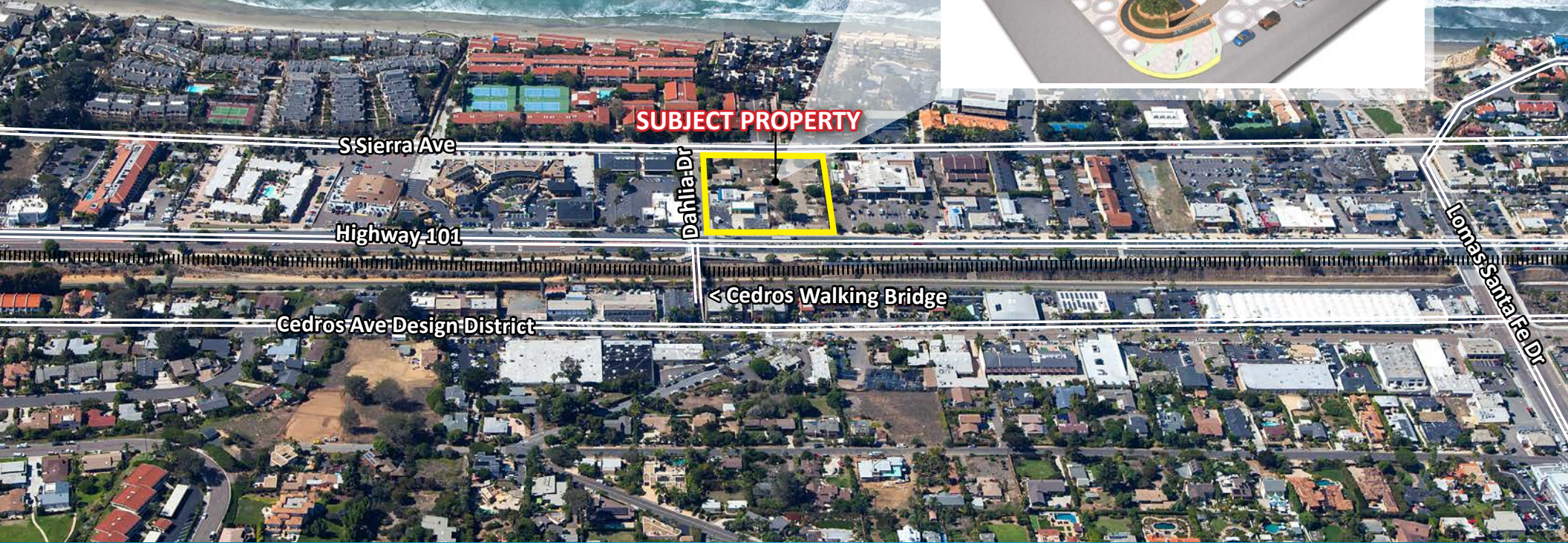


# SOLANA 101 MIXED USE PROJECT | 1.91 ACRES

S. COAST HIGHWAY 101 & DAHLIA DRIVE - SOLANA BEACH, CA

- Rarely Available Acreage West of S. Coast Highway 101
- 1 Block from the Ocean
- Proposed Mixed Use Project - Residential | Retail | Office
- Located on Signalized Intersection

**SALE PRICE: \$8,950,000**



FOR ADDITIONAL INFORMATION:



COMMERCIAL REAL ESTATE SERVICES

**MATT WEAVER**

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*No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.*

