

1199 Orange Ave

5,721 SF OFFICE AVAILABLE | CAN BE DEMISED



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1199 Orange Ave

Availabilities

– Second Level Suite R3 | 5,721 SF | Divisible

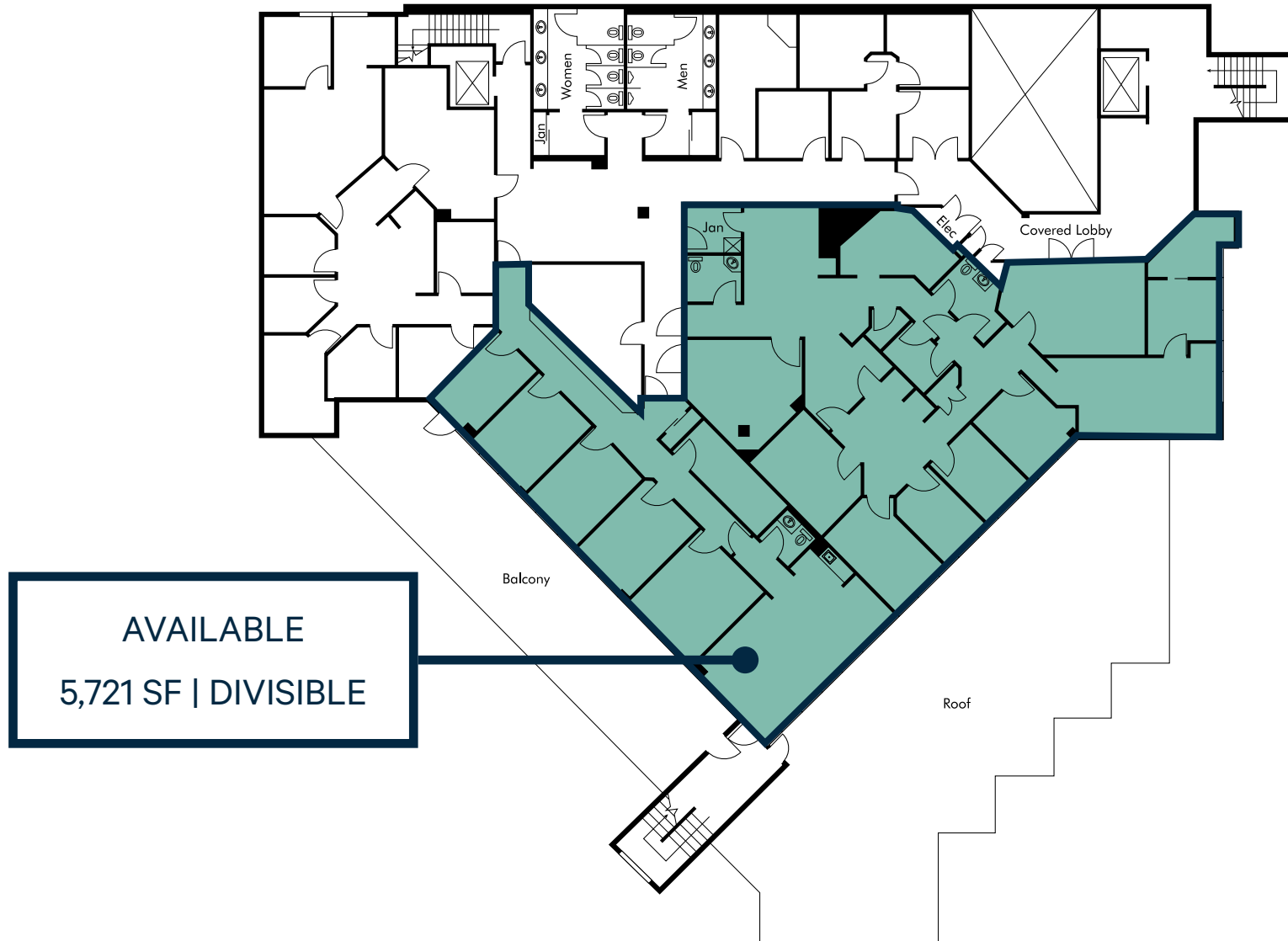
Property Highlights

- Located in the affluent and charming trade area of Coronado
- On-Site Parking with 96 parking spaces in the structure
- With over 500,000 guests each year at the world famous Hotel Del Coronado, the Coronado Plaza offers restaurants and retailers a captured audience year round. The Hotel's recent expansion has created a new entrance facing Coronado Plaza along Dana Place.
- In addition to the Hotel Del Coronado, this vibrant and thriving community welcomes more than 2 million visitors annually to soak up the sun and the sand while enjoying the lush surroundings and village appeal of Coronado.



