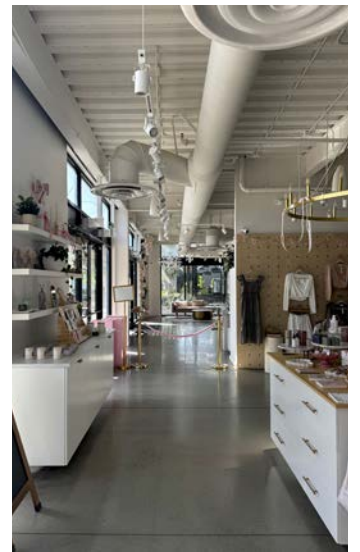


SANDBOX

SOLANA BEACH

# ±3,567 SF Cafe/Retail for Lease

HWY 101 & Dahlia Dr.





SOLANA BEACH

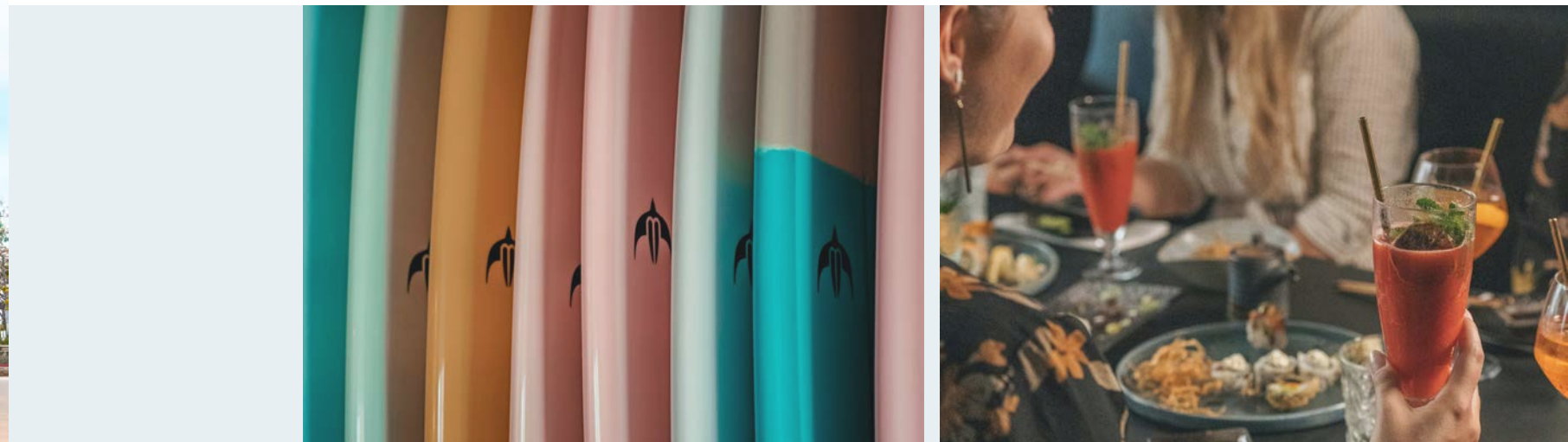
# A BEACH-SIDE PLAYGROUND FOR CULTURE & COMMERCE

Set along a stunning stretch of North County coastline, Solana Beach captures the essence of San Diego’s relaxed, coastal lifestyle. Sunshine, surf, and a strong sense of community come together to create an environment that is both energizing and effortlessly balanced. Ideally located west of Interstate 5 and just moments from the ocean, Sandbox offers a destination designed for this vibrant way of life. This dynamic mixed-use hub brings together residences, retail, dining, and office space in a cohesive, walkable setting.



With its open-air design and inviting pedestrian pathways, Sandbox fosters connection, creativity, and everyday ease. It’s a place to work, gather, and recharge—where an uplifting atmosphere and authentic sense of community inspire people to thrive.

