

Versatile Commercial Opportunity in Prime Coastal Location

116 W PLAZA STREET

SOLANA BEACH, CA



**CUSHMAN &
WAKEFIELD**

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OUTSTANDING LOCATION

Located in the heart of Solana Beach, 116 W Plaza St offers exceptional visibility and foot traffic in one of North County San Diego's most desirable coastal communities. Just steps from the beach, the Cedros Design District, and local amenities, this property is ideally situated for a range of businesses.



MODERN & INVITING DESIGN

Enjoy abundant natural light, contemporary design elements, and a welcoming environment for clients and staff alike. High ceilings and expansive windows provide a bright, open atmosphere well-suited for both professional and customer-facing operations.



CONVENIENT ACCESS & AMENITIES

Within walking distance to coffee shops, restaurants, services, and the Solana Beach train station, the location supports easy commuting and a vibrant neighborhood experience for employees and clients. Secure parking is available on-site for added convenience and peace of mind.



FLEXIBLE COMMERCIAL SPACE

The property is currently built out as high-quality dental offices, featuring professional finishes, multiple treatment rooms, welcoming reception areas, and spacious offices. Its versatile layout accommodates not only dental or medical practices but also general office and boutique retail uses with minimal modification.



CUSTOMIZABLE INTERIORS

Existing infrastructure supports medical and dental practices, but floor plans can be adapted to suit office or retail needs. Modern cabinetry, private offices, and flexible workspaces ensure the property is ready for a variety of tenants.



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EXCEPTIONAL POTENTIAL

Solana Beach's thriving commercial and residential markets make 116 W Plaza St a compelling opportunity for medical professionals and businesses seeking a prestigious address and strong long-term value.

- *Versatile zoning for office, retail, and medical use*
- *Currently configured as dental offices with high-quality finishes*
- *Prominent street presence and signage opportunities*
- *Private and secure parking for staff and clients*
- *Steps from the Pacific Ocean, Cedros Design District, and community amenities*
- *Easy access to public transportation and major highways*

Whether you are expanding your medical practice, launching a boutique retail concept, or seeking flexible office space, 116 W Plaza St delivers an exceptional blend of coastal accessibility and professional appeal in the heart of Solana Beach.

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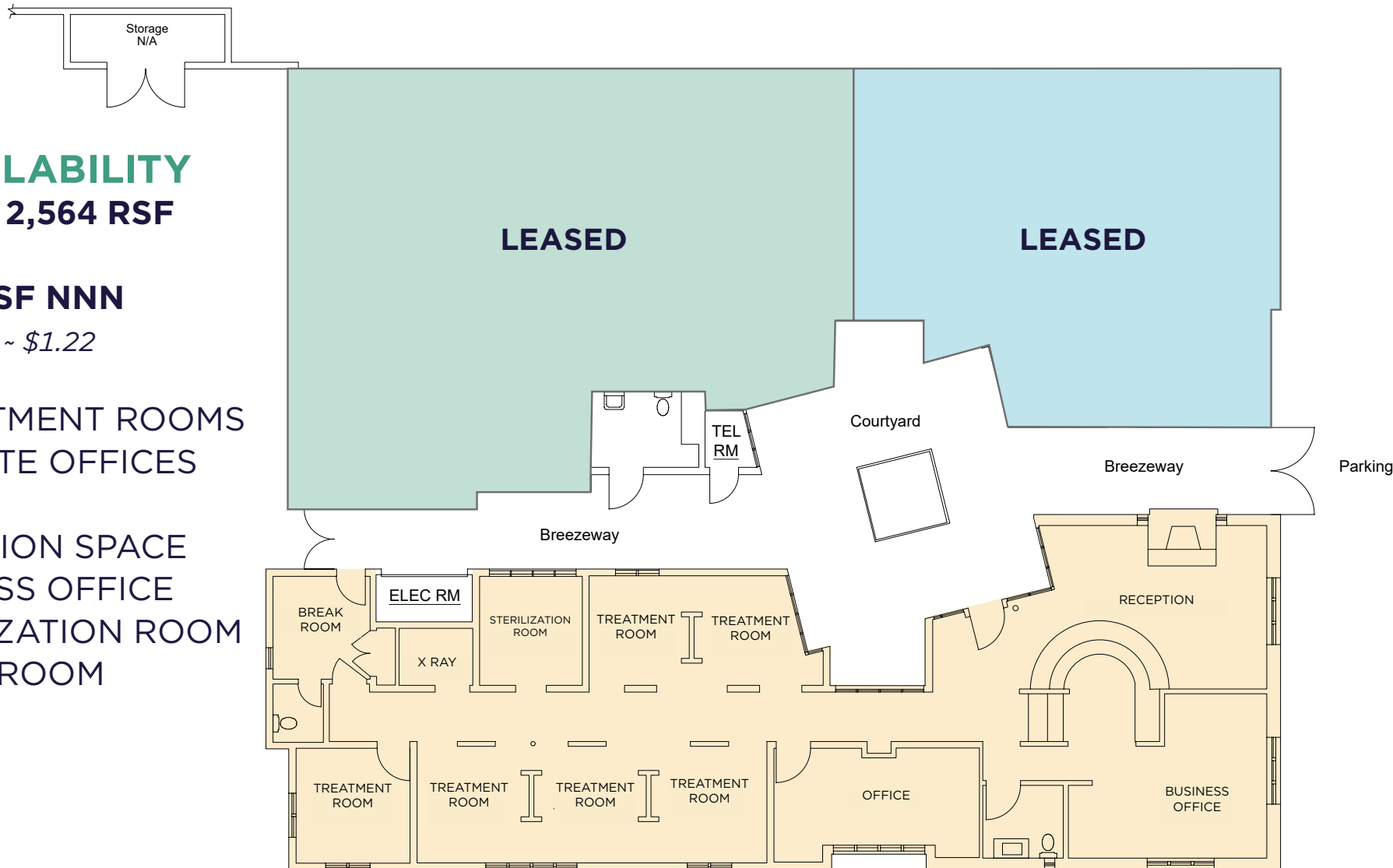
THE AVAILABILITY

SUITE A - 2,564 RSF

\$4.10/SF NNN

NNNS ~ \$1.22

- 6 TREATMENT ROOMS
- 2 PRIVATE OFFICES
- X RAY
- RECEPTION SPACE
- BUSINESS OFFICE
- STERILIZATION ROOM
- BREAK ROOM



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LOCAL AMENITIES

Nestled between the bluffs and the Pacific, Solana Beach is a compact, walkable beach town with charming streets and a convenient layout. You can stroll from Fletcher Cove's scenic shoreline through charming blocks in under 30 minutes, with views and coastal breezes at every turn.

Solana Beach boasts a range of casual cafés to upscale eateries—over 50 local spots offering diverse international-inspired menus including French, Thai, Italian, Japanese, Mexican and more. Outdoor-lovers can hit the waves at Fletcher Cove or tide-pool at nearby Tide Beach Park, rent surfboards or bodyboards, or explore coastal walks and nearby hiking & golf options.

For shopping, Solana Beach is anchored by the Cedros Design District, home to more than 85 boutiques, galleries, antiques, and artisanal shops along Cedros Avenue.





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