

BEACHWALK

New Ownership | Exciting Renovations Coming Soon!



OFFICE SPACE FOR LEASE
437 S. Highway 101, Solana Beach, CA 92075

BEACHWALK

Less than 5 Minutes to:

- *Fletcher's Cove and Dog Beach*
- *Cedros Design District*
- *I-5*
- *Amtrak Transit Stations*
- *San Diego Fairgrounds and Del Mar Racetrack*

Leave behind crowded commutes and cookie-cutter cubicles for ocean breezes and a bustling community of amenities and experiences. BeachWalk is a 55,580 SF mixed-use development offering premium office spaces in a sought-after Solana Beach destination. The location places you amongst top retail, dining, and wellness services as well as close access to major thoroughfares and entertainment. Complete with a walkable beach location, it's the ultimate setting for connection and productivity.



High end creative spec suites are available immediately



Signage opportunities



Located along S Hwy 101 with visibility to 19,395 vehicles per day



Zoning: office, medical, and retail



276 surface and covered parking
20 additional spaces along Highway 101

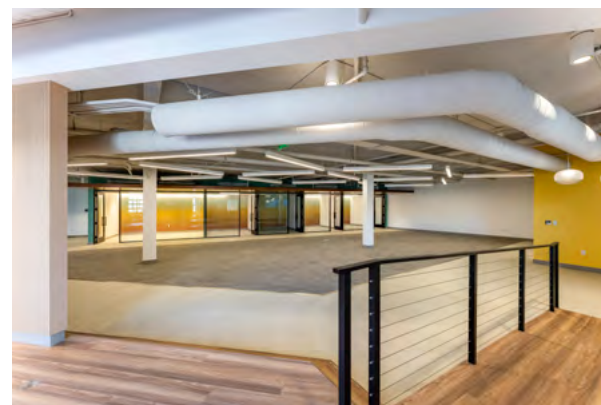
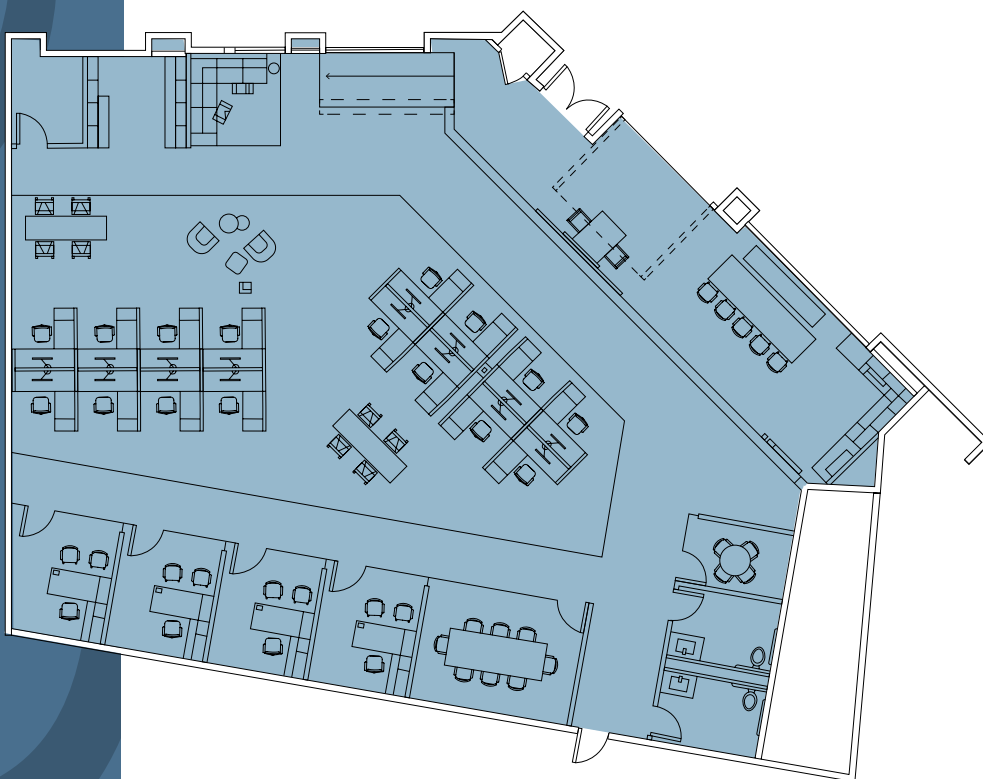


