



Solana Beach

TOWNE CENTRE



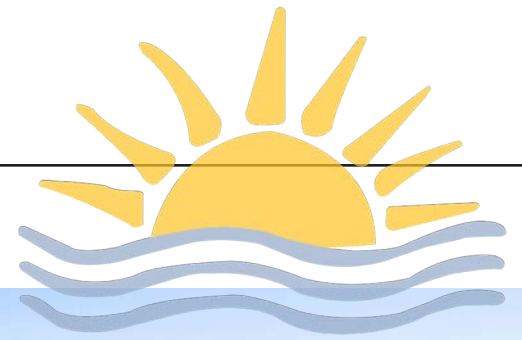
**FLOCKE &
AVOYER**
Commercial Real Estate

AMERICAN
ASSETS
TRUST 

FOR LEASE
SWC INTERSTATE 5 & LOMAS SANTA FE DRIVE
SOLANA BEACH, CA 92075

SOLANA BEACH TOWNE CENTRE

663-689 LOMAS SANTA FE DRIVE, SOLANA BEACH, CA 92075



Solana Beach Towne Centre is a premier retail property in North Coastal San Diego County, strategically positioned to draw from San Diego's most affluent communities including Solana Beach, Del Mar, Fairbanks Ranch and Rancho Santa Fe.

This ±247,000 SF center features over 50 shops, restaurants and services, including:





Solana Beach

TOWNE CENTRE



±235,750 ADT

Winward Plaza Shopping Center

Santa Fe Christian Schools

NuSpine CHIROPRACTIC

Marshalls

Staples



DISCOUNT TIRE

BevMo!