HWY 101 & DAHLIA DR



## ABOUT THE SPACE

HWY 101 & DAHLIA DR

Solana Beach, CA 92075

±3,567 SF

Available Space

CAFE/RETAIL

Space Type

AVAILABLE NOW

Timing



THE PROPERTY & IT'S SURROUNDINGS

# FOR LEASE ±3,567 SF 2ND GENERATION

## CONDITION



New construction with street visibility  
15,985+ vehicles pass this site daily.

## NEIGHBORHOOD



Steps away to the beach, the pedestrian bridge to Cedros Design District, Amtrack & Coaster, and many more!

## FARMERS MARKET



Just one block from Solana Beach Farmers Market featuring 70+ vendors.

## LOCATION



Sandbox is one of San Diego's best neighborhoods and a hub for recreation, arts, and culture.



ESTABLISH YOURSELF IN ONE OF SAN DIEGO'S

## MOST SOUGHT-AFTER COMMUNITIES.

- ▶ Ideally located in the coastal community of Solana Beach fronting Highway 101
- ▶ Mixed-use development
- ▶ Close proximity to high-income areas of Del Mar, Cardiff, Encinitas, and Rancho Santa Fe
- ▶ Dedicated on-site parking and an abundance of street parking
- ▶ Great co-tenancy with Rustic Root, and CTZN
- ▶ Ease of commute with central location, short distance to freeway, and nearby transit options
- ▶ Minutes to coastal beaches and numerous amenities

## ABOUT THE PROPERTY

±13,399 SF  
Total Retail Space

±50,385 SF  
Total Office Space

25  
Residential Units

365 SPOTS  
Retail Parking: 1 Space per 100 SF  
Office Parking: 1 Space per 300 SF

THE SPACE

# HWY 101 & DAHLIA DR

Position your business for success in versatile commercial spaces designed to support service retail, fitness, medical spa, and real estate office concepts. With prime visibility, high-traffic locations, and flexible layouts, these spaces accommodate everything from customer-focused retail and wellness destinations to professional offices and treatment-based services. Whether you're building a brand centered on convenience, health, aesthetics, or client relationships, this environment offers the accessibility, functionality, and presence needed to attract, engage, and grow a loyal customer base.