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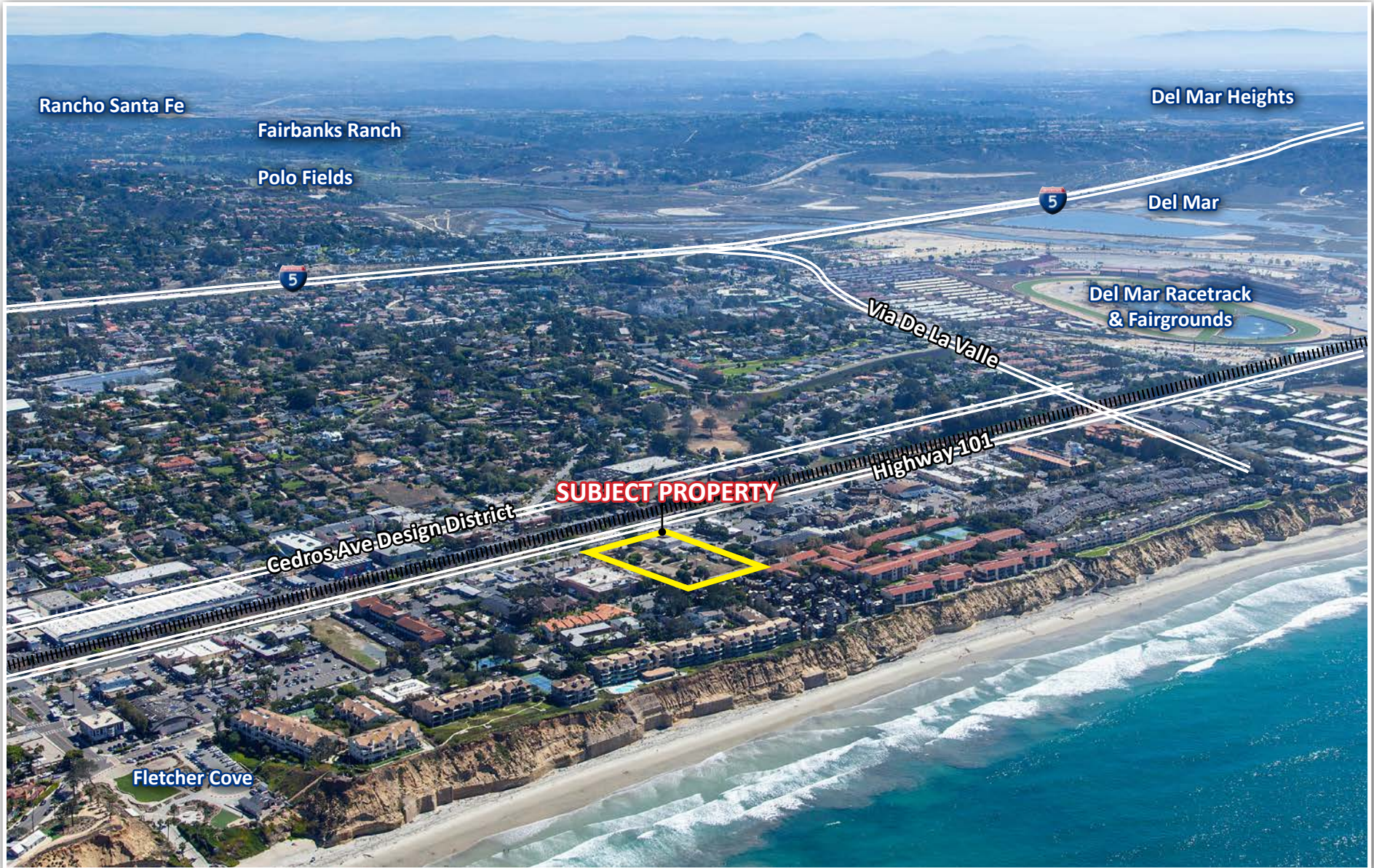
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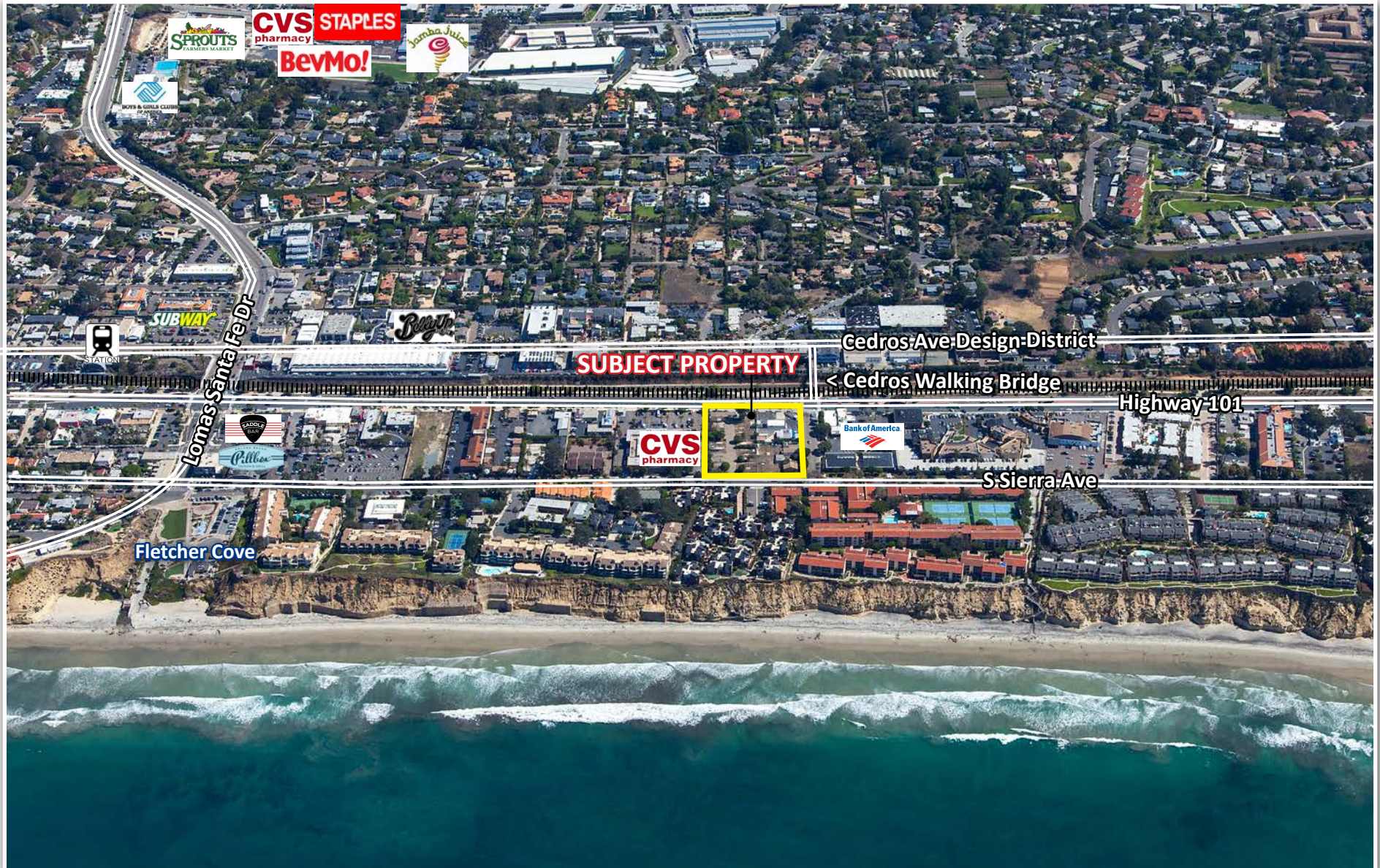
