

For Lease - Smart & Final Anchored Center

RETAIL: ±1,525 SF GROUND LEVEL
OFFICE: ±1,250 SF SECOND LEVEL
118 B AVENUE, CORONADO, CA



FEATURES

- Rare opportunity to lease in the prestigious Coronado Island
- Located in Smart & Final anchored shopping center
- Across the street from Coronado Ferry Landing Park
- Average household income of \$143,000
- Coronado Island welcomes over two million visitors per year
- Façade upgrade planned
- Parking on site
- Office tenants above the available retail space



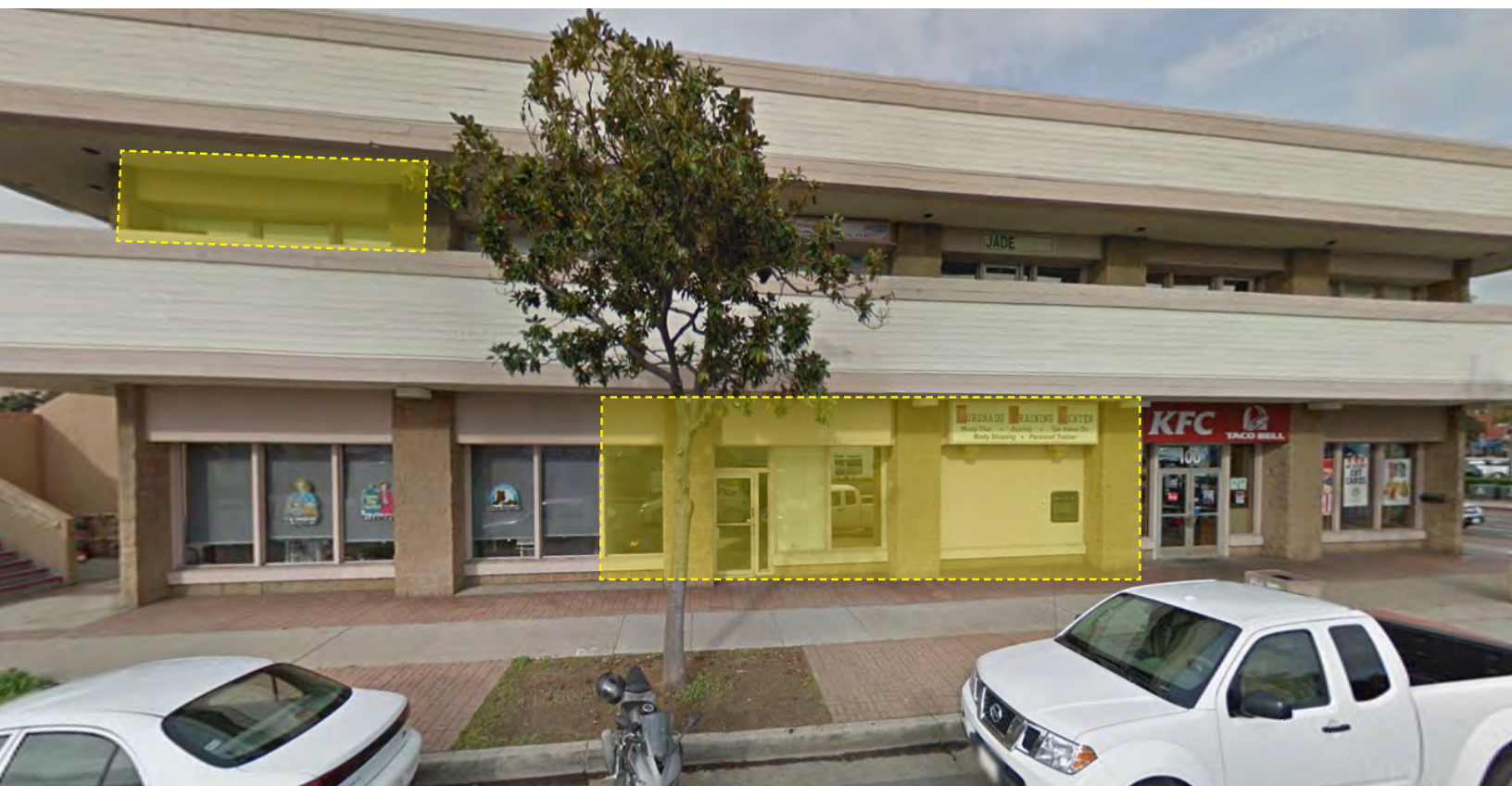
RETAIL INSITE

A MEMBER OF
CHAIN.LINKS
RETAIL ADVISORS

MIKE MOSER • Lic.# 00977876 • 858.523.2089 • mikemoser@retailinsite.net
JIM RINEHART • Lic.# 01824066 • 858.523.2092 • jrinehart@retailinsite.net

For Lease - Smart & Final Anchored Center

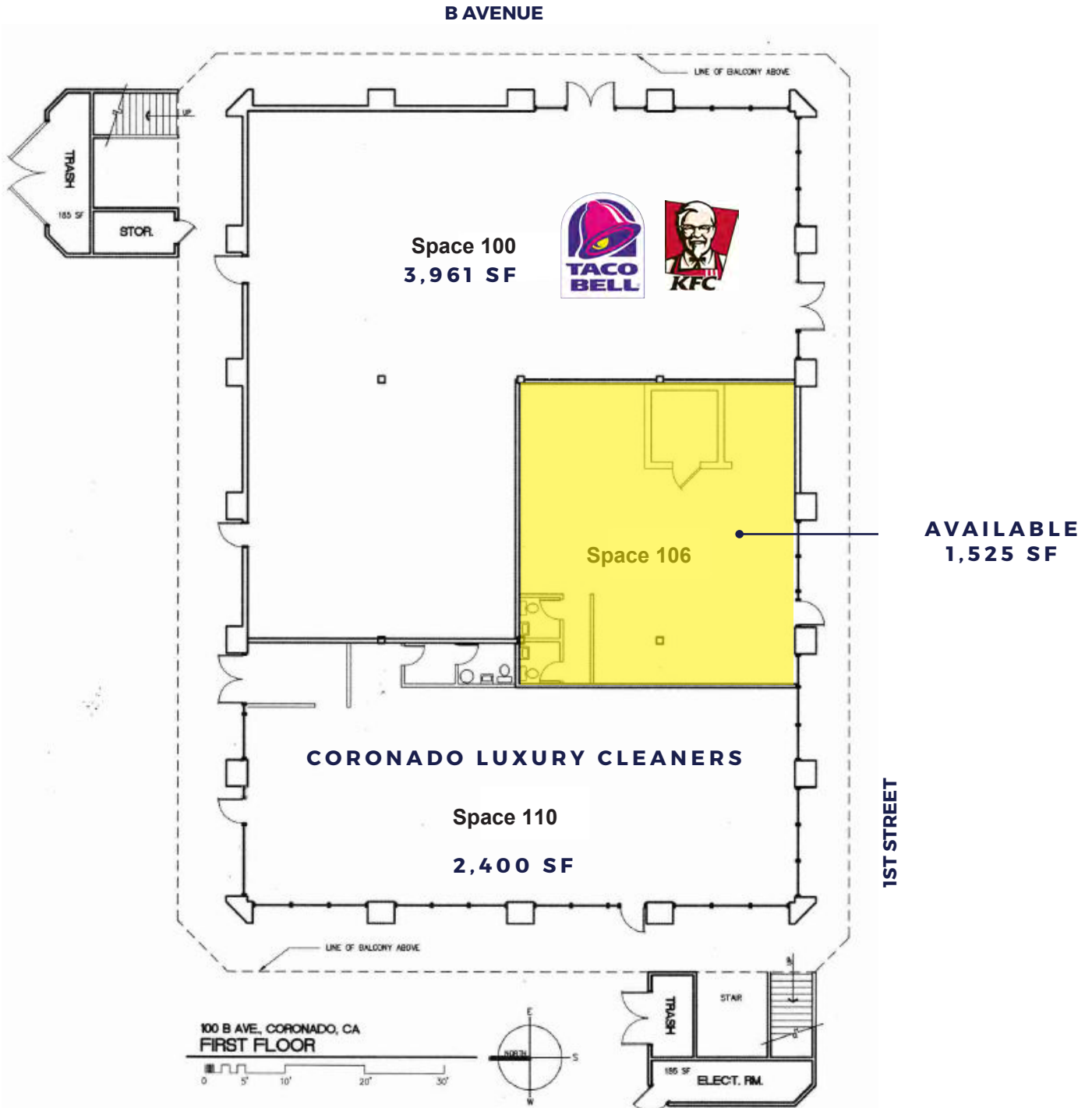
RETAIL: ±1,525 SF GROUND LEVEL
OFFICE: ±1,250 SF SECOND LEVEL
118 B AVENUE, CORONADO, CA



