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RAF Pacifica unveils vision for Solana Beach development



Photo courtesy of RAF Pacifica

A rendering of the 26,000-square-foot, mixed-use project being developed by RAF Pacifica in the Cedros Design District of Solana Beach.

By Mark Armao

The commercial real estate investor and developer RAF Pacifica Group acquired a 1-acre parcel in Solana Beach, where the firm plans to develop a 26,000-square-foot, mixed-use project that will include restaurants, retail, office and multifamily-housing components.

In the Cedros Design District, the fully entitled site housed the Cedros Gardens nursery for more than 20 years.

"This site is a rare find in the current market," said Adam Robinson, founder and principal of RAF Pacifica Group, in a statement. "The opportunity to acquire land that is fully entitled in the heart of such a vibrant district enables us to create a true lifestyle destination that will support Solana Beach's ongoing revitalization and drive future economic growth, resulting in long-term value and higher quality of life for the community at large."

The planned two-story development will comprise 3,200 square feet of restaurant space, 5,000 square feet of ground-floor retail, 8,000 square feet of office space and eight residential units.

Slated to break ground later this year, the transit-oriented site is near the Solana Beach Coaster station and Highway 101, which was made more pedestrian-friendly through a \$7 million revitalization project several years ago.

"This project exemplifies the type of high-quality, coastal mixed-use projects we are looking to build and hold long-term," Robinson said. "The demand for highly walkable communities, coupled with a trend toward urbanization, is driving the creation of fully integrated, amenity-rich environments that offer a live/work/play experience and foster a sense of community."

The project will include around 80 parking spaces, which was one of the largest sticking points during city council meetings related to the development. In response to other concerns voiced by councilmembers, the design went through several revisions, such as changing proposed window-awnings from canvas to metal to match the industrial aesthetic of the district.

RAF Pacifica Group acquired the roughly 40,000-square-foot parcel for a total consideration of \$5.5 million from a private owner.

Solana Beach-based developer Sean MacLeod originally secured the entitlements for the parcel, and will work closely with RAF Pacifica on the project.

"MacLeod laid the foundation for the design and development of this project, and worked with the city council to ensure that it will meet the city's objectives," Robinson said. "Drawing upon our deep development expertise, we plan to bring this vision to fruition."

RAF Pacifica broke ground earlier this month on a two-story, 169,000-square-foot industrial facility in Carlsbad. The \$30 million project is slated for completion in the second quarter of 2018.

"With over one million square feet of ground-up development in the pipeline, we are actively pursuing mixed-use opportunities and continuing our momentum of development activity in Southern California," Robinson said.