Island Terrace

1033 B AVE | CORONADO, CA 92118

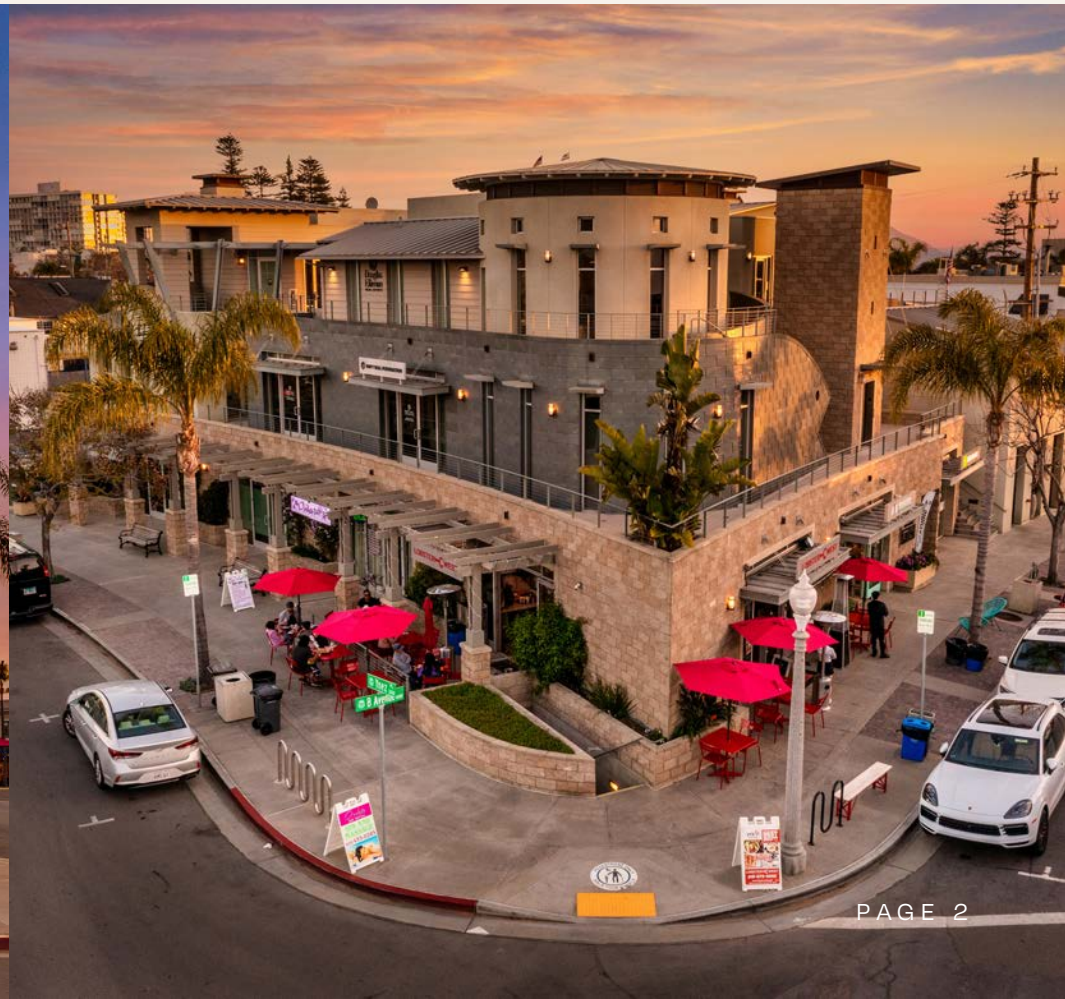
Leasing Brochure



Property Highlights

- 2nd floor Retail and Office space available for lease
- Two blocks from the Del Coronado Hotel and immediately off Orange Avenue, in the heart of the Coronado commercial district
- Underground Parking available





Site Plan

LEVEL 1

TENANT	SUITE #	SF
H&R Block	100	1,531 SF
A&R Workshop (Nelsatchanado)	101	932 SF
Lobster West, Inc.	102	930 SF
Orchid Day Spa	103	1,192 SF
CMG Mortgage	104-106	4,313 SF



