



RETAIL  
INSITE



928 Orange Avenue

RETAIL & OFFICE SPACE FOR LEASE IN DOWNTOWN CORONADO

✧  
*The Opportunity*

- Very rare opportunity on Orange Avenue, Coronado's main thoroughfare
  - 1,585 sf retail & ±450 sf office available  
*(No pure food uses allowed must be retail)*
- Highly visible location with row of shops and restaurants
- Affluent community with average household income of ± \$143,837





✦  
*Coronado*

- Rare retail and office space opportunity in the heart of Coronado
- The delightful ambiance attracts attention from nearby prosperous residents
- Approximately 2 million visitors are welcomed annually to Coronado Island
- Coronado is a popular weekend destination for residents of San Diego

# Demographics

928 ORANGE AVE, CORONADO CA 92118

	1 mile	3 mile	5 mile
Total Population	15,270	87,307	265,050
Median Household Income	\$123,031	\$80,462	\$81,849
Average Household Income	\$180,466	\$123,835	\$122,824
Median Disposable Income	\$102,292	\$65,432	\$66,411
Average Disposable Income	\$120,809	\$86,302	\$86,881
Total Daytime Population	18,074	150,504	409,246
Daytime Worker Population	10,872	114,765	296,633
Median Age	44.2	36.8	35.1

# Area Description

Coronado epitomizes the essence of America. Positioned as a distinct city, it sits just across the renowned blue bridge from the heart of downtown San Diego. In close proximity to the vibrant urban scene of America's 8th largest city, this suburban village is unique, surrounded by water. Recognized as one of the most sought-after residential areas in the country, it attracts millions of international visitors year-round.



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