



CEDROS  
COLLECTIVE

435 + South  
439 + Cedros  
Avenue  
Solana Beach, CA

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

CBRE



# A 10,014 SF Urban Creative Redevelopment Center with Mixed Use Retail/Café/Creative Office Center



Under Construction - Completion 3rd Quarter 2017



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



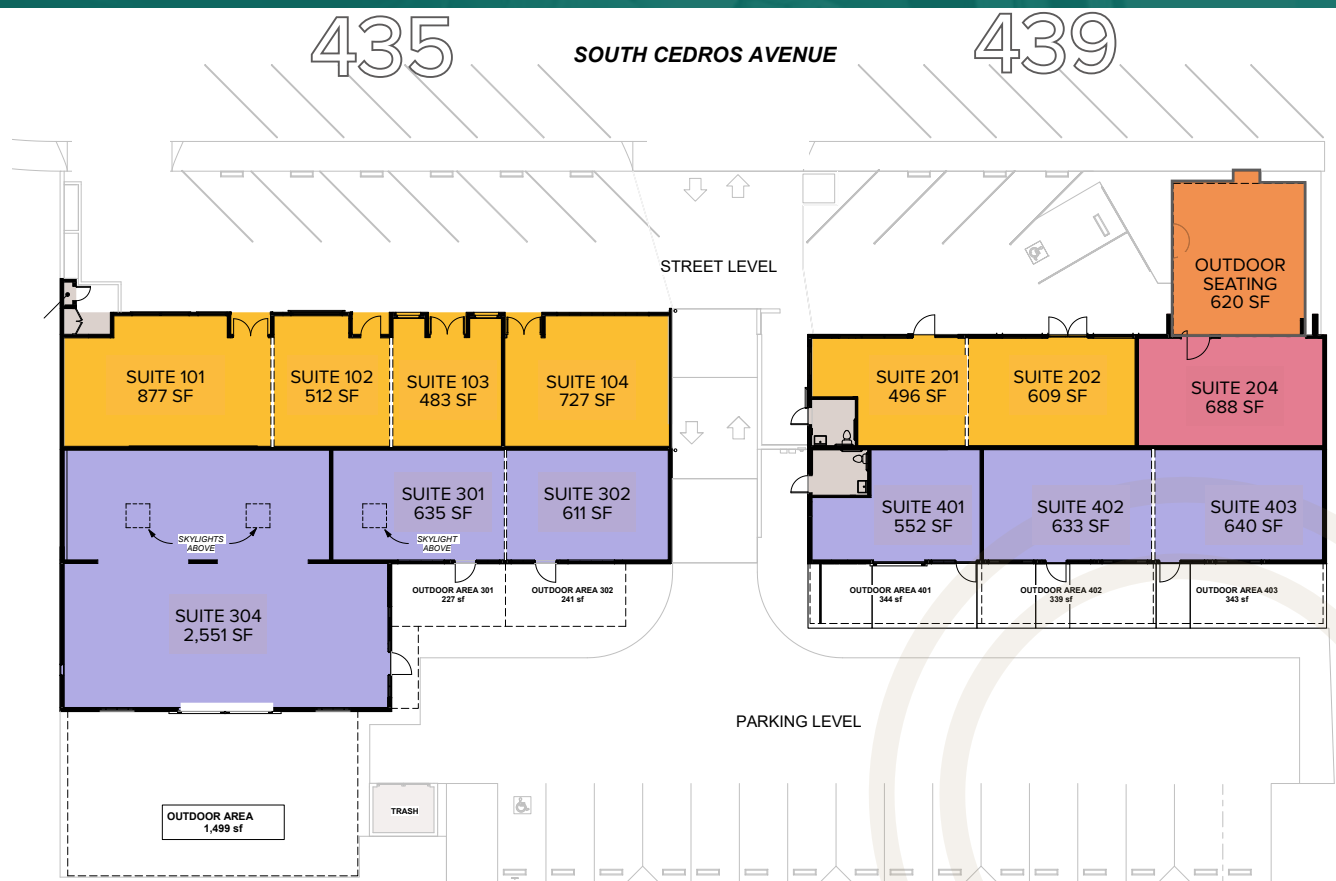
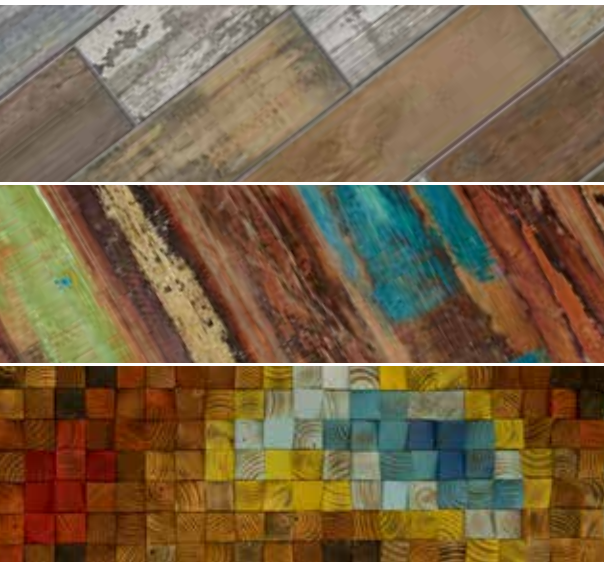
26 on-site common area parking spaces plus street parking available