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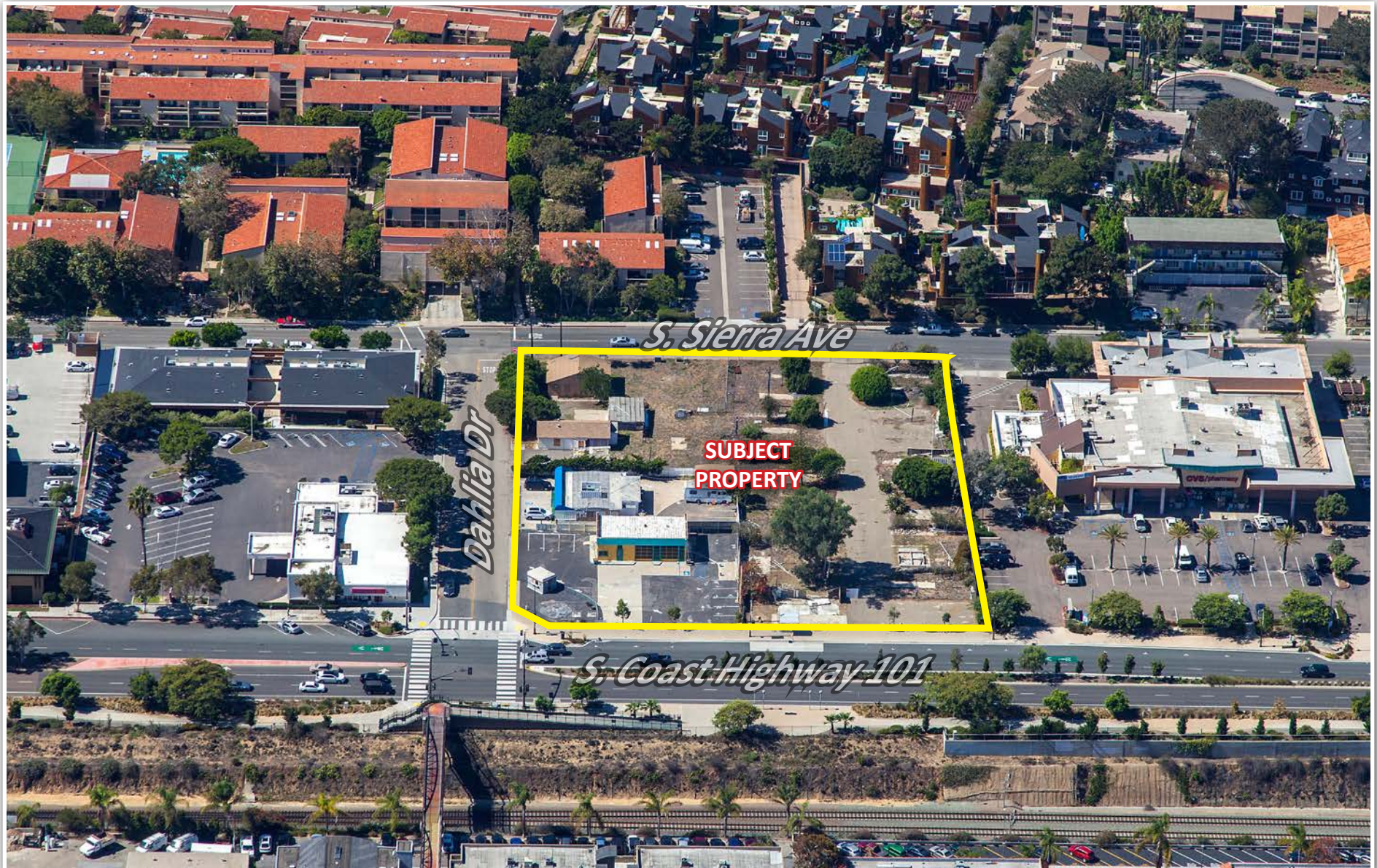
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AERIALS



