



CEDROS  
COLLECTIVE

**435** + South  
**439** + Cedros  
Avenue  
Solana Beach, CA

[www.cedroscollective.com](http://www.cedroscollective.com)

**CBRE**

# A 10,086 SF Urban Creative Redevelopment Center with Mixed Use Retail/Café/Creative Office Center



Available now



Small retail shops with individual identity and signage directly on Cedros



Small urban offices with outside patio work areas



Entire rear Urban Office Campus available



Completely remodeled Center with new facade upgraded amenities, landscaping, patios



Operable windows and doors for office units



Café and outside seating possible



Exposed ceilings full height up to roof deck



Common area Restrooms



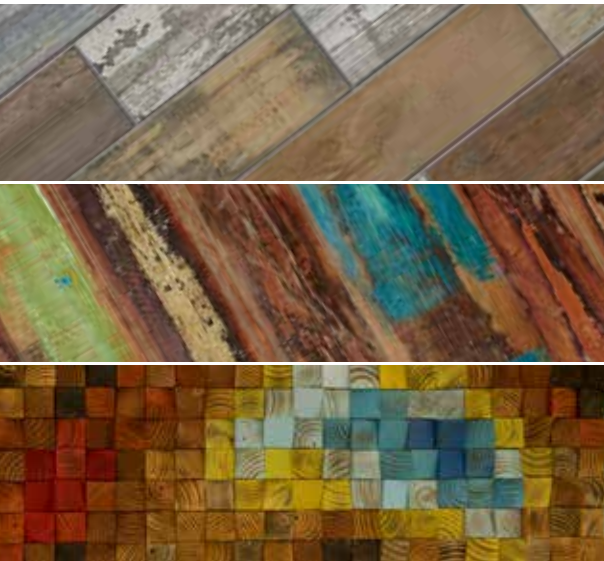
26 on-site common area parking spaces plus street parking available



