CAPSTONE ADVISORS UNVEILS TRANSFORMATION OF BEACHWALK SHOPPING CENTER IN SOLANA BEACH

Property improvements, new retail concepts and a growing creative office community revitalize the coastal destination

Carlsbad, Calif. – November 9, 2026 – Capstone Advisors, a diversified real estate investment and development firm, has completed the first phase of a comprehensive revitalization of Beachwalk Shopping Center, a prominent mixed-use destination along Highway 101 in Solana Beach. With a growing list of restaurants, wellness businesses, and creative office tenants, the improvements are transforming the property and the surrounding coastal community.

Since acquiring Beachwalk in October 2024, Capstone Advisors has strategically repositioned the property, investing in significant physical improvements while introducing new businesses that complement its distinctive coastal setting. The exciting collection of new tenants strengthens its appeal as a destination for dining, health, wellness and fitness.

Recent additions include PURE Infrared Sauna Studio, Hydration Room, Lucid Head Spa and F45 Training. Lana, the center's anchor restaurant featuring California cuisine, has also expanded its presence with the opening of The Cove, a new private event and gathering space. Looking ahead, Only Tacos, a restaurant concept originating in Mexico City, is expected to open in early 2027, further enhancing Beachwalk's dining offerings.

Beyond its retail and restaurant offerings, Beachwalk is attracting a growing community of creative office tenants drawn to its coastal location and distinctive work environment. Recent additions include Green Room Design-Build, ServiceTitan and GIBBON, a company associated with innovative fitness and balance products.

"Beachwalk has always had the fundamentals of a great property — an exceptional coastal location, an appealing mix of uses and strong connections to the surrounding community," said Alex Zikakis, founder and president of Capstone Advisors. "When we acquired the property, we saw an opportunity to unlock its potential through thoughtful capital improvements and a more dynamic tenant mix. Our vision is to make Beachwalk a place where people want to gather, dine, work and spend time. We've made substantial progress, and we're excited about what's still to come."

The first phase of renovations has significantly refreshed Beachwalk's appearance and functionality, creating a more attractive and welcoming environment for tenants and visitors.

Exterior improvements include updated building façades featuring new wood siding, contemporary paint finishes and energy-efficient LED lighting. Removing an outdated pedestrian bridge and roof overhang has improved visibility and storefront exposure, while upgrades throughout the common areas include new restrooms, landscaping, monument signage, and outdoor furnishings.

The property has also been refreshed with improved lighting, new paint and murals by local artists Johnny Alexander, Betty Larkin, Janie Rochfort and Mark Warren Jacques, bringing additional character to the property. Behind-the-scenes investments include substantial roofing, utility and asphalt improvements.

Capstone Advisors continues its investment in Beachwalk, planning to transform the property's central island into an inviting outdoor gathering area. The next phase will incorporate new hardscape, enhanced landscaping, comfortable seating, a fire pit, and distinctive communal spaces designed to encourage visitors to linger and enjoy the coastal atmosphere.

"Successful retail properties today are about much more than simply providing space for businesses," Zikakis added. "They're about creating an environment and experience that brings people together. Our investments at Beachwalk are designed to support our tenants, enhance customer experience and establish a lasting identity for the property."

With much of the property's repositioning underway, Beachwalk continues to offer select opportunities for businesses seeking a distinctive Solana Beach location. Approximately 6,000 square feet of creative office space is available, along with select retail opportunities.

Located at 437 S. Highway 101 near the Solana Beach–Del Mar border, the eight-building Beachwalk Shopping Center offers a mix of retail, restaurant, medical and creative office uses in one of San Diego County's most desirable coastal communities. Capstone Advisors acquired the property from GEM Realty Capital in October 2024.

For more information about Beachwalk Shopping Center and leasing opportunities, visit BeachwalkSolanaBeach.com.

About Capstone Advisors

Founded in 1996, Capstone Advisors is a diversified real estate investment and development firm with a 30-year track record of investing across multiple real estate cycles and property types. The firm has acquired more than 4 million square feet of commercial real estate and participated as an equity investor in more than $4 billion of residential development ventures. Capstone Advisors has served as an operating partner, advisor, capital provider, joint venture partner and developer for leading institutional investors and financial institutions. Its investment activities span retail, industrial, residential land and other real estate sectors throughout the United States. Headquartered in Carlsbad, California, the firm focuses on identifying opportunities, enhancing asset performance and creating long-term value through disciplined investment and active management.

For more information, visit CapstoneAdvisors.com.

Media Contact

Nuffer, Smith, Tucker
Luke Dane
lwd@nstpr.com
858-242-0634