**SUBJECT  
PROPERTY**

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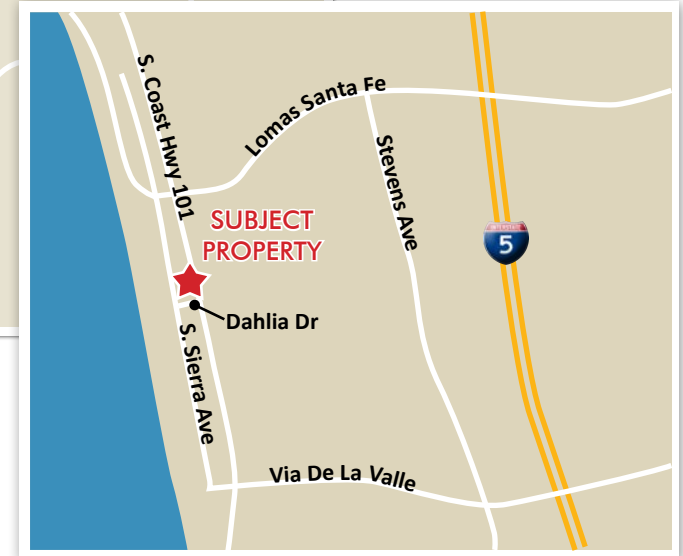
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LOCATION MAP



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# SOLANA 101 MIXED USE PROJECT | 1.91 ACRES

