



444

SOUTH  
CEDROS

SOLANA  
BEACH

Mixed-Use Office \ Retail \ F&B

Leasing Brochure

# North County's Best Retail Street

the vibrant heartbeat of cedros avenue

South Cedros Avenue sits at the heart of one of Southern California's most affluent coastal trade areas, drawing from the high-income communities of Solana Beach, Rancho Santa Fe, Del Mar, Encinitas, and Cardiff-by-the-Sea. North County residents are known for their strong discretionary spending, design-forward tastes, and loyalty to premium lifestyle, wellness, dining, and boutique retail experiences. Cedros Avenue stands apart as a truly walkable retail street—an authentic pedestrian district where locals and visitors can comfortably stroll between curated shops, cafés, restaurants, galleries, and the iconic Belly Up music venue. Its charming village atmosphere, coastal accessibility, and consistent foot traffic create a rare environment where shopping, dining, and community naturally converge.



**444** SOUTH CEDROS

# The Site

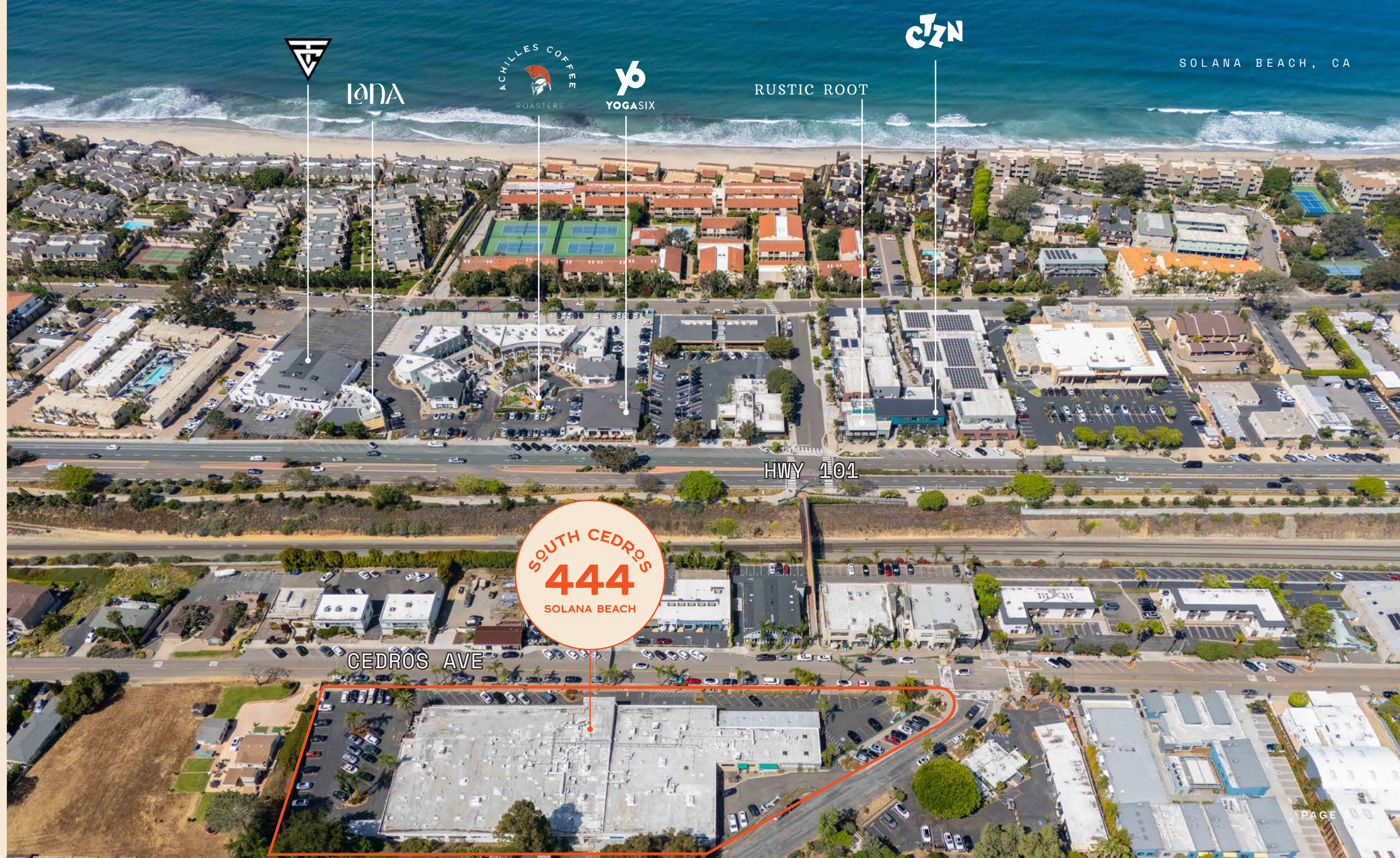
444 S. Cedros is a 52,000-square-foot mixed-use destination serving as a vibrant anchor to Solana Beach's renowned Cedros Avenue Design District. Home to a curated collective of creative companies, it is more than just a workspace—it is the vibrant heartbeat of the neighborhood. With over 90 parking stalls, 444 S. Cedros will further anchor this vibrant retail corridor.

Proudly hosting the Solana Beach Farmer's Market every Sunday, 444 S. Cedros is a location where craft, commerce, and culture naturally intersect. With immediate walkability to Highway 101, the transit station, and the district's 85+ independent boutiques and galleries, 444 S. Cedros perfectly blends historic Southern California charm with cutting-edge connectivity.



RI

where craft, commerce, and culture intersect.



SOLANA BEACH, CA

PAGE

**444**  
SOUTH CEDROS

*Welcome to*

**444 SOUTH CEDROS**  
SOLANA BEACH

**KEY**

- F&B / RETAIL
- CREATIVE OFFICE
- RETAIL / CREATIVE OFFICE
- AVAILABLE

UPPER LEVEL



LOWER LEVEL



**SOUTH CEDROS**  
**444**  
**SOLANA BEACH**

# Conceptual Renderings



# The Street



LOFTY COFFEE CO.



RARE SOCIETY



BELLY UP TAVERN



NATIVE POPPY



SOLO ON CEDROS



WEST ELM



TUCCI.



CLAIRE'S ON CEDROS

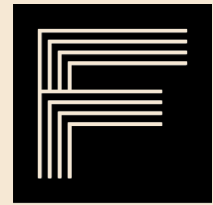


BAREFOOT COFFEE ROASTERS



CULTURE BREWING

# 444 SOUTH CEDROS



FABRIC

FABRIC is a development firm based in North County San Diego. The FABRIC portfolio consists of projects that project quality design, enhance neighborhoods and house dynamic commercial businesses. We are enthusiasts of architecture and passionate about history. We focus on creating spaces that foster opportunities for connection.

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STATE STREET COMMONS // CARLSBAD



SURF LABS // 2676 STATE STREET

SOLANA BEACH, CA



2659 STATE STREET



TREMONT COLLECTIVE // 602 S TREMONT





# Demographics

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	9,338	36,546	115,376
<b>AVERAGE HOUSEHOLD INCOME</b>	\$225,860	\$255,294	\$258,648
<b>HOUSEHOLDS</b>	4,191	15,796	46,266
<b>TOTAL DAYTIME EMPLOYEES</b>	10,231	21,484	70,637
<b>MEDIAN AGE</b>	44.3	46.7	43.8

*your workspace. your market. your community.*

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance

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# 444 SOUTH CEDROS

SOLANA BEACH



**RI** RETAIL INSITE

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