# Windward Plaza

RETAIL SPACES AVAILABLE | **616 STEVENS AVE, SOLANA BEACH, CA**

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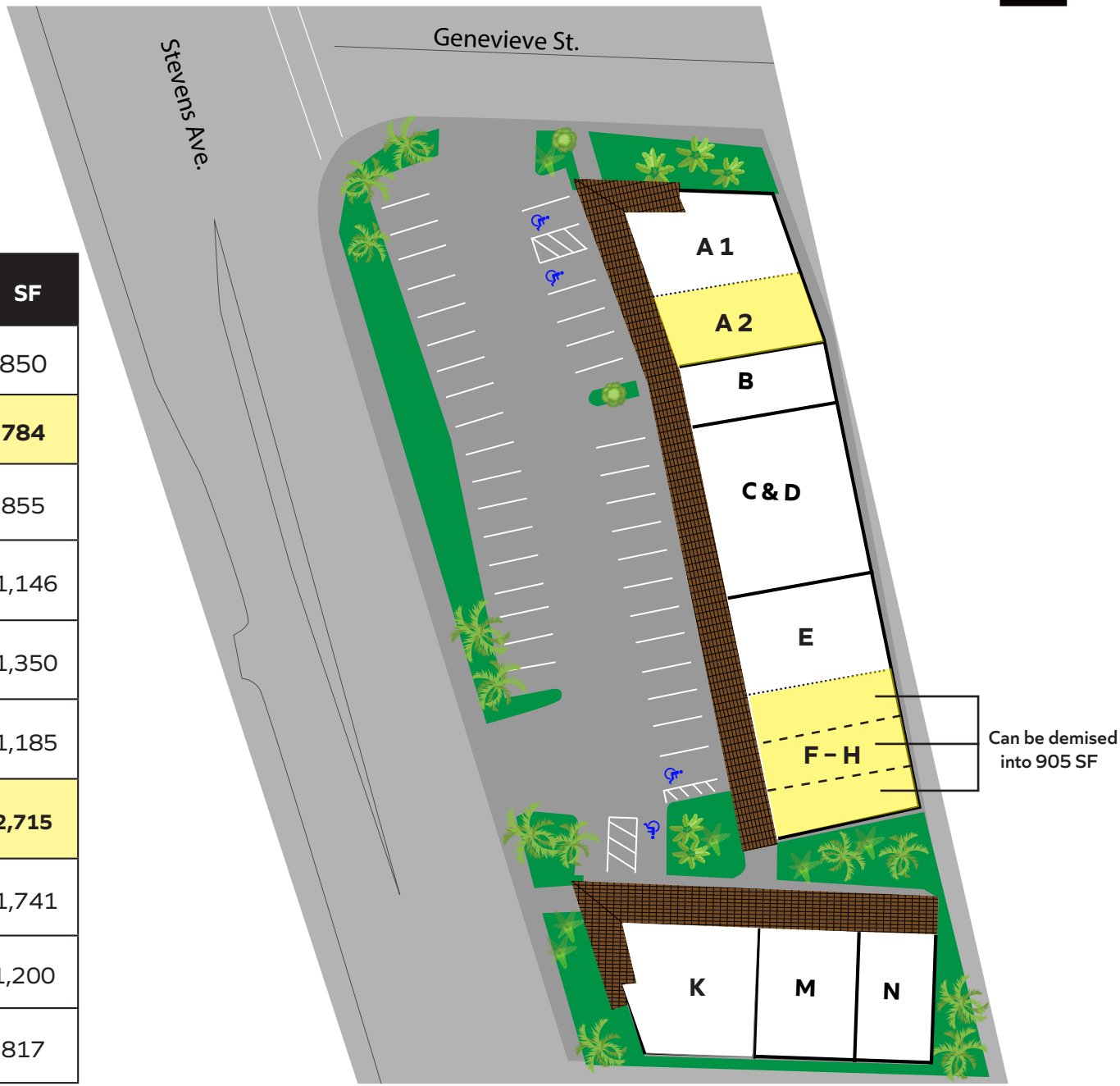
# PROPERTY HIGHLIGHTS

- Site offers a great opportunity to open in one of San Diego's premiere coastal communities
- Ample surface parking easily accessed from Stevens Ave (9,917 CPD)
- Affluent demographics draw in higher disposable income
- Site is in proximity to daytime traffic drivers: Flower Hill Promenade, Fletcher's Cove, Cedros, Del Mar Fairgrounds, Fidel's Little Mexico and Tony's Jacal Restaurant
- Easy access from I-5 and Via De La Valle

# SITE PLAN

| Suite | Space | SF |
|---|---|---|
| A1 | Panoramic Doors | 850 |
| **A2** | **Club Spot Wines - AVAILABLE** | **784** |
| B | Polo Bay Interiors | 855 |
| C | Loy Chiropractic | 1,146 |
| D | Loy Chiropractic | 1,350 |
| E | Signarama | 1,185 |
| **F–H** | **BW Home AVAILABLE (Can be demised)** | **2,715** |
| K | Mattress Place Store | 1,741 |
| M | Acton Academy | 1,200 |
| N | Vixen Beauty Lounge | 817 |




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 of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# CONCEPTUAL RENDERINGS

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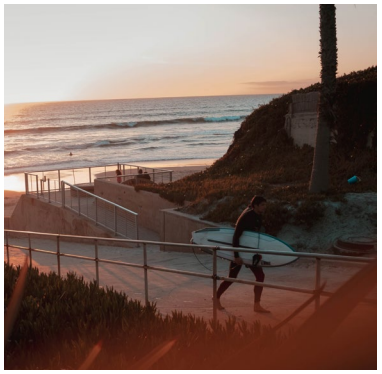
# SITE PHOTOS

616
CRAFTED BRAND COMPANY
INTERIOR DESIGNER'S STUDIO
THE PERFORMANCE REFINERY
LOY CHIROPRACTIC ARTS

616 Stevens
LOY CHIROPRACTIC ARTS
LOY CHIROPRACTIC ARTS
HOME FURNISHINGS

GENEVIEVE ST
STEVENS AVE

# THE NEIGHBORHOOD



## 3-MILE RADIUS DEMOGRAPHICS

**$190,538**
Average Household Income

**122,127**
Total Population

**70,299**
Total Employees

**137,216**
Daytime Population

**$1,323,809**
Average Home Value

**43.6**
Median Age

RETAIL INSITE

REMODEL COMING SOON

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