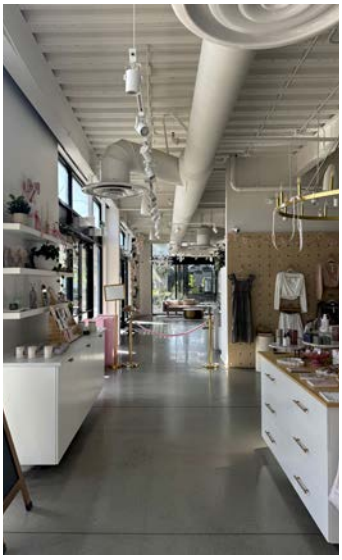
SANDBOX

SOLANA BEACH

±3,567 SF Cafe/Retail for Lease

HWY 101 & Dahlia Dr.



URBAN PROPERTY GROUP est. 1989

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.

ABOUT THE SPACE

HWY 101 & DAHLIA DR	±3,567 SF	CAFE/RETAIL	AVAILABLE NOW
Solana Beach, CA 92075	Available Space	Space Type	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	±50,385 SF	25	365 SPOTS
Total Retail Space	Total Office Space	Residential Units	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.

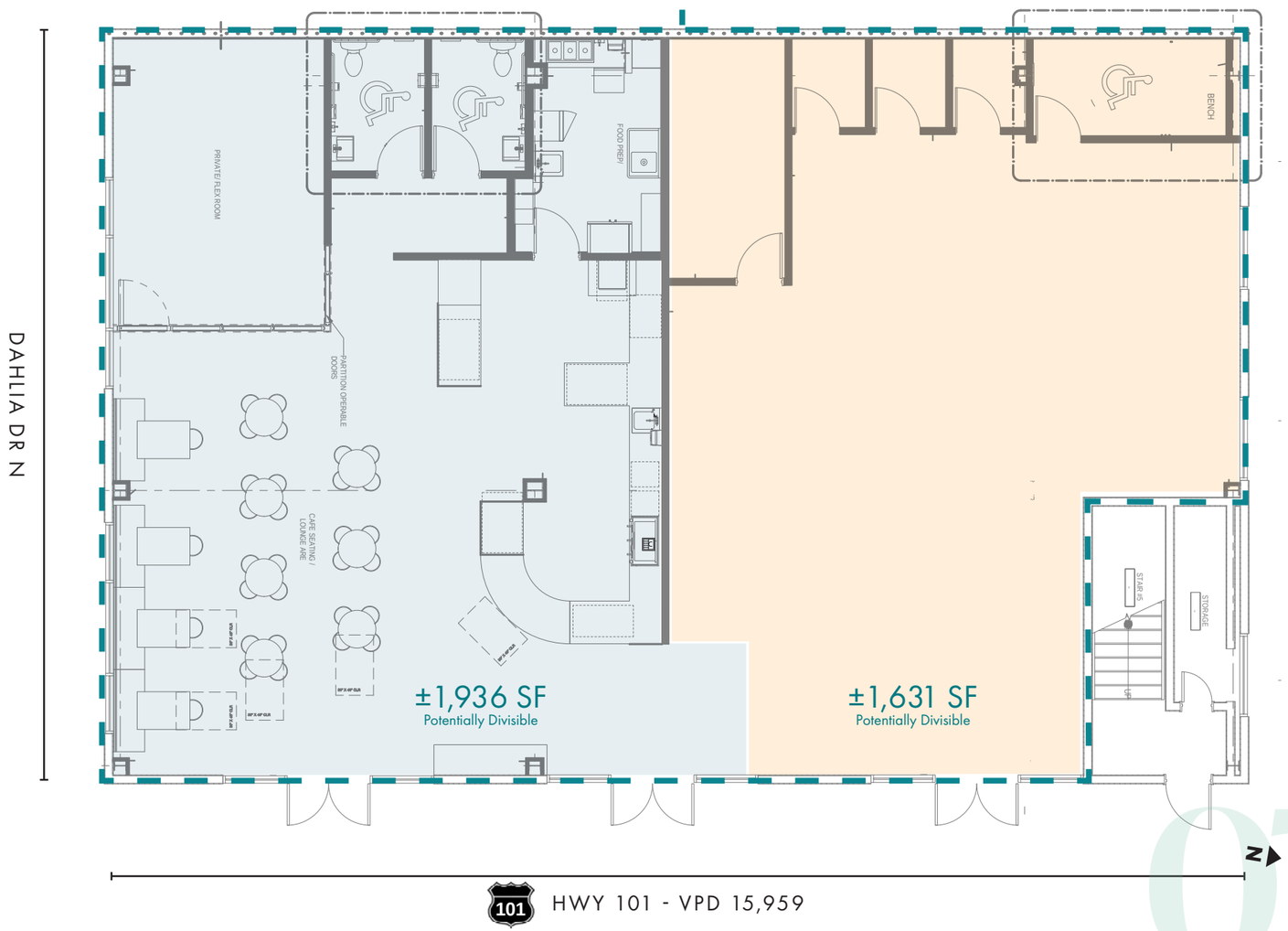
±3,567 SF
Total Retail Space,
Potentially Divisible