Sola SALON STUDIOS

crust

Little Locks



Beachwalk Shopping Center

Smart SELF STORAGE

PRICE SELF STORAGE
Storage Made Simple. Live Uncluttered.®

U-HAUL®

MASSAGE CONCEPTS

Public Storage

Panera BREAD®

Dixieline LUMBER & HOME CENTERS

Earl Warren Middle School

CVS pharmacy

Orangetheory

SAN RODOLFO DRIVE



SPROUTS FARMERS MARKET

SOLANA HILLS DRIVE

Mobil

LOMAS SANTA FE DRIVE
±21.501 ADT

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DEMOGRAPHICS



TRAFFIC COUNTS

Cars Per Day

Interstate 5: ±235,750

Lomas Santa Fe Drive: ±21,501

AVERAGE HHI*

1 Mile: \$175,738

3 Miles: \$191,867

5 Miles: \$196,904

POPULATION

1 Mile	3 Miles	5 Miles
11,715	40,060	127,503

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
13,775	39,701	116,803

Solana Beach

TOWNE CENTRE

LOMAS SANTA FE DRIVE

SUITE 622
±2,364 SF
AVAILABLE



SUITE 685
±10,000 SF
AVAILABLE
10/1/25

SUITE 120
±892 SF
AVAILABLE

SUITE 112
±4,621 SF
AVAILABLE

SUITE 107
±2,199 SF
AVAILABLE

SUITE 106
±3,810 SF
AVAILABLE



Lomas Santa Fe Plaza
Shopping Center



LOMAS SANTA FE DRIVE



SITE PLAN | SECTION 1

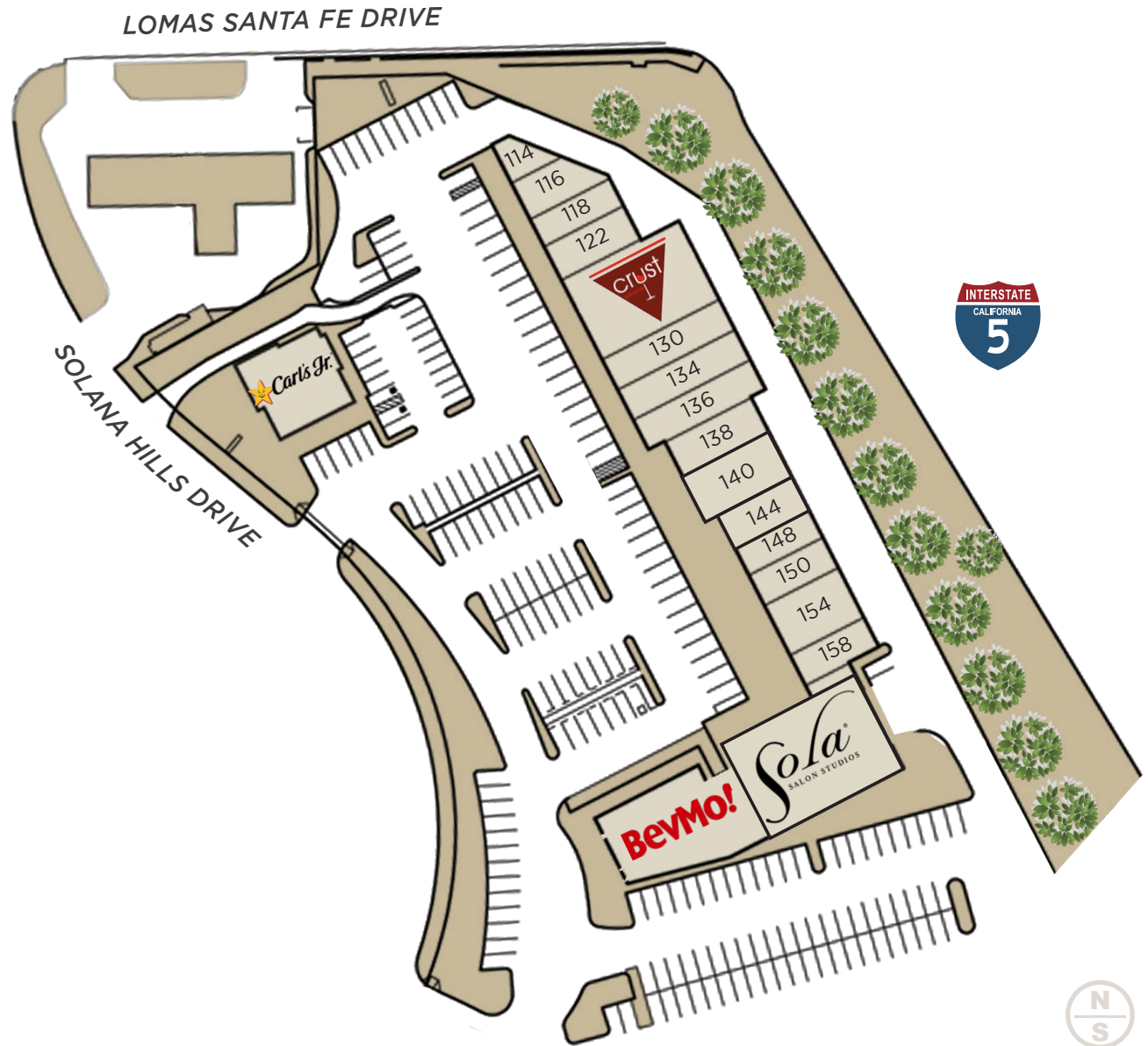
LOMAS SANTA FE DRIVE



SUITE	TENANT	SF
622	AVAILABLE	2,364
626	Dixieline Showroom	3,600
659	Sprouts Farmers Market	14,986
661A	Pro Cleaners	1,200
661B	Supercuts	1,200
663	Dixieline Lumber	41,400
671-73	Anthony's Shoe Repair	1,575
677	San Diego County Credit Union	3,713
683	CVS	25,500
689A	Panda Express	1,800
689B	Professional	1,200
689D	NuYo Frozen Yogurt	1,200
691A	Micheline's Pita House	1,200
691B-C	Starbucks	2,400