Street Level/Retail



Parking Level/  
Creative Office





# RETAIL







# RETAIL



4,392 sf Total of Retail units and Café/Patio



6 Retail units from 483 sf to 2,599 sf



1 Café approximately 663 sf (expandable to 1,000 sf ) with an 700 sf Patio for outside seating



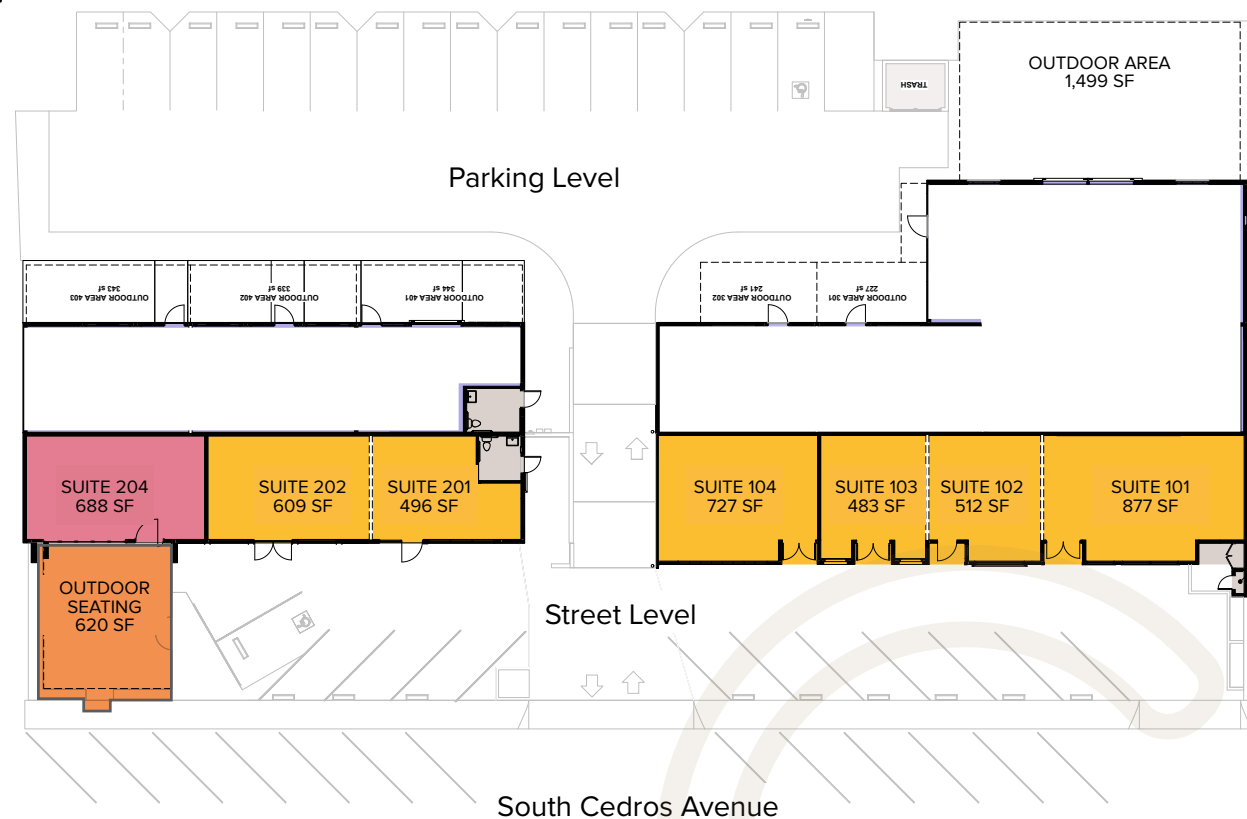
Café - 225 amps of power, water drains and grease intersepter