**±3,567 SF**  
Total Retail Space,  
Potentially Divisible



**Retail/Cafe**  
Ideal User



**Frontage**  
Along HWY 101



**Access**  
Pedestrian Bridge



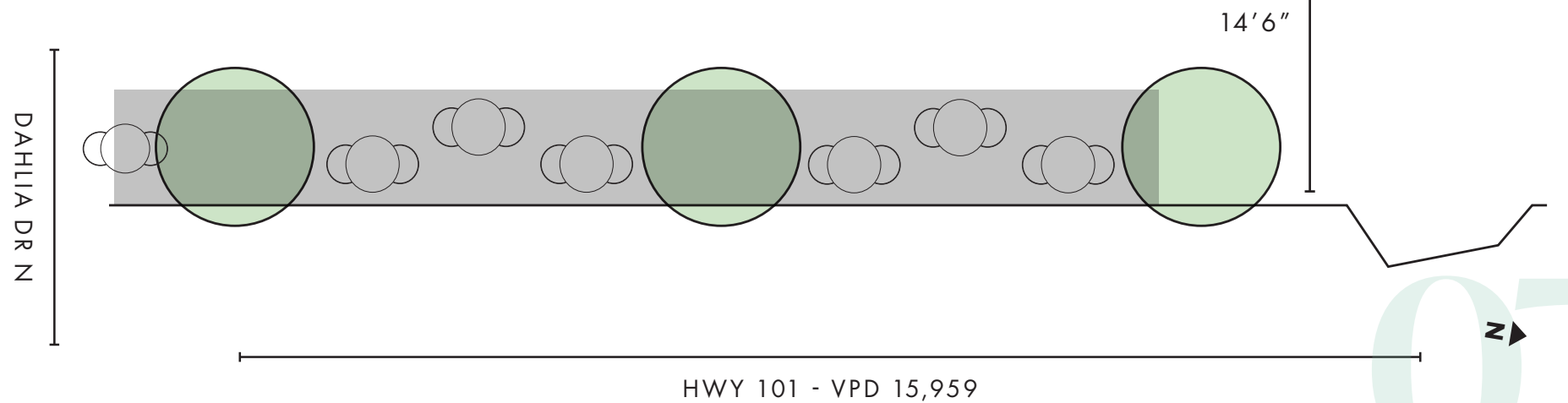
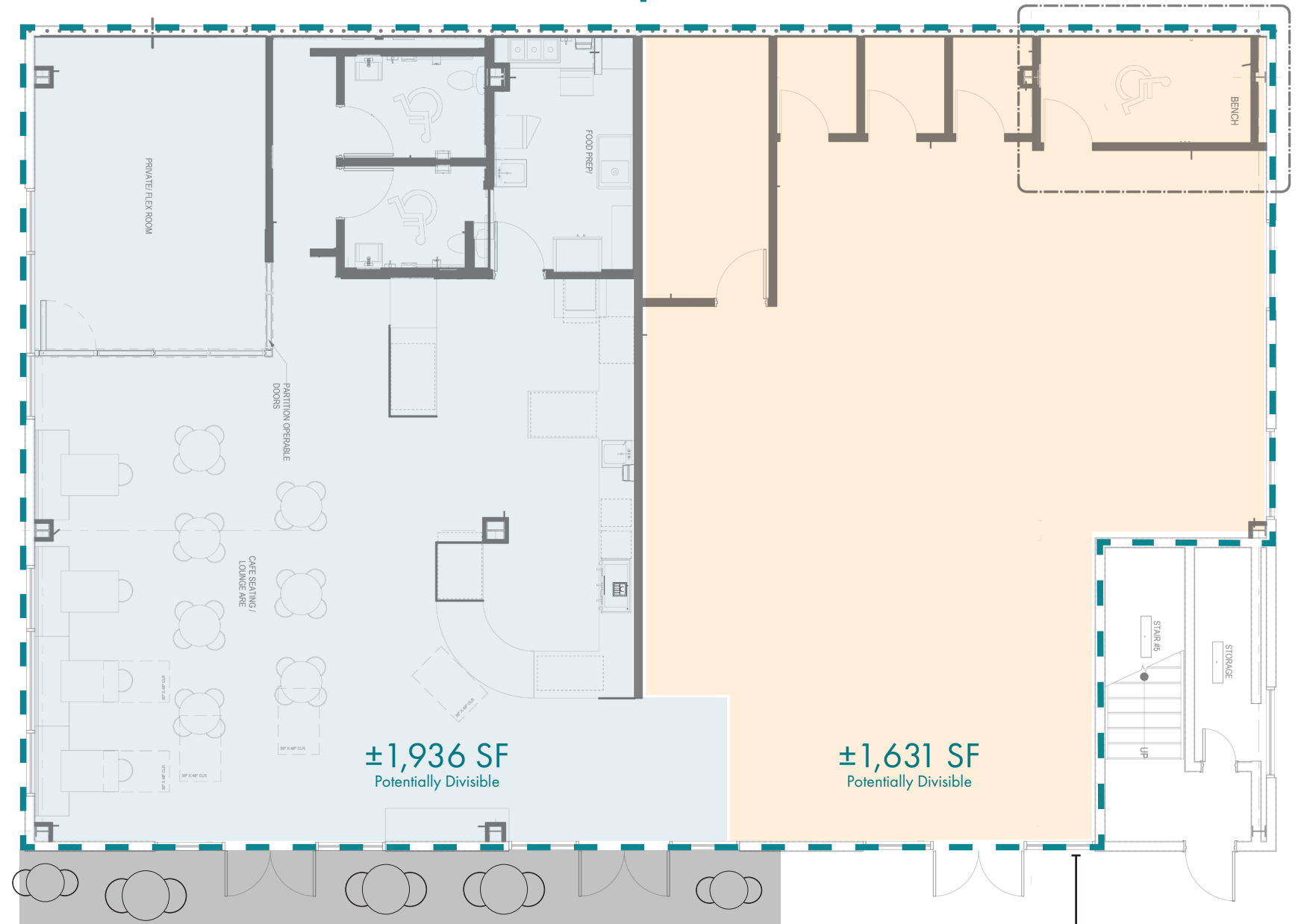
\*Image has been digitally enhanced and is intended solely as a conceptual representation of potential outdoor patio seating.



