

SANDBOX

SOLANA BEACH

WORK | PLAY | THRIVE

SANDBOX

OFFICE RETAIL F&B RESIDENTIAL

All playing together,
in a sunny square of
sand by the beach.

A modern reflection of Southern
California lifestyle and urban sensibility;
a beachside playground for culture and
commerce, leisure and life.



SANDBOX



60,904 SF

OFFICE SPACE*

11,206 SF

F&B & RETAIL SPACE*

365 SPOTS

OFFICE PARKING:
1 SPACE / 300 SF

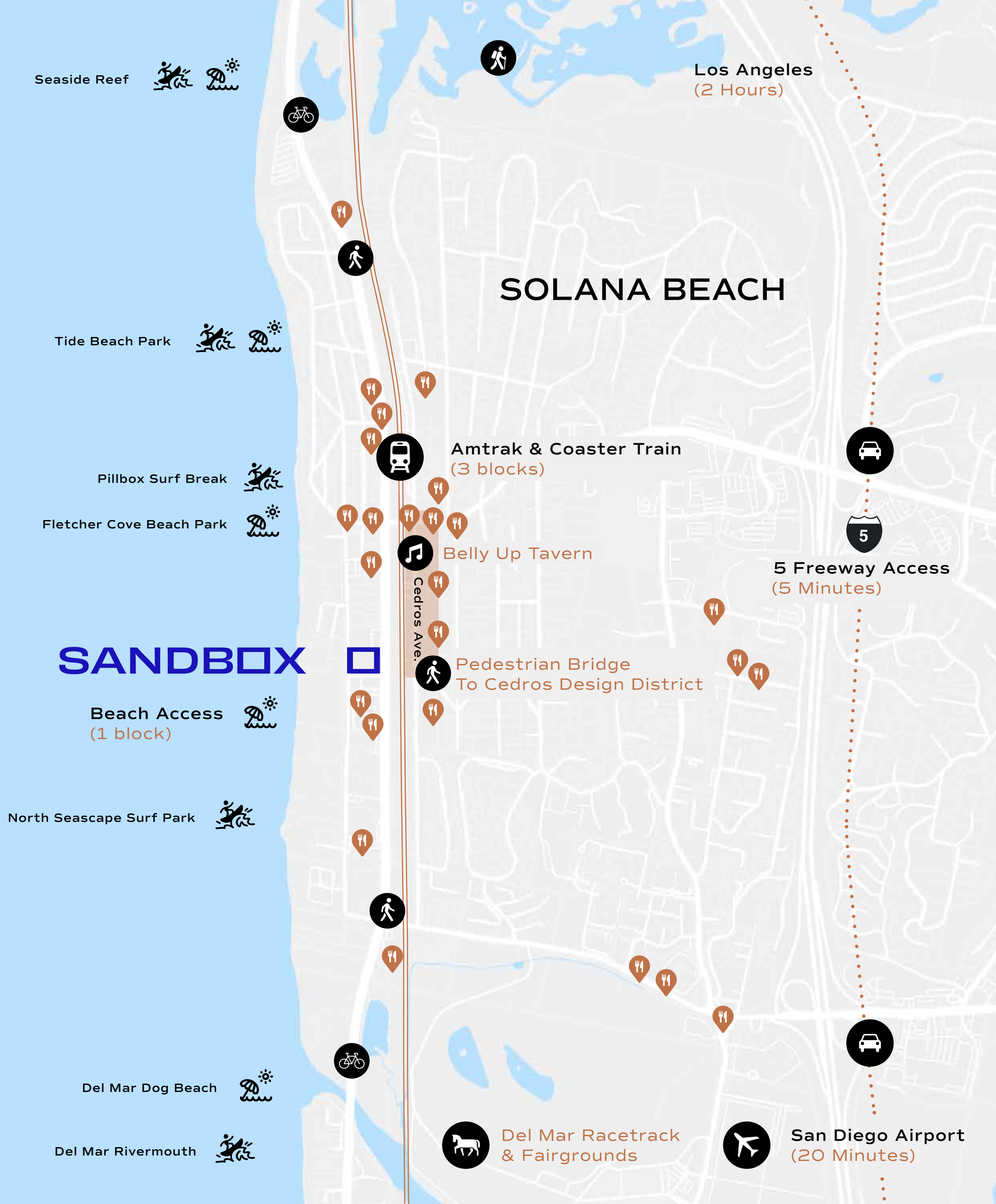
F&B PARKING:
1 SPACE / 100 SF

Q4 2022

EST DELIVERY FOR
TENANT BUILDOUT

NET ZERO

ENERGY BUILDING, SUSTAINABLE &
WELLNESS BUILDING PRACTICES



BEACH ACCESS



F&B CLUSTER



CONNECTION TO CEDROS AVENUE DESIGN DISTRICT

Keep it coastal.

The vibrant seaside community of Solana Beach occupies a stunning stretch of San Diego's north county coast. A place where sun, sand, and warm local spirit shape a lifestyle of refreshing freedom and balance. And here, west of the 5 and just steps from the beach, is a destination perfectly adapted to local life. Envisioned as a dynamic social hub, Sandbox integrates residential, retail, f&b, and office space into a single ecosystem. A place to work, play, and thrive. With breezy indoor-outdoor spaces and a flowing pedestrian layout, it is a place of movement and connection, where spirited energy and friendly warmth makes everyone feel like a kid again.

Leasing Opportunity

SANDBOX

Coastally Conscious Mixed Use

In the heart of Solana Beach, San Diego's north county playground for culture, events, and entertainment, Sandbox is a modern expression of coastal California spirit; a balanced blend of laid-back lifestyle and smart urban sensibility.





The Perfect Mix

Curated food & beverage options, boutique retailers, & a modern fitness studio.



Get Inspired

Multiple outdoor work areas & inspiring green spaces, with direct access to an expansive coastal trail network.



Work Smart

Abundant natural light, prioritizing healthy & high energy workspaces

YOU CALL THIS WORK?

