12,293	10.9%	13,308	11.8%
Hispanic Origin (Any Race)	11,289	10.9%	13,148	12.0%	13,962	12.4%	14,105	12.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 23, 2022

OFFICE

BROOKS CAMPBELL

+1 760 431 4215
brooks.campbell@cushwake.com
LIC #01380901

MICHAEL CASSOLATO

+1 858 546 5434
michael.cassolato@cushwake.com
LIC #01893847

PETER CURRY

+1 760 431 4238
peter.curry@cushwake.com
LIC #01241186

RETAIL

CHAD IAFRATE

+1 760 431 4234
chad.iafrate@cushwake.com
LIC #01484290

PHIL LYONS

+1 760 431 4210
phil.lyons@cushwake.com
LIC #01093731

12830 El Camino Real, Suite 100
San Diego CA 92130

