

FULLY ENTITLED DEVELOPMENT OPPORTUNITY
FOR SALE / OFFICE • MEDICAL • RESIDENTIAL



CONFIDENTIAL OFFERING MEMORANDUM • ASKING PRICE: \$2,500,000

701 VALLEY AVENUE
SOLANA BEACH / CA





THE OPPORTUNITY

Cushman & Wakefield and JLL are pleased to offer the opportunity to acquire a fully-entitled, best-in-class mixed-use development in the heart of Solana Beach, California – one of Southern California’s most coveted coastal communities.

Located at **701 Valley Avenue**, the property is a three-story, 6,290 square foot project that includes:

- 2,750 SF of professional or medical office space
- Three residential units - One 3-Bedroom unit measuring 1,377 SF and two 739 SF Studio units

Situated west of Interstate 5, the Property offers an unmatched lifestyle experience, with immediate access to the beach, top-rated schools, the Del Mar Fairgrounds, and the vibrant Cedros Design District known for its unique mix of shops, dining, and entertainment.

This premier asset provides a range of investment strategies—whether for an owner-user seeking partial occupancy with supplemental rental income or for an investor capitalizing on a prime development opportunity in a high-demand coastal market.

PROPERTY AT A GLANCE

Address	701 Valley Avenue Solana Beach, CA 92075
Site Area	9,332 SF / 0.21 Acres
Current Use	Single Family Detached
Current Building Area	1,026 SF

Approved Development	
Building Area	6,290 SF
Unit Mix	Office + 3 Residential Units
Use	Medical or Professional Office
Parking	22 Spaces

Asking Sale Price: \$2,500,000

- The following items can be provided upon request:
- Initial Development/Construction Budget
 - Sale Comparable Data for both Office/Commercial and Residential



PREMIER LOCATION

Located in the heart of Solana Beach, the Property close proximity to a vast array of retail and restaurant amenities.

1.4 miles from the **Solana Beach COASTER & Transit Station.**



FLEXIBLE OPPORTUNITY

Utilize **Owner-User financing** and enjoy additional rental income.



SHOVEL-READY PROJECT

The Property is fully entitled and ready to **commence construction immediately.**

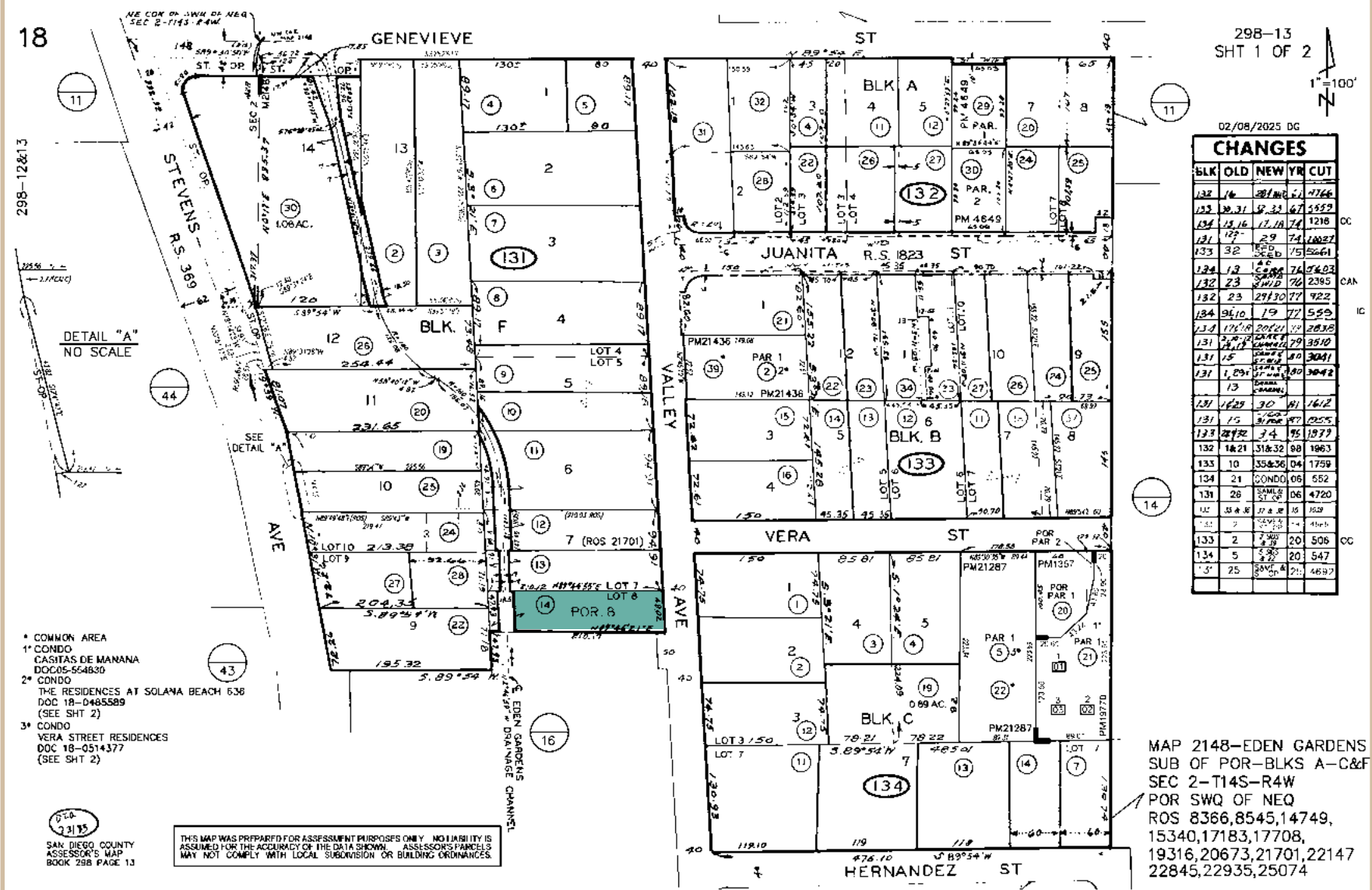


AFFLUENT DEMOGRAPHICS

Within a 2-mile radius, the average annual household income is **\$167,012**

The average home sale price in Solana Beach is **\$2,170,437** (source: Zillow, April 2025).

APN 298-131-14-00: 9,332 SF (0.21 Acres)



PROJECT SUMMARY

BASEMENT

10 Parking Spaces

2ND FLOOR; RESIDENCES

AND OFFICE

Studio Residential Units 1,477 SF
Office Unit 2,750 SF
Courtyard 1,199 SF

3RD FLOOR; RESIDENCE

3-BR Residential Unit 1,377 SF

1ST FLOOR; GRADE LEVEL

12 Parking Spaces



This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 701 VALLEY AVENUE, SOLANA BEACH, CA 92024 ("the Property").

This Offering Memorandum was prepared by Cushman & Wakefield of California, Inc. ("Cushman & Wakefield") and has been reviewed by representatives of the owners of The Property ("the Ownership"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

EXCLUSIVE ADVISORS



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