OFFICE

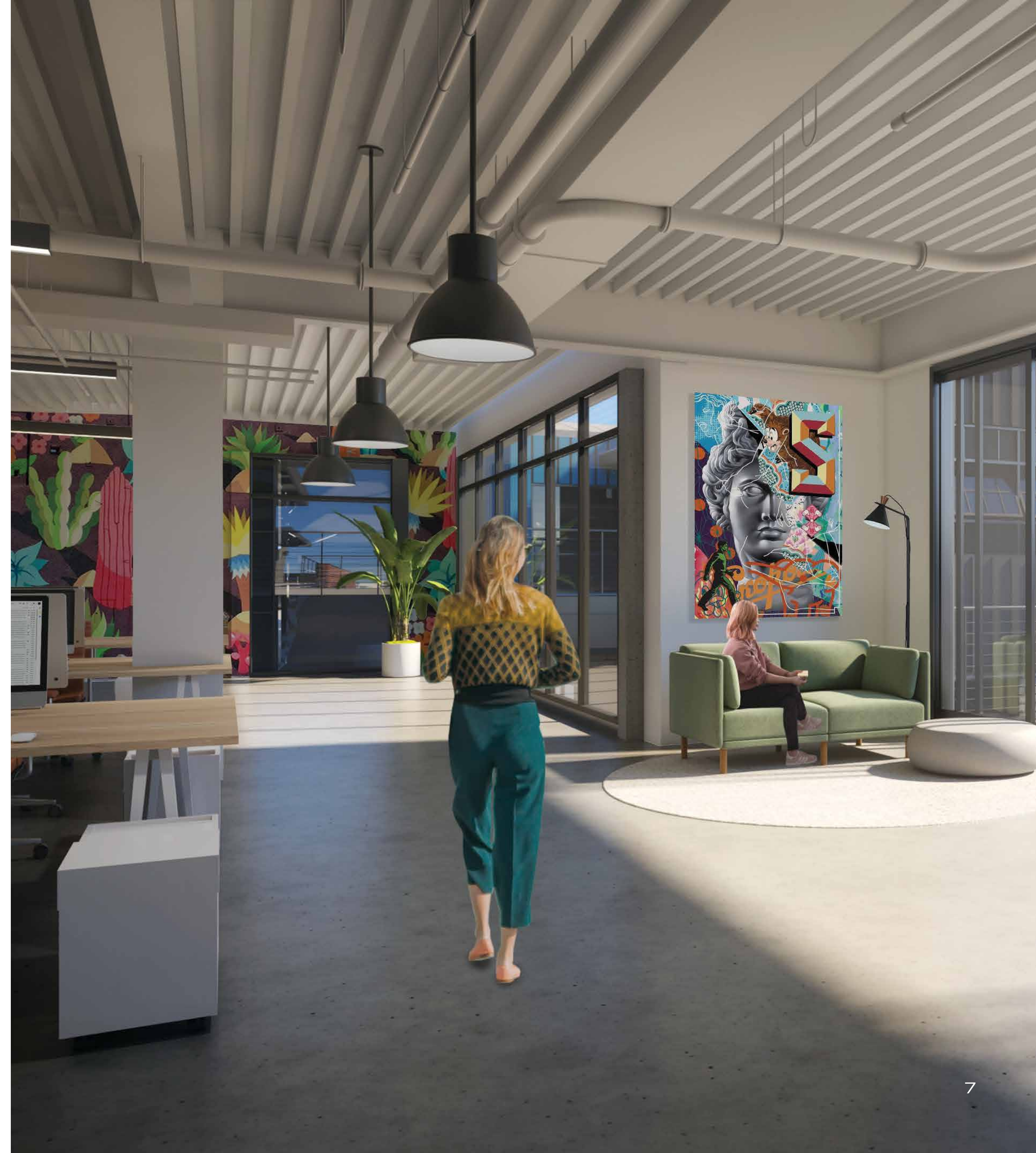
Boasting bright modern interiors, large open floorplans, and abundant outdoor workspaces, an office at Sandbox puts tenants and employees in the heart of our highly desirable coastal community. Just steps from the sand and surf, our curated amenity mix and work/lifestyle balance make it irresistible to top talent; an ideal place to build productive teams. Positioned on the scenic 101 Pacific Coast Highway with close proximity to residential neighborhoods, local F&B clusters, walkable coastal trails, and easy access to the nearby train station and freeway network, Sandbox seamlessly connects you to the best that North county living has to offer.

SHARED E-BIKES | SURFBOARD STORAGE

ABUNDANT PARKING

60,904 SF OF COMMERCIAL OFFICE SPACE*

*including usable outdoor space





A BOUTIQUE EXPERIENCE
INSPIRED BY THE COAST

RETAIL

Shopping at Sandbox is a fun, planet-friendly affair. Our curated collection of retailers offer sustainable products and ethical approaches, reflecting the values of the local patrons who frequent them.

3,259 SF OF RETAIL SPACE

PEDESTRIAN ACCESS FROM 101

ETHICAL & SUSTAINABLE VENDORS ONLY



SANDBOX



WHERE LOCALS
COME OUT & PLAY

F&B



Amid all the energy of downtown Solana, Sandbox is a destination for great food and good times. From fresh-pressed juice and organic burritos to oceanview farm-to-table dining, it is a celebration of fresh local flavor and culinary craft.

2 F&B LOCATIONS

STAND ALONE RESTAURANT

4,000 SF

(including outdoor dining terrace)

CAFE AND RETAIL OPPORTUNITY

3,946 SF

(including outdoor cafe terrace)



CTZN is a new restaurant concept style of gastronomical ingenuity from the region of the Basque in Spain and France. It will demonstrate cooking through art and passion, while introducing the most profound origin of the name of tapas; energetic, fun, vibrant, approachable and delicious.