S. COAST HIGHWAY 101 & DAHLIA DRIVE - SOLANA BEACH, CA

PROJECT INFO

## PROPERTY FEATURES

<b>Location:</b>	The subject property is located at the Northwest corner of Dahlia Drive and South Coast Highway 101 in the City of Solana Beach, County of San Diego. Within walking distance to Fletcher Cove, Cedros Avenue, and the Del Mar Race Track. This site is a rare coastal infill project with scale and potential to provide substantial financial growth opportunities to any builder, developer, or investor.	
<b>Project Status:</b>	The current owners are processing plans for a mixed use project	
<b>Income:</b>	\$2,500/month from month-to-month leases on the site	
<b>Jurisdiction:</b>	City of Solana Beach	
<b>APN #'s:</b>	298-052-06, 07, 08, 13, 14	
<b>Acreage:</b>	1.91 Acres - Gross   1.799 Acres - Net	
<b>Topography:</b>	Flat	
<b>Zoning:</b>	General Commercial   Highway 101 Specific Plan	
<b>Floor Area Ratio:</b>	1.2 FAR Max   1.07 FAR Proposed	
<b>Max Building Height:</b>	35 Feet	
<b>Density:</b>	20 Dwellings Per Net Acre - Max 36 DUs   Proposed 31 DUs	
<b>Proposed Building Size:</b>	Office - 14,137 SF Restaurant - 10,215 SF	Retail - 24,284 SF Residential - 31,260 SF
<b>Parking:</b>	341 Stalls - Required and Proposed	
<b>School District:</b>	Solana Beach School District San Dieguito Union High School District <i>Skyline Elementary 906 API   Earl Warren Middle School 896 API</i>	
<b>Services:</b>	Water/Sewer Gas/Electricity Fire Police	Santa Fe Irrigation District San Diego Gas & Electric Solana Beach Fire Dept. San Diego County Sheriff Department
<b>PRICE:</b>	<b>\$8,950,000</b>	



CLICK ON THE LINKS BELOW TO VIEW DOCUMENTS

[PRELIMINARY TITLE REPORT](#)

[ACOUSTICAL ANALYSIS REPORT](#)

[COMPREHENSIVE SIGNAGE PLAN](#)

[DRP PROCESS](#)

[EIR PROCESS](#)

[GEOTECHNICAL REPORT](#)

[HIGHWAY 101 SPECIFIC PLAN](#)

[LANDSCAPING REQUIREMENTS](#)

[PARKING REGULATIONS](#)

[PHASE I ENVIRONMENTAL ASSESSMENT](#)

[PHASE II ENVIRONMENTAL ASSESSMENT](#)

[USE REGULATIONS](#)

[VIEW ASSESS PROCESS](#)

[ZONING ORDINANCE](#)

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S. COAST HIGHWAY 101 & DAHLIA DRIVE - SOLANA BEACH, CA

PROPOSED PROJECT PLANS

[CLICK HERE TO VIEW FULL PROPOSED PROJECT PLANS](#)



date	16 October, 2014
project no.	1111
drawn by	hanna gabriel wells
sheet no.	T1.2
description	FAR diagrams
revisions	
project	Solana 101 Mixed-Use Project
consultants	

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[CLICK HERE TO VIEW ELEVATIONS & RENDERINGS](#)