Dozens of shops and restaurants along Highway 101 and Cedros Design District

SUITE 112

5,423 SF

- LIGHT & BRIGHT CREATIVE SPEC SUITE
- CONFERENCE ROOM WITH GLASS ROLL-UP DOOR
- ONE ADDITIONAL CONFERENCE ROOM AND MEETING ROOM
- IN-SUITE KITCHEN AND RESTROOM
- OPEN AREA FOR WORKSTATIONS PLUS RECEPTION AREA AND TENANT LOUNGE





Suite 112

HIGH END FINISHED CREATIVE SPEC SUITES

Modern Finishes | Flexible Floorplans | Lots of Natural Light



Covered garage space with
abundant EV charging stations



Suite 112

AVAILABLE IMMEDIATELY

SITE PLAN



RENOVATIONS COMING SOON

Beachwalk is undergoing a thoughtful transformation that blends Solana Beach's laid-back coastal energy with elevated design and modern convenience.

Planned improvements include refreshed **building facades**, enhanced **outdoor gathering areas**, and reimagined **landscaping** to create a more inviting and memorable experience for visitors. The focus is on making Beachwalk not just a place to shop, but a destination to linger—whether that means enjoying a meal outdoors, exploring distinctive storefronts, or simply relaxing in upgraded common spaces.

These renovations are designed to strengthen connections within the community and ensure Beachwalk continues to serve as a vibrant, welcoming hub for locals and visitors alike.



PROPERTY ENHANCEMENTS UNDERWAY

Fresh Design | Vibrant Outdoor Spaces | Enhanced Visitor Experience



Courtyard & Plaza Upgrades



Colorful art, bold branding
& easy navigation



Corridor Enhancements



Facade Refresh - Modernized Storefronts









FROM SURFBOARD TO BOARDROOM TO BOARDWALK

Working at BeachWalk places you steps away to sought after retail, dining, wellness, and entertainment. You can start the day surfing at Solana Beach or at one of the many wellness centers before arriving refreshed at the office with coffee from your favorite roaster. For lunch, head out for a quick bite or entertain clients at Rare Society. After work, walk to Belly Up for a concert or take the Surfliner up to Orange County and beyond.



DINING

- Choice Juicery
- Vino Carta
- Achilles Coffee
- Solana Beach Kitchen
- Barefoot Coffee Roasters
- Rare Society
- Madeline Cafe & Bakery
- Grange Garden
- Lofty Coffee
- Carruth Cellars Urban Winery
- Similan Thai
- Tavern
- Culture Brewing Co.
- Pillbox Tavern
- Pizza Port
- Chief's Burgers and Brew

RETAIL

- CVS
- Revolution Bike Shop
- Solana Beach Farmer's Market
- Pedego Electric Bikes
- Clutch Modern
- David Allen Collection
- Muttropolis

WELLNESS

- The Boxing Club
- Jet Rhys Hair
- Grotto Spa
- NATURA Skin Care
- Banfield Pet Hospital
- YogaSix
- Pilates Movement
- F45 Training

SOLANA BEACH: WHERE THE OCEAN MEETS EVERYDAY LIFE

Solana Beach – which loosely translates to “sunny spot” – is a thriving coastal city in northern San Diego known for shopping, dining, and culture. Cedros Design District offers over two blocks of independent boutiques, spas, and restaurants. The Belly Up is one of the hottest live music venues on the west coast and hosts intimate concerts for some of the biggest names in music. Solana Beach’s coastline stretches 1.7 miles and its coastal rail trail is the perfect path for walkers, joggers, bicyclists and skaters.

Solana Beach’s pristine coastline, amenities, annual festivals, and perpetual sunshine make it the perfect place to grow your business.

DEMOGRAPHICS

Total Population:

34,366

Daytime Population:

42,920

Population with Degrees:

78%

Median Age:

46

Median HH Income:

\$160,689

*Disclaimer: Statistics reflect a 3-mile radius around the property



Coastline:

1.7 MILES



Parks:

2



Community Centers:

2



Aquatic Centers:

1

LOMA SANTA FE
GOLF COURSE



Average Winter Temp: 62° F

Average Summer Temp: 77° F

1.7 MILES OF COASTLINE



BEACHWALK

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