SANDBOX

AT HOME BY THE BEACH

RESIDENTIAL

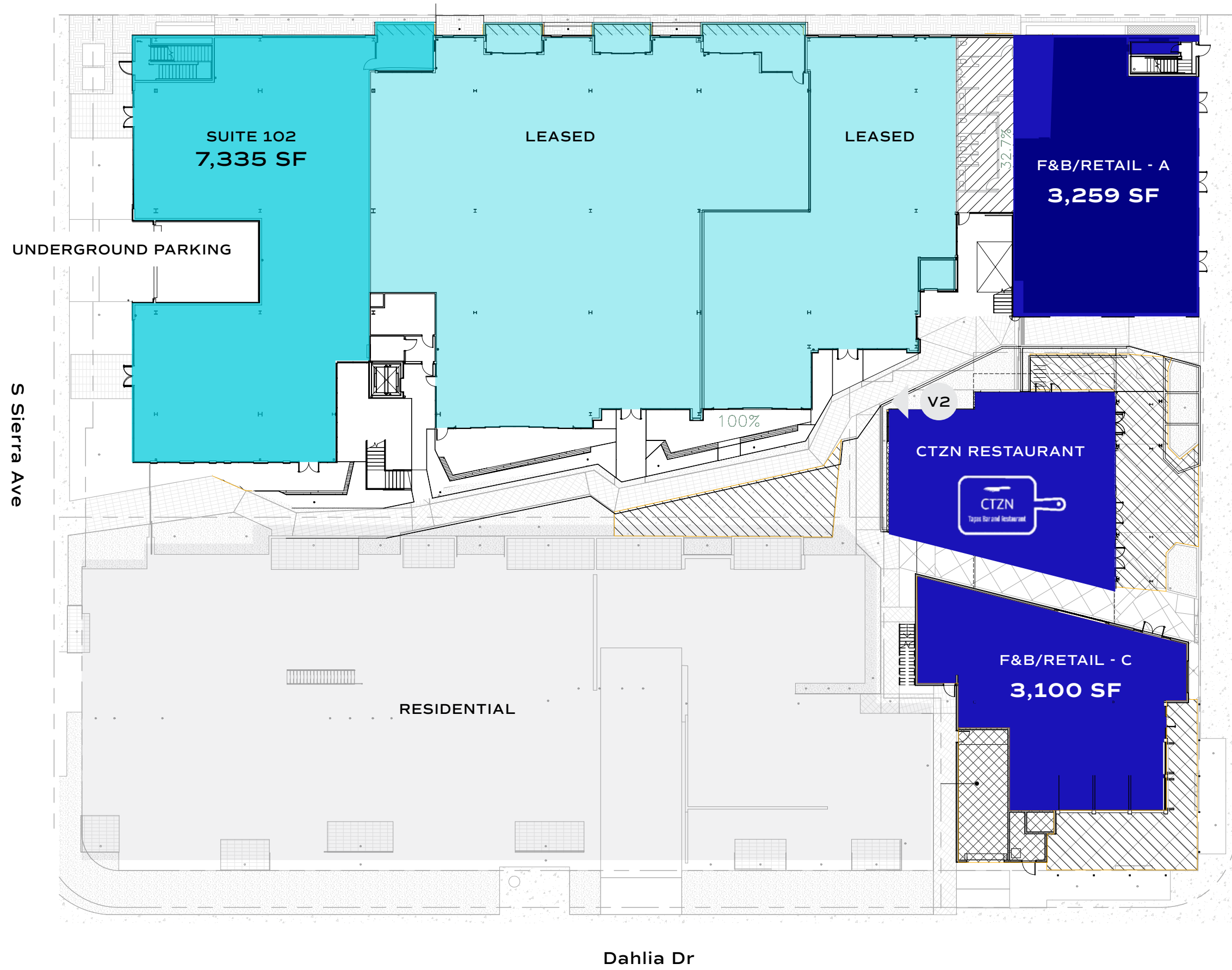
Welcome to your Solana Beach home. West of the 101 and just steps from the beach, Sandbox offers residents modern, integrated living spaces in a local neighborhood atmosphere.

