

836 Orange Ave

CORONADO, CALIFORNIA

±7,500 SF FORMER RITE AID
BUILDING FOR LEASE

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Leasing Brochure

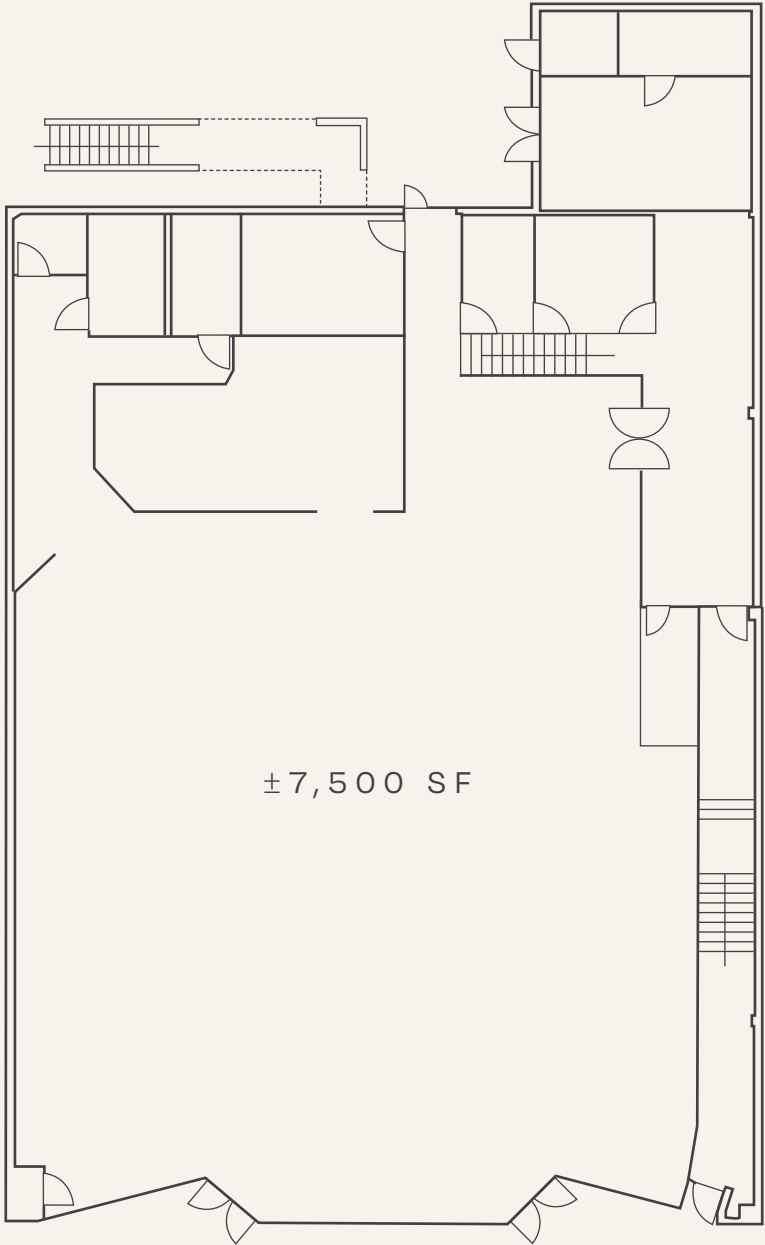


Property Highlights

- Rare opportunity to enter Coronado's prestigious, high-barrier-to-entry trade area
- Prime storefront on Orange Avenue, Coronado's main thoroughfare, with heavy traffic from residents, tourists and hotel guests
- Adjacent to Vons Supermarket, driving consistent daily traffic
- Affluent trade area with average household income exceeding \$153,000