ELEVATIONS & RENDERINGS



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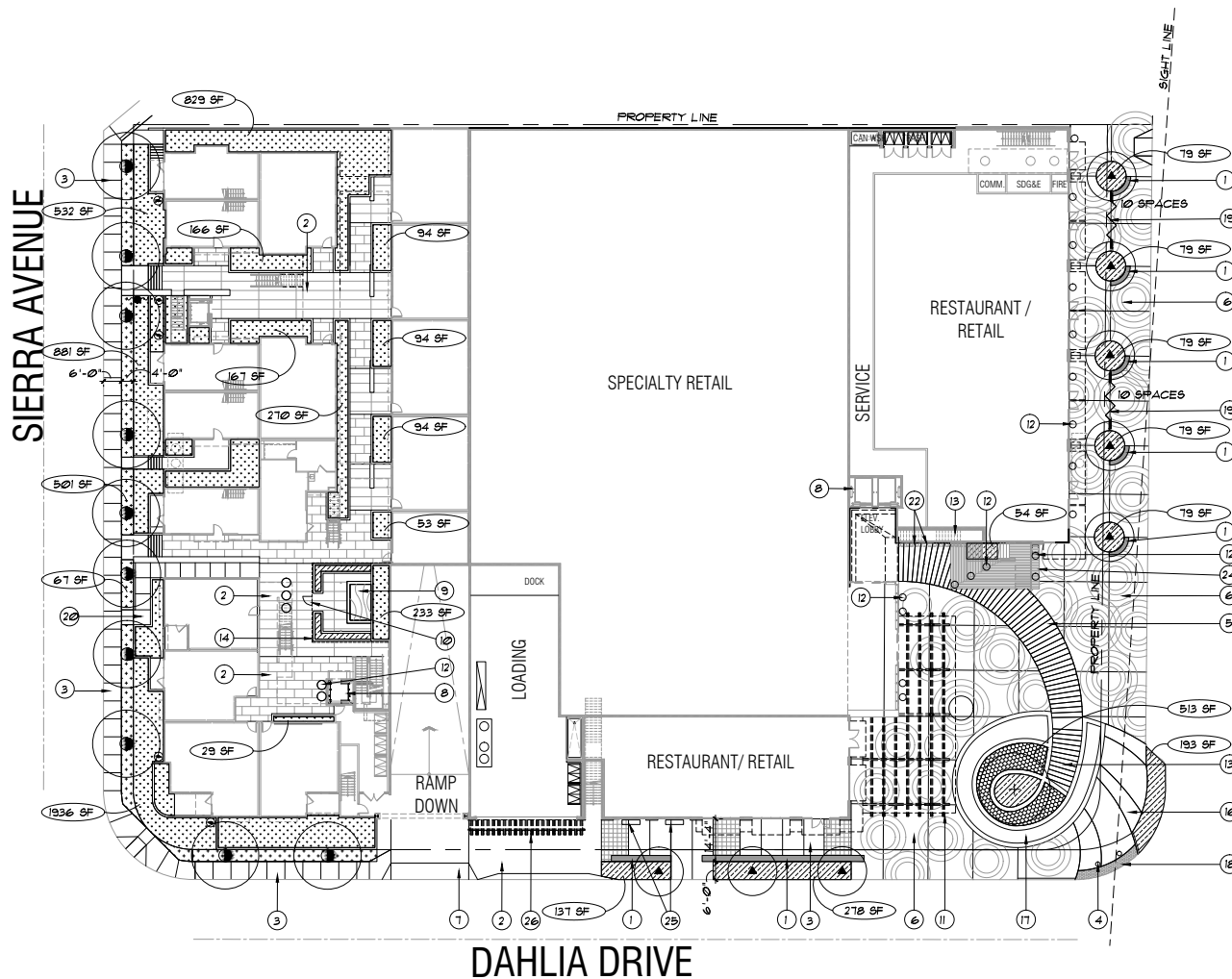
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# SOLANA 101 MIXED USE PROJECT | 1.91 ACRES

S. COAST HIGHWAY 101 & DAHLIA DRIVE - SOLANA BEACH, CA

LANDSCAPE PLAN



## KEY NOTES

- 1 SEATWALL
- 2 INTEGRAL COLORED CONCRETE
- 3 NATURAL GREY CONCRETE
- 4 BOLLARD
- 5 ENHANCED PAVING FOR 'BOARDWALK'
- 6 ENHANCED PLAZA PAVING
- 7 DRIVEWAY APRON (SEE CIVIL PLANS)
- 8 ELEVATOR TOWER (SEE ARCHITECT'S DRAWINGS)
- 9 SPA (SEE ARCHITECT'S DRAWINGS)
- 10 PEDESTRIAN GATE FOR SPA (SEE ARCHITECT'S DRAWINGS)
- 11 OVERHEAD TRELLIS (SEE ARCHITECT'S DRAWINGS)
- 12 PLANTER POTS
- 13 STAIRS (SEE ARCHITECT'S DRAWINGS)
- 14 FENCE (SEE ARCHITECT'S DRAWINGS)
- 15 FIRE PIT (SEE ARCHITECT'S DRAWINGS)
- 16 ENHANCED PAVING
- 17 WATER FEATURE
- 18 ADA DETECTABLE PAVING
- 19 BIKE RACKS - NUMBER INDICATES SPACES
- 20 RAMP
- 21 SKYLIGHT (SEE ARCHITECT'S DRAWINGS)
- 22 GREENSCREEN PLANTER WALL
- 23 BENCH
- 24 WOOD WALL AND TERRACINGS - SEE ARCHITECT'S PLANS
- 25 PLANTER POTS FOR VINES ON WALL
- 26 OVERHEAD TRELLIS WITH PLANTING (SEE ARCHITECT'S PLANS)

SEE SHEET L1.4 FOR SYMBOL LEGEND AND NOTES

## 01 LANDSCAPE CONCEPT PLAN - Ground Floor



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