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Site Plan

LEVEL 2

TENANT	SUITE #	SF
VACANT	200-A	674 SF
Result Rehabilitation, Inc.	200-B	349 SF
Soca Logistics LLC	200-C	406 SF
Joan Balas	200-D	424 SF
Catalina Build and Design LLC	200-E	413 SF
VACANT	200-F	614 SF
Destination Coronado	200-G,H,I	839 SF
Jose Luis Alatorre Corona	200-J	233 SF
VACANT	200-K	1,273 SF
Studio 98 Contrology	200-L	1,076 SF
VACANT	201	3,315 SF
Onward Jets	202	1,624 SF

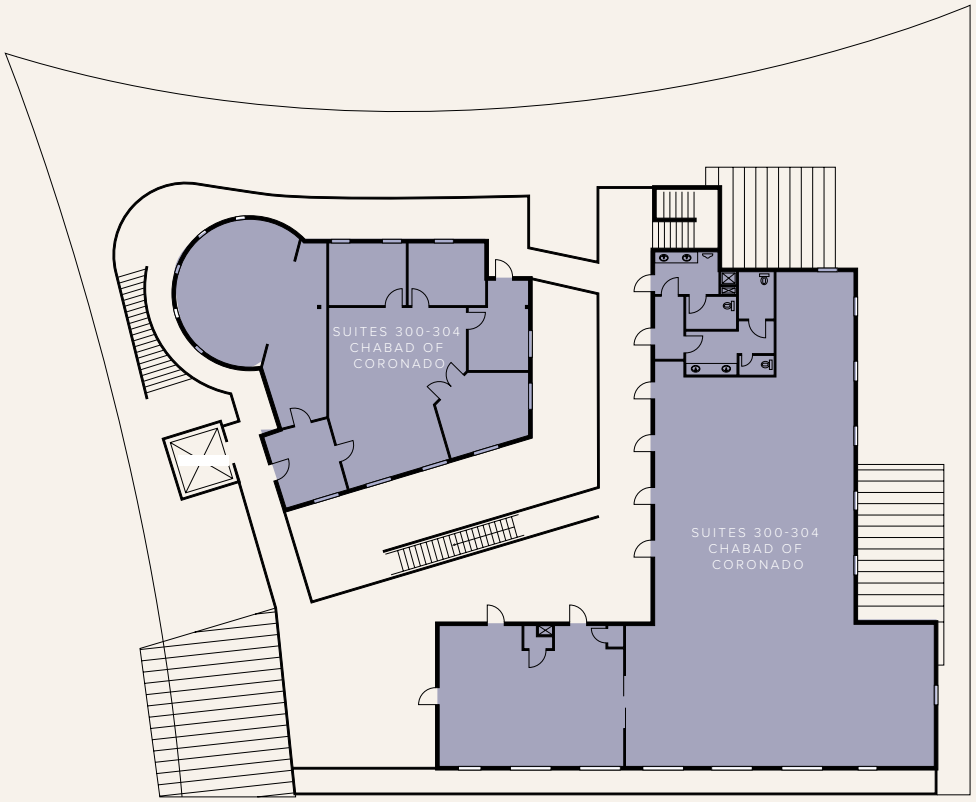


This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Site Plan

LEVEL 3

TENANT	SUITE #	SF
Chabad of Coronado	300-304	6,965 SF



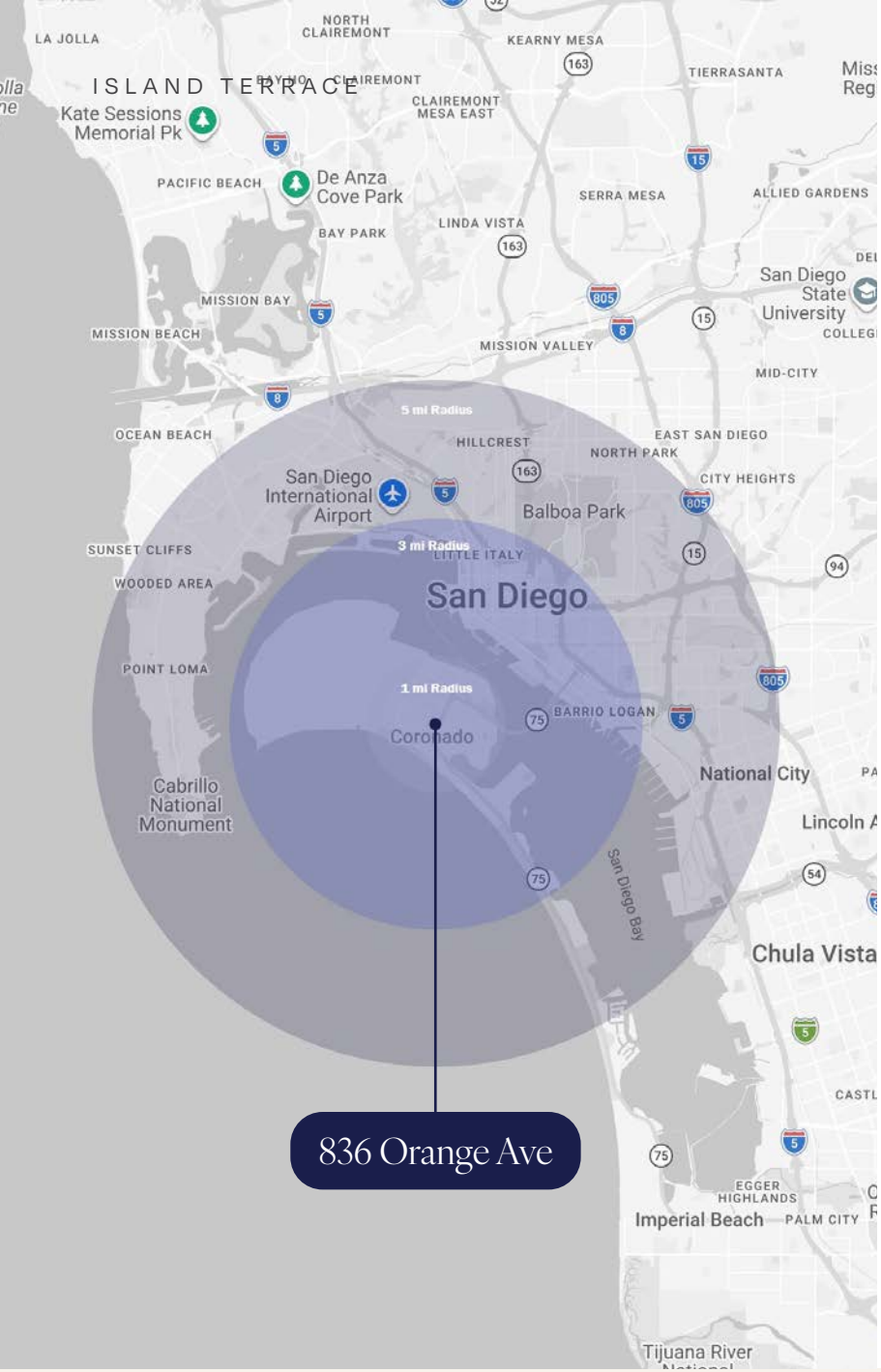
This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Site Aerial


UnionBank
ULTRA STAR CINEMAS
CalPrivate BANK
Purple Paws Pet Clinic
VONS
WELLS FARGO
HABANERO'S
Gelato Paradiso
burger lounge
THE ORIGINAL grass-fed BURGER
JOE & THE JUICE
TRIDENT COFFEE
STUDIO1220
STARBUCKS COFFEE
Panera BREAD
CHASE
7TH STREET
CORONADO
8TH STREET
9TH STREET