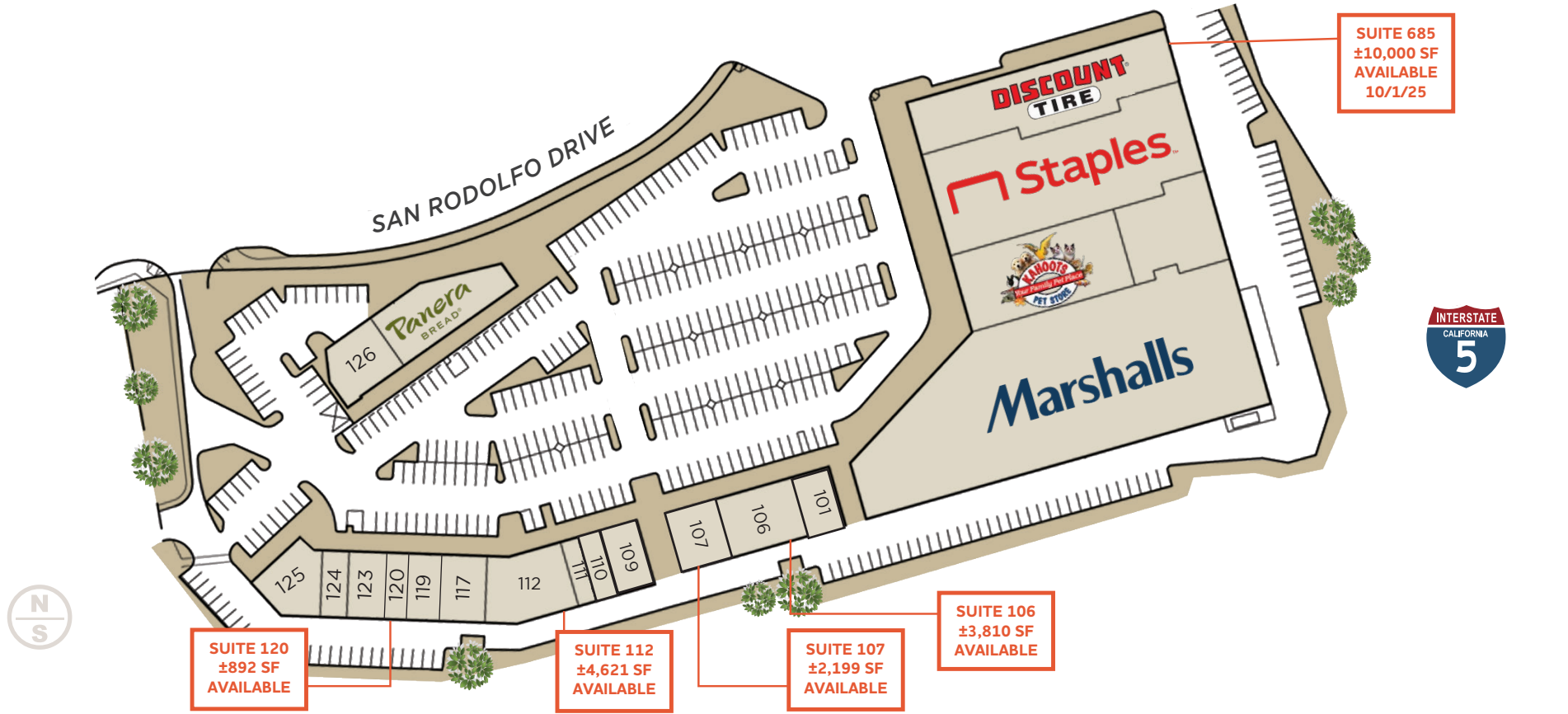


SUITE	TENANT	SF
106	Carl's Jr.	2,759
114	Jean's Tailoring	458
116	Little Locks	803
118	Total Photo	1,080
122	Music Mart	1,698
124	Crust Pizza	4,000
130	Beauty & Body	1,613
134	Kumon Learning Center	1,608
136	Club Pilates	1,530
138	West Coast Flooring	1,110
140-144	Fusion Dance	3,093
148	Salon Mirror Mirror	904
150	Uncle Biff's Killer Cookies	906
154	Premiere Cleaners	1,470
158	Fusion Dance	1,263
166	Sola Salon	6,300
168	BevMo!	4,474





SITE PLAN | SECTION 3 & 4



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
673	Marshalls	39,295	109	NuSpine	1,117	120	AVAILABLE	892
677	Kahoots Pet Store	4,981	110	Perlman Clinic	988	123	Fish District	1,348
681	Staples	21,875	111	Perlman Clinic	1,122	124	Mail Mania	908
685	AVAILABLE 10/1/25	10,000	112	AVAILABLE	4,621	125	Massage Concepts	2,703
101	Robere's Jewelry	988	117	Solana Family Dental	1,937	126	Orange Theory Fitness	3,394
106	AVAILABLE	3,810	119	Total Vision	1,746	130-133	Panera Bread	4,320
107	AVAILABLE	2,199						



TRADE AREA RETAIL



PROPERTY

LOMAS SANTA FE DRIVE

LOMAS SANTA FE DRIVE

Earl Warren Middle School

Santa Fe Christian High School

VONS HomeGoods 24 HOUR FITNESS
BIG 5 STARBUCKS UnionBank

CVS UPS



gallifornia PIZZA KITCHEN rubio's COASTAL GRILL BOTTLE CRAFT X B C
YOGA SIX Bank of America

WHOLE FOODS MARKET STARBUCKS CHIPOTLE MEXICAN GRILL GEPPETTOS
corepower YOGA NOTHING BUT THE CAKES

HIGHWAY 101

Gelson's petco WELLS FARGO
McDonald's Pier 1 imports

VIA DE LA VALLE

VIA DE LA VALLE





Solara Beach
TOWNE CENTRE



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**FLOCKE &
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Commercial Real Estate

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