



DO NOT DISTURB EXISTING TENANT

949-51 Orange Ave

Signature Coronado Retail Opportunity | ±2,444 SF





949-951 Orange Ave  
Coronado, CA 92118

LOCATION

±2,444 SF

AVAILABLE SPACE

Within 60 Days

TIMING

Contact Broker

LEASE RATE



## The Highlights

- Rare retail space on Orange Ave in the heart of Coronado, one of San Diego's most prestigious coastal communities
- Signature storefront with excellent signage opportunity on Orange Ave, with two dedicated parking spaces in the back
- Premier location with strong daytime demographics, an affluent residential base, and a steady influx of year-round tourists, with 2 million annual visitors to Coronado
- Join top retailers and restaurants including Clayton's, Buona Forchetta, Island Brikenstock, Pretty Please Boutique, Avenu, Parakeet Café, Little Frenchie, and many more!
- Steps from the beach, the iconic Hotel del Coronado, and numerous high-end boutiques, top-rated restaurants, and vibrant local attractions
- Coronado island remains a top meeting destination driving \$122M in economic impact from group meetings, with 55,000 attendees and \$231,000 spent daily at local businesses.
- Convenient access to I-5 via the Coronado Bridge, connecting to downtown San Diego and beyond





## The Location

Coronado is a vibrant coastal community known for its iconic Hotel del Coronado, scenic beaches, and charming small-town feel. With a walkable main street featuring boutique shops, oceanfront dining, and historic homes, it offers both relaxation and convenience. The property has a Walkscore of 97 out of 100 and is just 1 mile from the Coronado Bridge, providing easy access to downtown San Diego and beyond.



- |                                   |                                  |
|-----------------------------------|----------------------------------|
| <b>1</b> Walgreens                | <b>26</b> Lobster West           |
| <b>2</b> High Tide                | <b>27</b> Tavern Grill           |
| <b>3</b> Wag'n Tails              | <b>28</b> Village Pizzeria       |
| <b>4</b> Sweet Soles              | <b>29</b> Chez Loma              |
| <b>5</b> Pretty Please Boutique   | <b>30</b> Little Frenchie        |
| <b>6</b> Holland's Bicycles       | <b>31</b> Paris & Me             |
| <b>7</b> Clayton's Coffee Shop    | <b>32</b> Geppetto's             |
| <b>8</b> MJ's Boutique            | <b>33</b> Parakeet Cafe          |
| <b>9</b> Bay Books                | <b>34</b> Fuzziwig's             |
| <b>10</b> Poke 123                | <b>35</b> La Mer Boutique        |
| <b>11</b> Moo Time Creamery       | <b>36</b> Emerald City Surf Shop |
| <b>12</b> Wild Dove Boutique      | <b>37</b> Avenu                  |
| <b>13</b> The Henry               | <b>38</b> The Bay Co.            |
| <b>14</b> Francaise               | <b>39</b> L'Organgerie           |
| <b>15</b> Savon de Coronado       | <b>40</b> Sweat Circuit          |
| <b>16</b> F45                     | <b>41</b> Chase Bank             |
| <b>17</b> Buona Forchetta         | <b>42</b> Panera                 |
| <b>18</b> Swaddee Thai            | <b>43</b> Starbucks              |
| <b>19</b> Nado Republic           | <b>44</b> Villa Nueva            |
| <b>20</b> Nado Gelato             | <b>45</b> Trident Coffee         |
| <b>21</b> Mc P's Irish Pub        | <b>46</b> Coronado Bliss Salon   |
| <b>22</b> Blanco Cocina + Cantina | <b>47</b> Which Which            |
| <b>23</b> Better Buzz             | <b>48</b> Burger Lounge          |
| <b>24</b> Brigantine              | <b>49</b> Gelato Paradise        |
| <b>25</b> Miguel's Cocina         | <b>50</b> JT Prime               |



# 50+ Retailers

## Join the Vibrant Shopping Scene!

Coronado exudes true boutique charm, offering a delightful mix of over 50 unique shops to explore. From thoughtful gifts to gourmet treats, stylish stationery to timeless souvenirs, and vintage finds to the latest trends, there's something for everyone. Whether you pick up a nautical top from La Mer Boutique, an Ocean Boulevard candle from Crown & Sea Curated Living, or a captivating Coronado-set novel from Bay Books, you're sure to find a special treasure to take home.



AVENU



CHARLESTON SHOE COMPANY



EMERALD CITY



ISLAND BIRKENSTOCK



WILD DOVE



STUDIO 12.20



FRANCAISE



MJ'S BOUTIQUE



LA MER BOUTIQUE





Dine

100+

Eateries



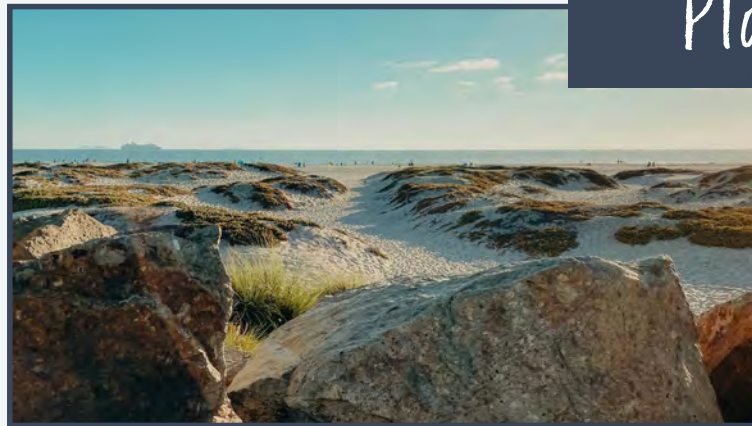
Shop

50+

Retailers

97

Walk Score



Play

## Coronado, a World of its Own

Coronado, just across the bay from downtown San Diego, is a coastal gem consistently ranked among the best beaches in the U.S. With wide sandy shores, gentle surf, and the iconic Hotel del Coronado, this charming island is perfect for both family vacations and romantic getaways. Known as "The Crown City," Coronado boasts elegant gardens, historic mansions, and oceanfront dining with stunning sunset views. Orange Avenue, the town's main street, is lined with boutique shops, cafes, and local favorites, offering everything from beachwear to artisan goods. The historic Hotel del Coronado stands as the island's centerpiece, offering world-class dining, shopping, and beachfront relaxation. Visitors can also enjoy outdoor activities like sailing, paddleboarding, and golfing at the renowned Coronado Public Golf Course, or experience beloved local traditions like the annual Coronado Flower Show. With its relaxed atmosphere, scenic beauty, and vibrant community, Coronado is a must-visit destination in San Diego.

"Coronado represents a resort in the true definition of the word."

- TRAVEL + LEISURE

## The Demographics

	1 Mile	2 Mile	3 Mile
Population (2024)	16,548	27,586	89,529
Project Population (2029)	16,982	28,081	90,536
Total Daytime Employment	8,390	22,977	99,163
Total Households	7,206	11,390	41,914
Avg. Household Income	\$151,643	\$153,522	\$111,146
Total Consumer Spending	\$297.6M	\$456.6M	\$1.3B

2M Annual Visitors

14+ Annual Events





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