ORANGE AVENUE
CORONADO FITNESS CLUB
Walgreens
JUICE CRAFTERS
verizon
ACE Hardware
Sweet Holes
PrettyPlease
CLAYTON'S COFFEE SHOP
THE SHOPS AT CORONADO
BUONA FORCHETTA
THE HENRY
MYKA
CRACK TACO SHOP
the Islander
Bay Books
F45 Training
Rowan
Mon Tiara
La Corriente GRUPO
MC P'S IRISH PUB & GRILL
10TH STREET
Bank of America
Island Terrace
PARIS+ME
avenu.
EMERALD CITY SURF SHOP
Seaside PAPERY
stake
BETTER BUZZ coffee
BLANCO
Parakeet Cafe
Village Pizzeria BAYSIDE
BABY GRAND HOTEL
BRIGANTINE SEAFOOD & OYSTER BAR
SUBWAY
BIRKENSTOCK
CHIPOTLE MEXICAN GRILL
El Cordova HOTEL
Coronado Yacht Club
HOTEL DEL CORONADO

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

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Island Terrace

1033 B AVE | CORONADO, CA 92118

Mike Moser LIC #00977876

858.523.2089 | mikemoser@riretail.com

Blake Moser LIC #02154612

858.523.2092 | bmoser@riretail.com



RETAIL INSITE

405 S Hwy 101, Ste 150, Solana Beach, CA 92075

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.