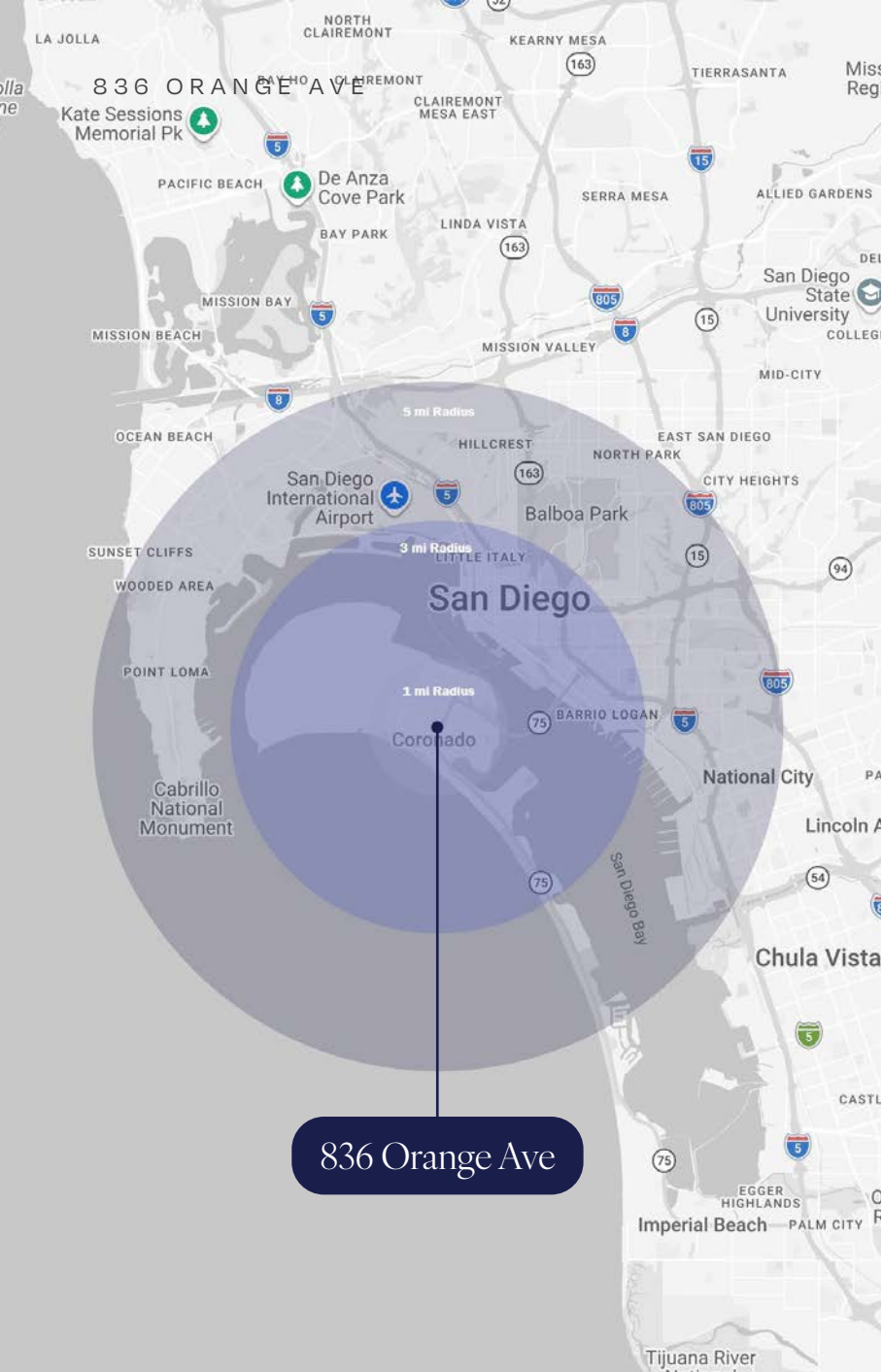


Site Plan



Site Aerial





CORONADO, CA

Demographics

CORONADO, CA

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	16,871	101,802	292,308
EMPLOYEE POPULATION	7,143	94,898	179,570
AVG HOUSEHOLD INCOME	\$225,585	\$144,010	\$147,133
MED HOUSEHOLD INCOME	\$149,093	\$112,102	\$112,360
MEDIAN AGE	41.8	37.8	36.6

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