Signage

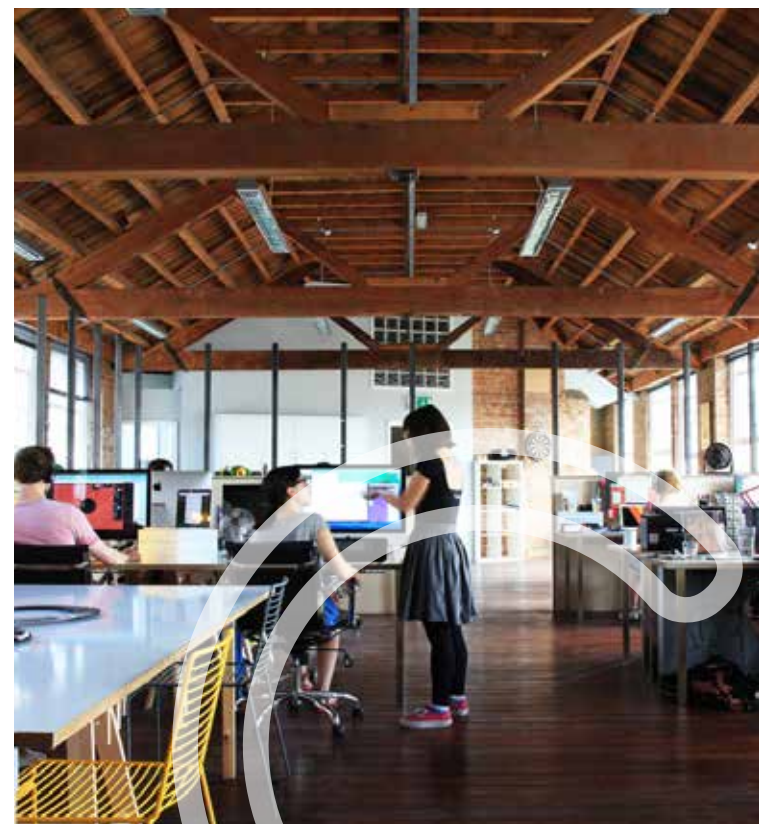


Concrete floors, HVAC in the units, common area restrooms





# OFFICE







# OFFICE



5,622 sf of Total Creative Offices



6 units from 402 sf - 5,622 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



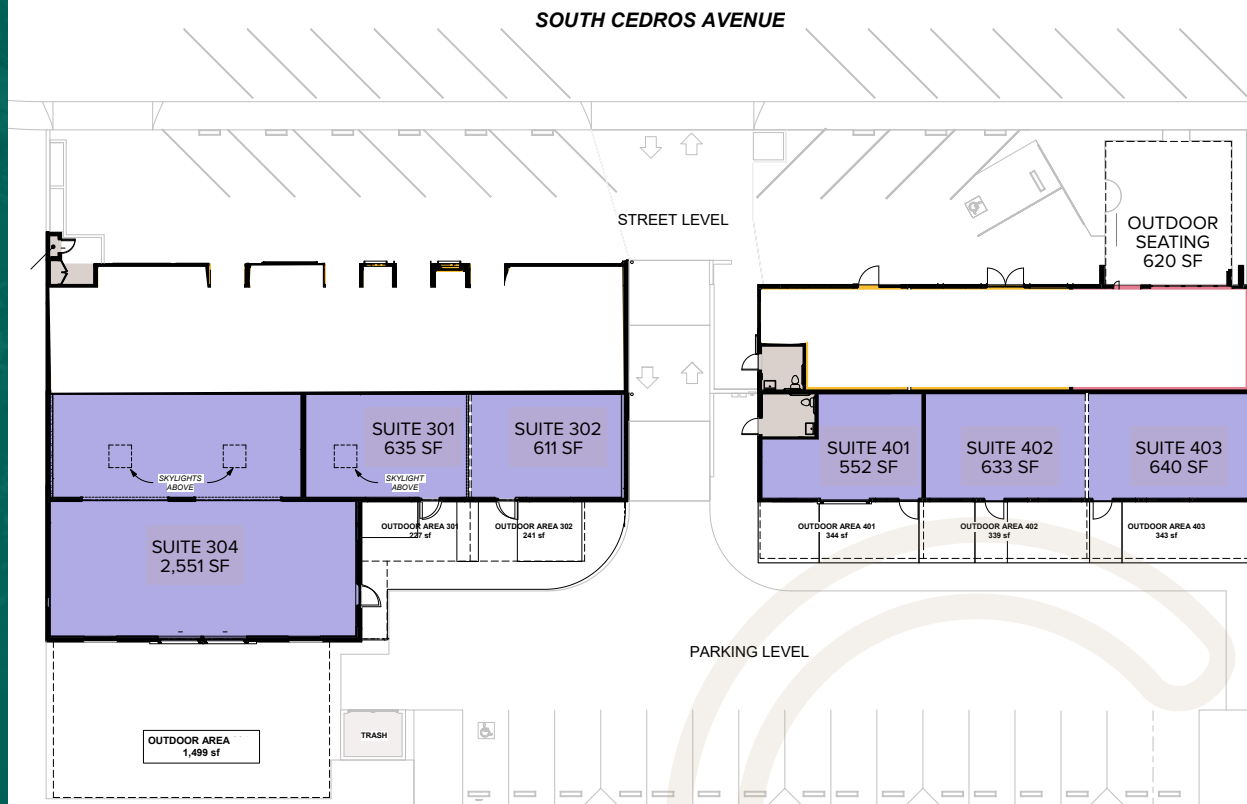
Work inside, outside or both



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



LOMAS SANTA FE DRIVE



Solana Beach



SOUTH CEDROS AVE



VIA DE LA VIA



Del Mar

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