*Co-tenants with  
Rustic Root and CTZN*

**FOR LEASE ±3,567 SF**

- POTENTIAL SEATING
- POTENTIAL SEATING AREA
- EXISTING TREES



SEE INSIDE...



±3,567 SF FOR LEASE

SEEKING: CAFE/RETAIL/SERVICE/FITNESS/MEDICAL SPA/REAL ESTATE



# LOCATED ALONG THE HISTORIC HIGHWAY 101



*Cedros Avenue Design District has over 85 merchants, artisans, and one-of-a-kind curators and collectors—featuring fashion boutiques, fine jewelry, art galleries, outdoor cafés, and more—all tucked into a charming 2½-block stretch in nearby Solana Beach.*

01

RUSTIC ROOT

02

CTZN

03

CVS

04

Revolution  
BIKE SHOP

05

RARE  
SD society CA

06

F45

07

west elm

08

BellyUp



Solana Beach lives up to its name with temperatures that average 62 degrees in the wintertime and 77 degrees in the summertime. It offers 1.7 miles of coastline for swimming and surfing. Most days you will see locals drop by to watch the sun set at the award winning Fletcher Cove Park. The city is a favorite destination for those looking to enjoy the beach, eclectic shops, great dining, golfing, nightlife, and nearby hiking.

- RESTAURANTS
- FITNESS/SERVICES
- SHOPPING



- |   |  |  |   |
|---|--|--|---|
| <span style="color: #c00000;">01</span> Rare Society            | <span style="color: #c00000;">15</span> Gelato 101           | <span style="color: #00a0a0;">01</span> Pilates Movement   | <span style="color: #ff9900;">01</span> Pink Soul               |
| <span style="color: #c00000;">02</span> Madeline Cafe & Bakery  | <span style="color: #c00000;">16</span> Pizza Port           | <span style="color: #00a0a0;">02</span> Heal Thy Goddess   | <span style="color: #ff9900;">02</span> Passion Fine Jewelry    |
| <span style="color: #c00000;">03</span> Grange Garden           | <span style="color: #c00000;">17</span> Rare Society         | <span style="color: #00a0a0;">03</span> Melt West          | <span style="color: #ff9900;">03</span> Yes Yes Collective      |
| <span style="color: #c00000;">04</span> Lofty Coffee            | <span style="color: #c00000;">18</span> Saddle Bar           | <span style="color: #00a0a0;">04</span> F45                | <span style="color: #ff9900;">04</span> West Elm                |
| <span style="color: #c00000;">05</span> Carruth Cellars         | <span style="color: #c00000;">19</span> The Naked Cafe       | <span style="color: #00a0a0;">05</span> Cedros Hair Design | <span style="color: #ff9900;">05</span> Native Poppy            |
| <span style="color: #c00000;">06</span> Kai Ola Sushi           | <span style="color: #c00000;">20</span> Sindi's Snack Shack  | <span style="color: #00a0a0;">06</span> Set 25 Salon       | <span style="color: #ff9900;">06</span> Tucci                   |
| <span style="color: #c00000;">07</span> Peet's Coffee           | <span style="color: #c00000;">21</span> Sunny Side           | <span style="color: #00a0a0;">07</span> Fiora Aesthetics   | <span style="color: #ff9900;">07</span> Kern & Co.              |
| <span style="color: #c00000;">08</span> Solana Frosty           | <span style="color: #c00000;">22</span> Secret Table         | <span style="color: #00a0a0;">08</span> SCEND Fitness      | <span style="color: #ff9900;">08</span> Road Runner Sports      |
| <span style="color: #c00000;">09</span> Purebowl                | <span style="color: #c00000;">23</span> CTZN                 | <span style="color: #00a0a0;">09</span> Dirty Dogs         | <span style="color: #ff9900;">09</span> San Diego Electric Bike |
| <span style="color: #c00000;">10</span> Chief's Burgers         | <span style="color: #c00000;">24</span> Rustic Root          | <span style="color: #00a0a0;">10</span> Salon by the Cove  |   |
| <span style="color: #c00000;">11</span> Solana Beach Fish House | <span style="color: #c00000;">25</span> Solana Beach Kitchen | <span style="color: #00a0a0;">11</span> Skin 33            |   |
| <span style="color: #c00000;">12</span> Claire's                | <span style="color: #c00000;">26</span> Achilles Coffee      | <span style="color: #00a0a0;">12</span> USPS               |   |
| <span style="color: #c00000;">13</span> T's Cafe                | <span style="color: #c00000;">27</span> Choice Juicery       | <span style="color: #00a0a0;">13</span> Pure Infrared      |   |
| <span style="color: #c00000;">14</span> Chauncey's Pizza & Bar  | <span style="color: #c00000;">28</span> LANA                 | <span style="color: #00a0a0;">14</span> West 101 Salon     |   |

