

Coronado Ferry Landing

Signature Restaurant Building for Lease



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UPT
SAN DIEGO
est. 1989



Highlights & Details

- › Rare waterfront restaurant building opportunity with spectacular views of Downtown San Diego skyline and Coronado Bridge
- › Proposed building features expansive ceiling heights and indoor/outdoor blending to maximize views
- › Energy efficient construction to include solar control vertical fins, operable windows, skylights and drought tolerant landscape
- › Water taxi & ferry landing cruises hourly from Downtown San Diego, Convention Center & PETCO Park.
- › San Diego's top grossing restaurant operators are on the waterfront
- › Recently renovated, Coronado Ferry Landing is home to Il Fornaio, Peohe's & Candela's

Property	1355 First Street Coronado, CA 92118
Proposed Building Area	7,500 SF (divisible)
Patio	4,250 SF (divisible)
Occupancy Load	300 Seats Total (190 Indoor/110 Outdoor)
Asking Rent	\$3.75 PSF, NNN
Parking	Parking lot
Delivery	Q3 2019





Neighbors

FOOD

- 3 Nicky Rotten's Bar and Burger Joint
- 4 Saiko Sushi
- 5 Coronado Brewing Company
- 6 Tartine
- 7 Boney's
- 8 Candelas on the Bay
- 9 Peohe's
- 10 Il Fornaio
- 11 Coronado Certified Farmers Market

HOTELS & RESORTS

- 12 Coronado Island Marriott Resort & Spa





Coronado

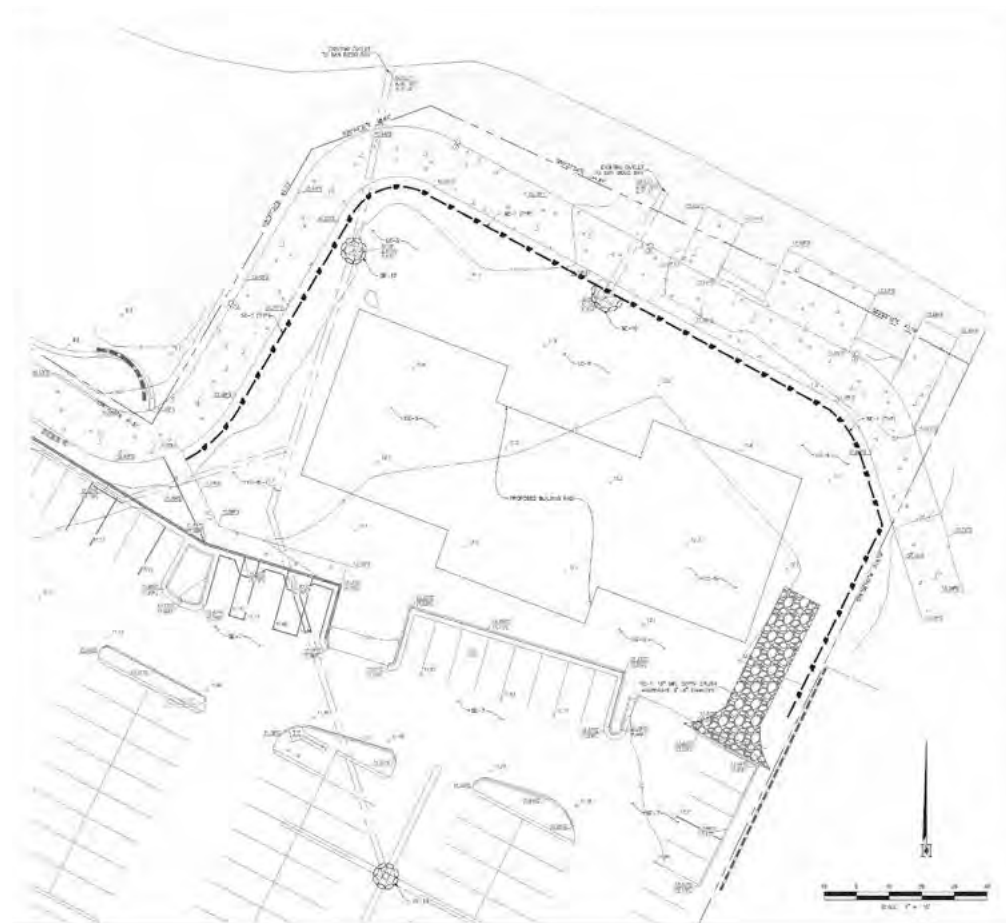
Situated just across the bay from downtown San Diego, Coronado is consistently voted best beach in the U.S. by Dr. Beach. With gentle surf, sparkling wide-sand beaches, charming main street and great hotels, including the famous Hotel del Coronado, this island paradise is perfect for a family vacation or romantic getaway. With its elegant gardens, old-world mansions, quaint shops, and oceanfront dining with spectacular sunset views, no wonder this charmed small town has been dubbed “The Crown City,” as Coronado means “the crowned one” in Spanish.

Take a stroll down Orange Avenue, Coronado’s main artery, which is lined with shops, restaurants, galleries, theaters and the Coronado Museum of History & Art. At the other end of the island, Coronado’s Ferry Landing offers a collection of more than 20 shops, art galleries and restaurants boasting stunning views of San Diego’s downtown skyline.

Beyond the beach, Coronado features countless outdoor recreational pursuits including sailing, stand-up paddling, surfing, kayaking, and Venetian gondola cruises. There’s also top-rate golf on Coronado’s Public Golf Course, described as “a gem I consider the best value in the United States” by Golf Digest writer Matt Ginella. Locals and visitors alike also love the popular Coronado Flower Show, held each spring since 1922.



Site Plan



Demographics

	10 Min	15 Min	20 Min
Population (2017)	225,652	794,497	1,510,312
Projected Population (2022)	235,279	822,604	1,563,890
Projected Pop. Growth (2017-2022)	4.3%	3.5%	3.5%
Total Daytime Population	304,346	936,022	1,588,630
Total Households	82,598	284,977	527,975
Avg. Household Size	2.4	2.7	2.8
Avg. Household Income	\$81,349	\$77,596	\$84,609



1.6

Miles of Beach



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World Class Resorts



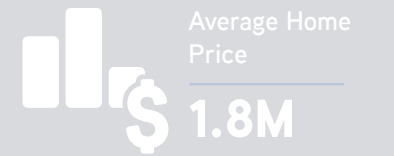
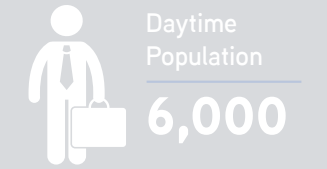
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Boutiques & Restaurants

No.6 Ranked Beach in the US by the Travel Channel and one of the top 10 Beaches by Conde Nast & Forbes



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