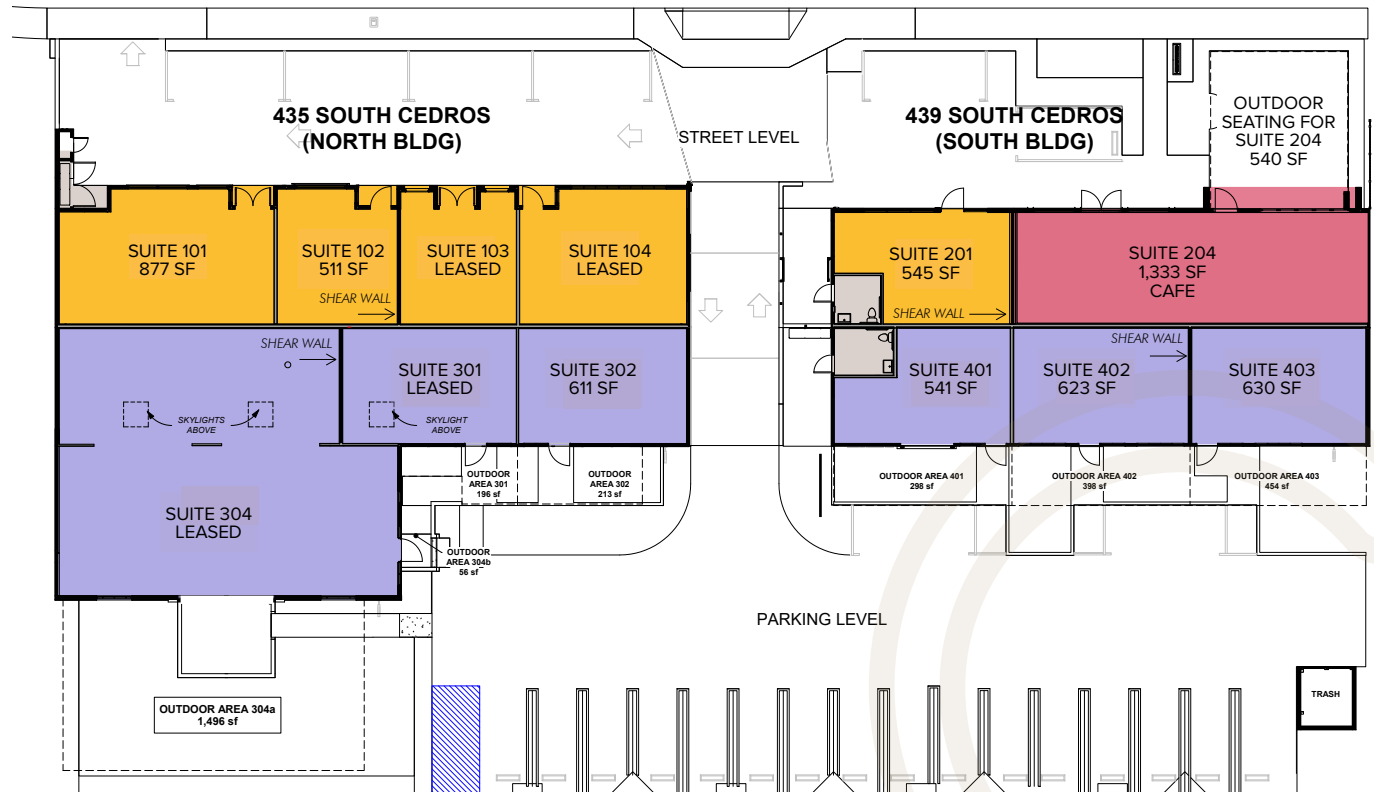
Street Level/Retail



Parking Level/  
Creative Office



## 435 SOUTH CEDROS AVENUE 439




# RETAIL







# RETAIL


 3,981 sf Retail units and Café/Patio Available

 5 Retail units from 511 sf to 1,878 sf

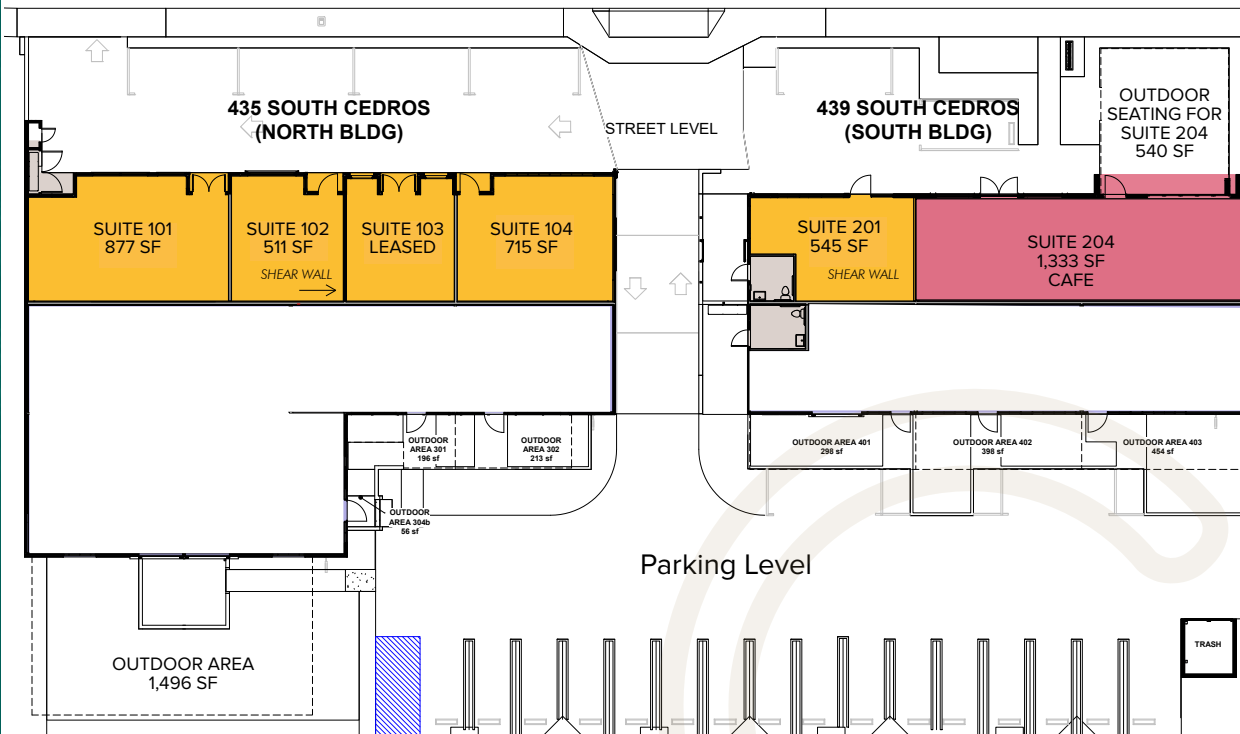
 1 Café approximately 1,333 sf with an approximate 540 sf Patio for outside seating