**NEWLY CONSTRUCTED MODERN LIVING
IN HIGHLY DESIRABLE COASTAL COMMUNITY**

7 - 1 BEDROOM UNITS | 18 - 2 BEDROOM UNITS



LEVEL 1

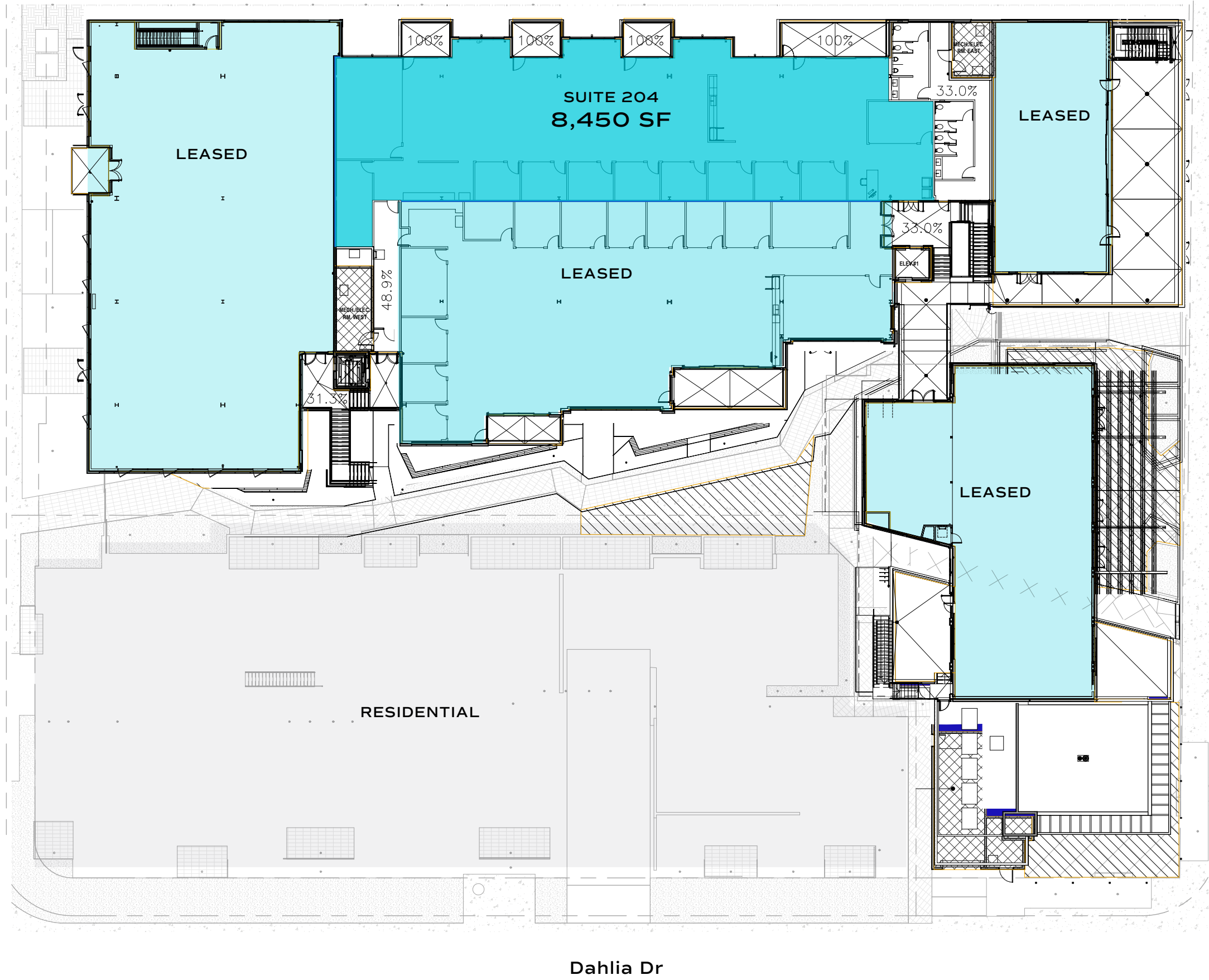