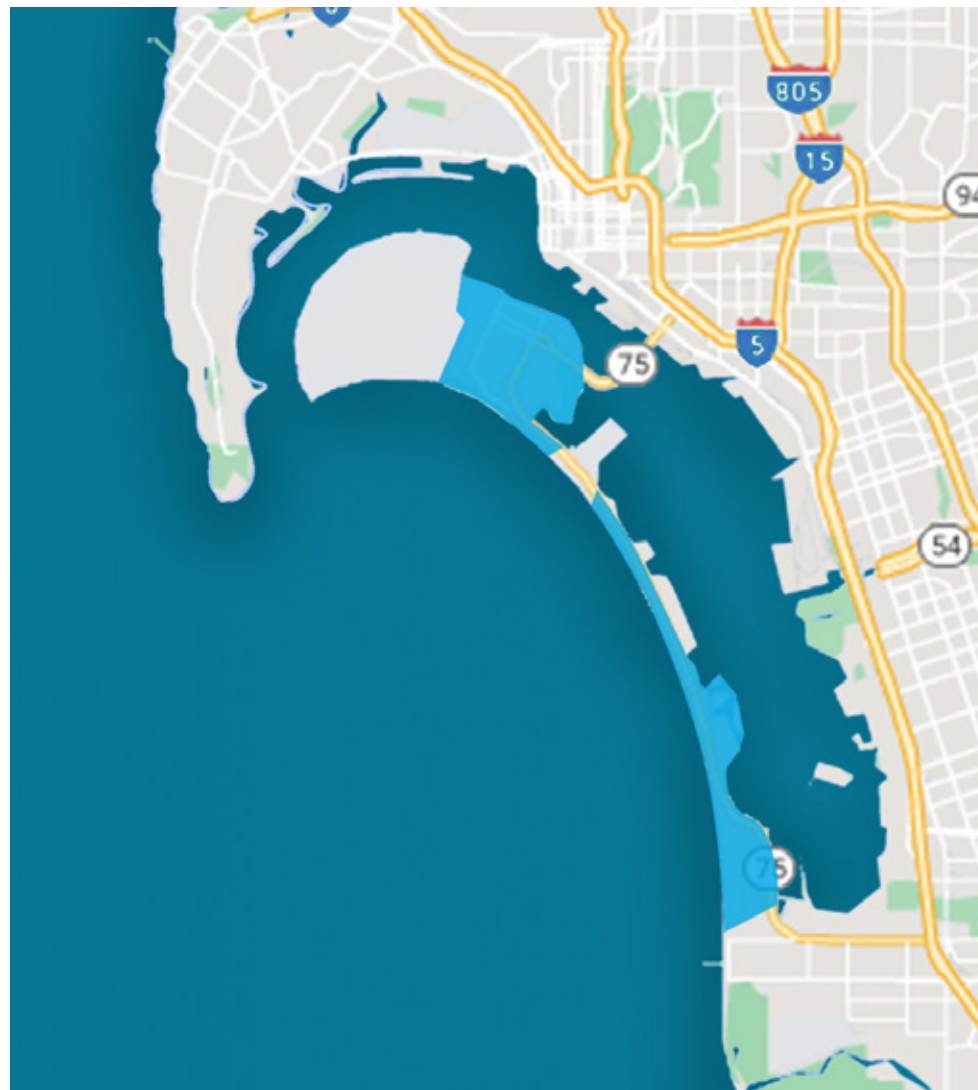
Traffic Counts	Cars Per Day
Orange Avenue	26,900
10th Street	2,651

Site Plan



Demographics

	92118
2023 Population - Current Year Estimate	19,050
2028 Population - Five Year Projection	18,785
2023 Households - Current Year Estimate	7,257
2028 Households - Five Year Projection	7,275
2023 Average Household Income	\$191,961
2028 Average Household Income	\$219,905
2023 Median Household Income	\$135,579
2028 Median Household Income	\$157,318
2023 Housing Units	9,474
2023 Vacant Housing Units	2,217
2023 Occupied Housing Units	7,257
2023 Owner Occupied Housing Units	3,699
2023 Renter Occupied Housing Units	3,558
2023 Daytime Population	22,142
Daytime Workers	13,240
Daytime Residents	8,902



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