 Café - 225 amps of power, water drains and grease interceptor

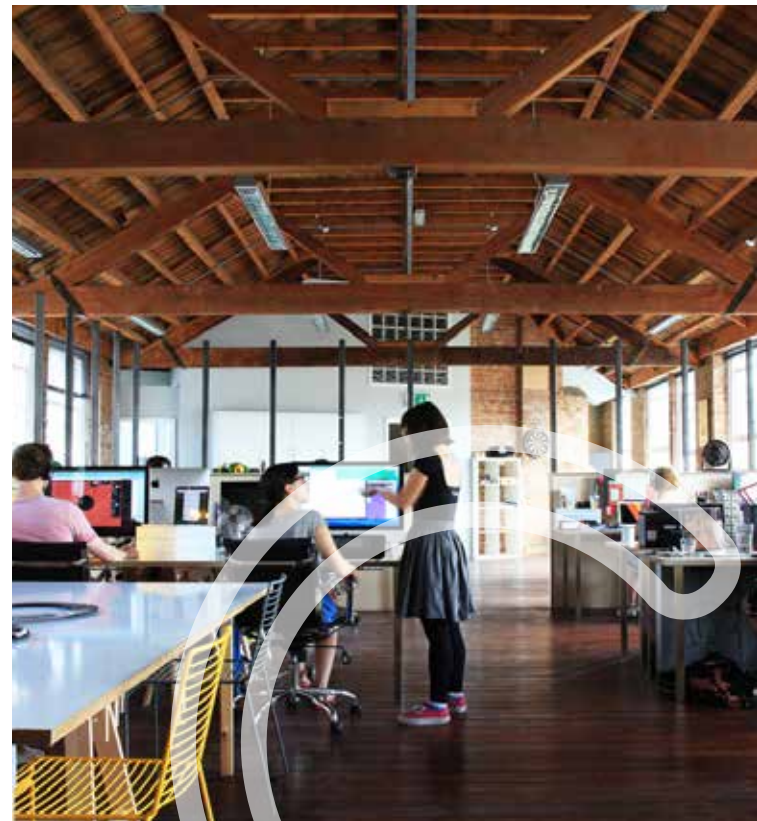
 Signage

 Concrete floors, HVAC in the units, common area restrooms

## SOUTH CEDROS AVENUE

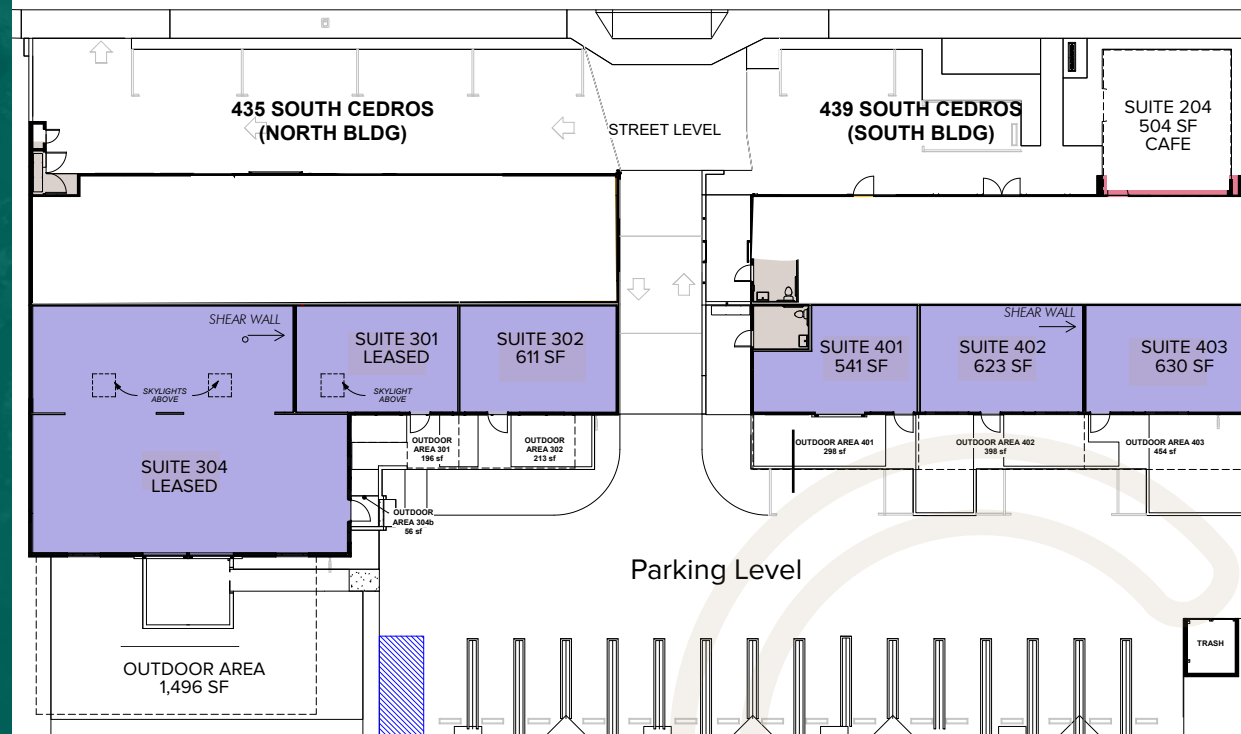


# OFFICE





## SOUTH CEDROS AVENUE



2,405 sf of Creative Offices Available



6 units from 541 sf - 630 sf



Entire rear Creative Office campus with operable windows and barn doors with private individual patios for each unit plus large patio at the 435 building, behind suite 304



Work inside, outside or both



Each unit has access to water and sewer for coffee bar in each unit



Exposed full height ceilings, HVAC per unit, common area restrooms