# WELCOMING COASTAL VIBES AND THE PERFECT MIX

HWY 101 & DAHLIA DR



### Food & Drink



Solana Beach offers fresh bites, craft drinks, and nonstop energy.

### Arts & Entertainment



A creative hub filled with galleries, shows, and nightlife.

### Local Events



Packed with festivals, markets, and community fun.



## Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	9,117	37,340	110,761
Project Population (2030)	9,500	38,027	111,761
Total Daytime Employment	9,520	23,099	71,558
Total Households	3,353	14,810	42,801
Avg. Household Income	\$165,889	\$191,864	\$191,069
Total Consumer Spending	\$164M	\$717.6M	\$2B

**THERE'S SOMETHING FOR EVERYONE TO ENJOY**

Cedros Avenue in Solana Beach is a vibrant destination where coastal charm meets artistic flair. Stroll past fashion-forward boutiques, captivating art galleries, and inviting sidewalk cafes, with the iconic Belly Up Tavern adding to the buzz. Bursting with creativity, style, and one-of-a-kind finds, Cedros is the place to wander, discover, and be inspired.

### DINING

Coastal flavors and local favorites line Cedros, from farm-to-table plates at Claire's on Cedros to craft coffee and beer at Barefoot Coffee Roasters

### SHOPPING

Boutiques like Tucci, Solo, and Aaron Chang's Ocean Art Gallery bring fashion, home décor, and art together in one stylish stretch.

### EVENTS

Live music at Belly Up Tavern, seasonal art walks, and the weekly Solana Beach Farmers Market keep the avenue buzzing.



ACHILLES COFFEE



## WHAT'S NEARBY?



85+

Stores

*A dynamic neighborhood filled with diverse retail options.*



50+

Eateries

*Offering flavors from casual comfort food to upscale dining.*



RUSTIC ROOT

HEALTHY GODDESS

# A QUAIN BEACH TOWN WITH ONE-OF-A-KIND FINDS.

The charming, seaside community of Solana Beach is nestled along the northern coast of San Diego County, and is approximately a 30 minute drive from downtown San Diego. Its main access routes include Interstate 5, Highway 101, Lomas Santa Fe Drive, and Via de la Valle. The City is home to a vibrant train station that serves both Amtrak and the Coaster, one of only three in San Diego County.

HEALTHY GODDESS



CHOICE JUICERY



PINK SOUL



LANA



MELT WEST



INTIMATE LIVING



As a thriving city, Solana Beach has a number of business and lifestyle-related services in place to keep things running smoothly and safely for its residents and visitors. Offering support and camaraderie for business owners, high-quality schools, a diverse community and safety officials focused on maintaining a pristine and family-friendly atmosphere, Solana Beach is a great place to be and see.

# SANDBOX

SOLANA BEACH

## For Leasing Details

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