Retail/Cafe
Ideal User

Frontage
Along HWY 101

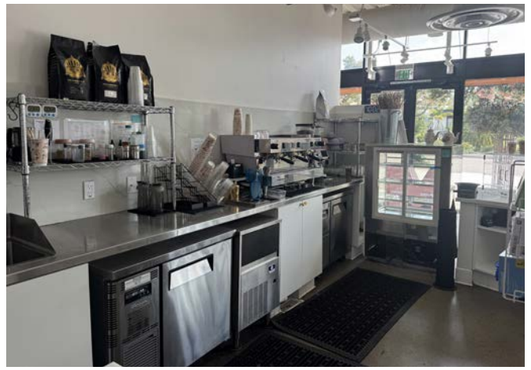
Access
Pedestrian Bridge

FOR LEASE ±3,567 SF



Co-tenants with Rustic Root and CTZN

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 CJZN

03 CVS

04 Revolution BIKE SHOP

05 RARE SD society CA

06 F45

07 west elm

08 Belly Up

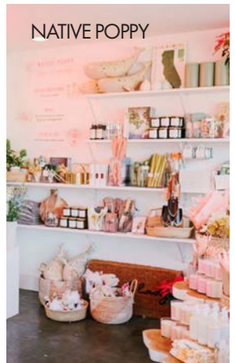
Solana Beach lives up to its name with temperatures that average 62 degrees in the wintertime and 77 degrees in the summertime. It offers 1.7 miles of coastline for swimming and surfing. Most days you will see locals drop by to watch the sun set at the award winning Fletcher Cove Park. The city is a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

- RESTAURANTS
- FITNESS/SERVICES
- SHOPPING

01 Rare Society
02 Madeline Cafe & Bakery
03 Grange Garden
04 Lofty Coffee
05 Carruth Cellars
06 Kai Ola Sushi
07 Peet's Coffee
08 Solana Frosty
09 Purebowl
10 Chief's Burgers
11 Solana Beach Fish House
12 Claire's
13 T's Cafe
14 Chauncey's Pizza & Bar
15 Gelato 101
16 Pizza Port
17 Rare Society
18 Saddle Bar
19 The Naked Cafe
20 Sindi's Snack Shack
21 Sunny Side
22 Secret Table
23 CTZN
24 Rustic Root
25 Solana Beach Kitchen
26 Achilles Coffee
27 Choice Juicery
28 LANA

01 Pilates Movement
02 Heal Thy Goddess
03 Melt West
04 F45
05 Cedros Hair Design
06 Set 25 Salon
07 Fiora Aesthetics
08 SCEND Fitness
09 Dirty Dogs
10 Salon by the Cove
11 Skin 33
12 USPS
13 Pure Infrared
14 West 101 Salon

01 Pink Soul
02 Passion Fine Jewelry
03 Yes Yes Collective
04 West Elm
05 Native Poppy
06 Tucci
07 Kern & Co.
08 Road Runner Sports
09 San Diego Electric Bike



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.

RUSTIC ROOT

PINK LAGOON

FARMERS MARKET

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.

PILATES MOVEMENT

CULTURE BREWING

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.

WHAT'S NEARBY?

ACHILLES COFFEE ROASTERS

ORGANICALLY AWESOME Choice SUPERFOOD BAR & JUICERY AWESOMELY ORGANIC

MW

LANA

RUSTIC ROOT

HEALTHY GODDESS

85+

Stores

A dynamic neighborhood filled with diverse retail options.

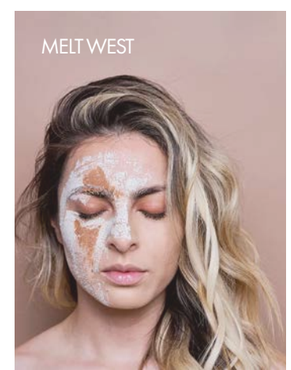
50+

Eateries

Offering flavors from casual comfort food to upscale dining.

A QUAINT 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.



SANDBOX
SOLANA BEACH

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