

Cedros Design District's flight Is Inspired Mixed-Use Addition

PROPERTY: The \$25.5 Million Project Is in Process of Leasing



Photo courtesy of RAF Pacifica Group

The development includes 3,200 square feet of space that's been set aside for a restaurant which has not yet been chosen.

■ By RAY HUARD

With construction only recently wrapped up, much of a Solana Beach project by **RAF Pacifica Group**, which includes office space, apartments and room for a restaurant, has been leased.



Adam Robinson

Named "flight" by RAF Pacifica **Adam Robinson**, the \$25.5 million project at 330 Cedros St. has about 5,000 square feet of retail space and about 3,200 square feet of space that's been set aside for a restaurant on the ground floor.

Above the retail and restaurant are four office suites and eight apartments, ranging from about 1,100 square feet to 1,700 square feet with monthly rents that Robinson said run from about \$4.25 per square foot unfurnished to about \$4.50 per square foot furnished.

The apartment rents are high because the apartments are built like expensive condominiums, Robinson said.

'Attention to Detail'

"We did attention to detail as if we were building a high-end home," Robinson said. "If you see it, then you understand.

It's not something you would see in a normal apartment. It's something you would see in a friend's high-end, custom home down to the door handles."

Amenities in the apartments include waterfall marble kitchen islands, floating fireplaces, and ceilings that are up to 18 feet high.

"We even have some plaster walls that look like tile in some of the bedrooms," Robinson said.

Extra-large windows also give the apartments and office an airy feel and natural lighting.

Four Exterior Murals

The project is part of Solana Beach's artsy Cedros Design District. In keeping with the neighborhood, the building has four exterior murals by local artists including **Skye Walker**.

RAF Pacifica built flight on speculation, but Robinson said he was confident that apartments and retail spaces would go quickly.

RAF Pacifica Group

PRESIDENT:
Adam Robinson
HEADQUARTERS:
Encinitas
YEAR FOUNDED: 2015
NO. OF EMPLOYEES: 17
COMPANY DESCRIPTION:
Real estate developer focused on creative commercial space.



Photo courtesy of RAF Pacifica Group

According to RAF Pacifica, the apartments have touches you'd find in high-end homes, including waterfall marble kitchen islands.

"I would be a little more nervous building 50 of them (apartments) but we only have eight," Robinson said.

Initially, Robinson said he expected the apartments would draw empty nesters that were downsizing but he said the interest had come from a wide demographic range.

Buying the Property for \$5M

RAF Pacifica acquired the property for flight in 2017 for \$5 million.

Sean MacLeod, who helped found the Cedros Design District more than 25 years ago, initially developed plans for 330 Cedros St., seeing it as a focal point for the district.

The one-acre site had been the home of Cedros Gardens nursery until the owner retired and closed it in 2015.

Robinson said MacLeod's plans were tweaked here and there but flight as

he calls it is pretty much as MacLeod originally set out.

"When we purchased the land, the entitlements for the project were already done. It was already set and designed this way," Robinson said. "Sean knows Cedros better than anyone. We were very happy with the design."

The architect on the project was **SGPA Architecture and Planning** based in Mission Valley.

So far, some of the retail space has been leased to **F45 Training** fitness center and a boutique interior design firm, Robinson said.

No one's been chosen for the restaurant space.

"We're still looking for the right fit for the project," Robinson said.

Leasing is being handled by **Nate Benedetto** of **Next Wave Commercial**. ■



Photo courtesy of RAF Pacifica Group

Local artist **Skye Walker** produced four murals for the project.