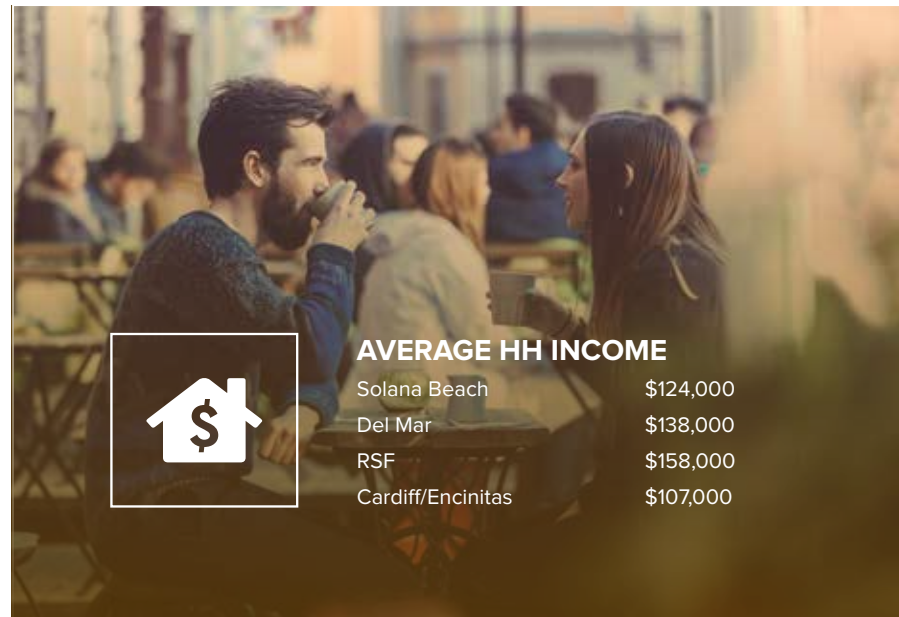
# Cedros Avenue Design District

One of San Diego's Premier North county shopping and destination areas and designated "One of Top 5 retail streets in Southern California."



**"San Diego's hippest, hottest enclave of shops, art galleries, furniture, fashion, designers and creative talent."**

- Cedros Design District



## AVERAGE HH INCOME

Solana Beach	\$124,000
Del Mar	\$138,000
RSF	\$158,000
Cardiff/Encinitas	\$107,000



Cardiff/Encinitas

Rancho Santa Fe



LOMA SANTA FE DRIVE



Solana Beach



SOUTH CEDROS AVE



VIA DE LA VIA



Del Mar

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