For Lease - Smart & Final Anchored Center

RETAIL: ±1,525 SF GROUND LEVEL
OFFICE: ±1,250 SF SECOND LEVEL
118 B AVENUE, CORONADO, CA

FIRST FLOOR LAYOUT



For Lease - Smart & Final Anchored Center

RETAIL: ±1,525 SF GROUND LEVEL
OFFICE: ±1,250 SF SECOND LEVEL
118 B AVENUE, CORONADO, CA



For Lease - Smart & Final Anchored Center

RETAIL: ±1,525 SF GROUND LEVEL
OFFICE: ±1,250 SF SECOND LEVEL
118 B AVENUE, CORONADO, CA



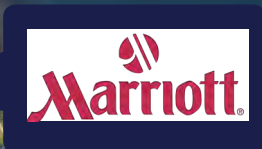
Easy walkability:
3 minutes to ferry



118 B Avenue
SITE

City of
Coronado
offices

Little League field



Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

118 B AVENUE | CORONADO, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	17,830	125,375	381,957
Forecasted Population (2021)	20,438	140,539	413,137



HOUSEHOLDS

Households	8,644	48,832	145,956
------------	-------	--------	---------



AVG HHD INCOME

Estimated Avg Household Income	\$134,433	\$93,379	\$88,102
Avg Family Income	\$150,487	\$100,651	\$89,145



MEDIAN HH INCOME

Estimated Median Household Income	\$89,487	\$62,725	\$60,595
Median Family Income	\$120,869	\$78,054	\$69,072



PER CAPITA INCOME

Est. Proj. Per Capita Income	\$66,926	\$45,574	\$39,992
------------------------------	----------	----------	----------



OTHER INCOME

Est. Proj. Median Disposable Income	\$70,773	\$51,118	\$49,715
-------------------------------------	----------	----------	----------



DAYTIME DEMOS

Total Number of Businesses	954	8,020	17,605
Total Number of Employees	12,327	143,946	263,380



RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	13,368 83.5%	71,606 63.5%	210,927 60.1%
Black or African American	649 4.1%	9,065 8.0%	29,416 8.4%
American Indian & Alaskan Native	94 0.6%	980 0.9%	3,005 0.9%
Asian	727 4.5%	5,096 4.5%	22,885 6.5%
Hawaiian & Pacific Islander	33 0.2%	333 0.3%	1,515 0.4%
Other Race	539 3.4%	21,204 18.8%	66,899 19.1%
Two or More Races	603 3.8%	4,506 4.0%	16,271 4.6%



AGE DISTRIBUTION

Median Age	35.74 yrs	35.82 yrs	35.15 yrs
------------	-----------	-----------	-----------



HOUSING

Total Housing Units	9,271	52,115	148,418
---------------------	-------	--------	---------