Leasing Opportunity



LEVEL 2

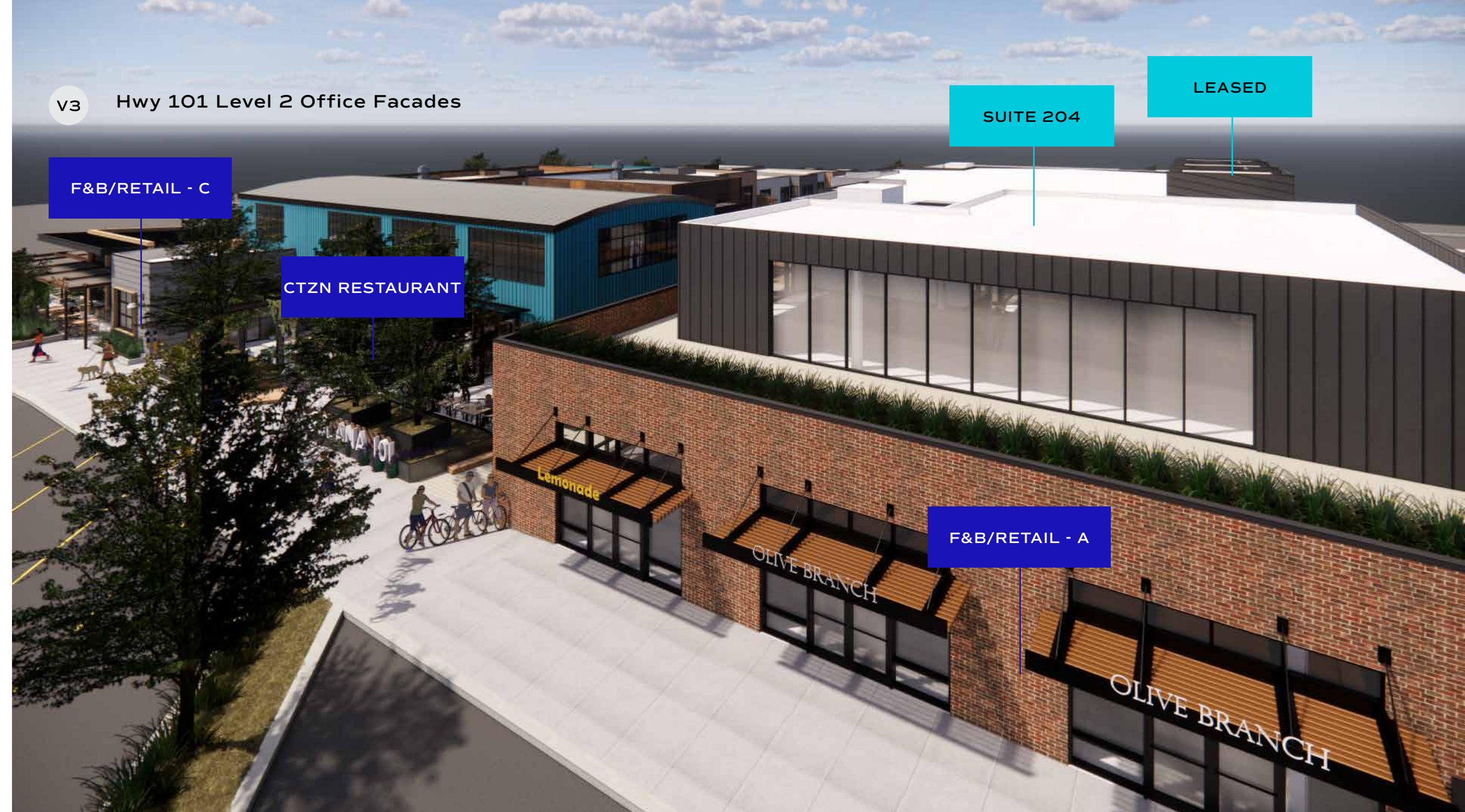
V4



Leasing Opportunity

V3

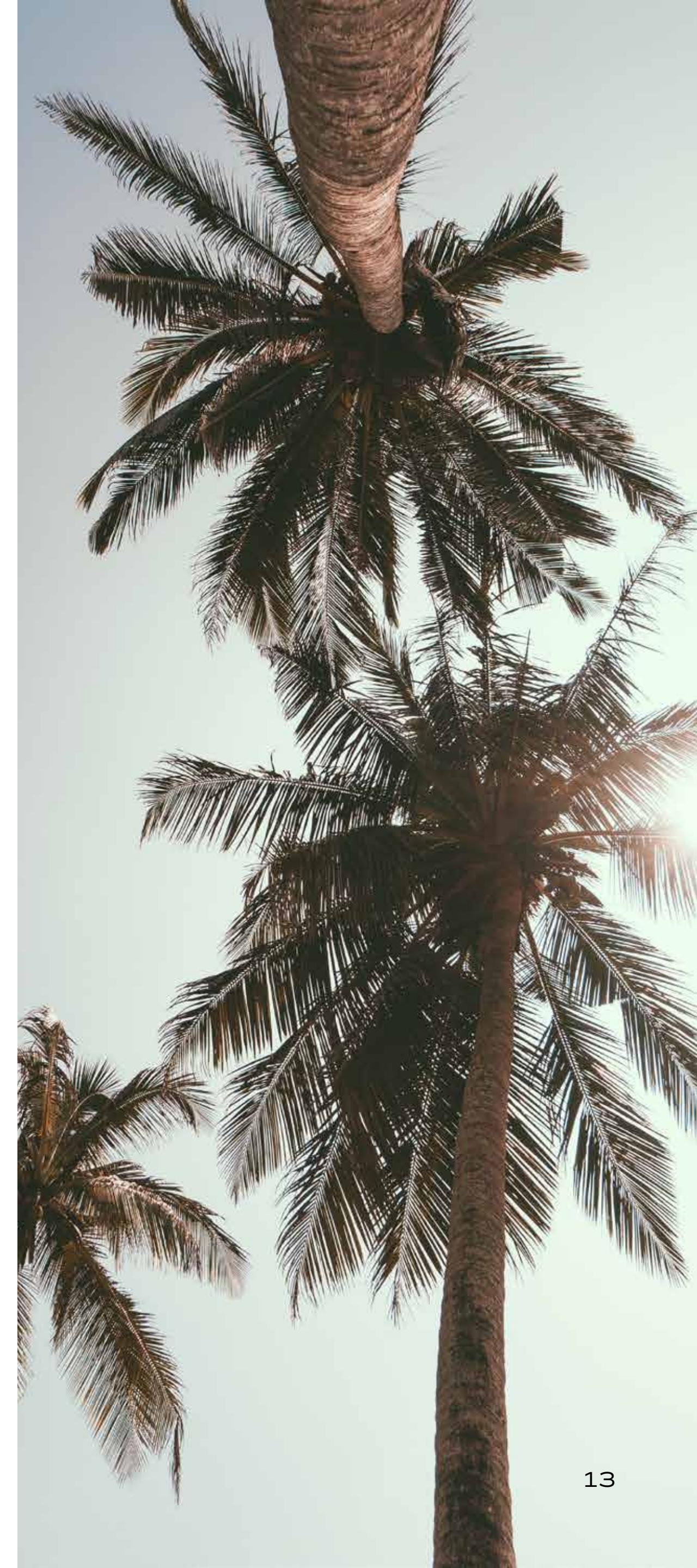
HWY 101



V4 North Facing Facade



SANDBOX



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sandboxsolana.com

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NEWMARK

