

# ISLAND TERRACE

1033 B AVENUE  
CORONADO, CA 92118

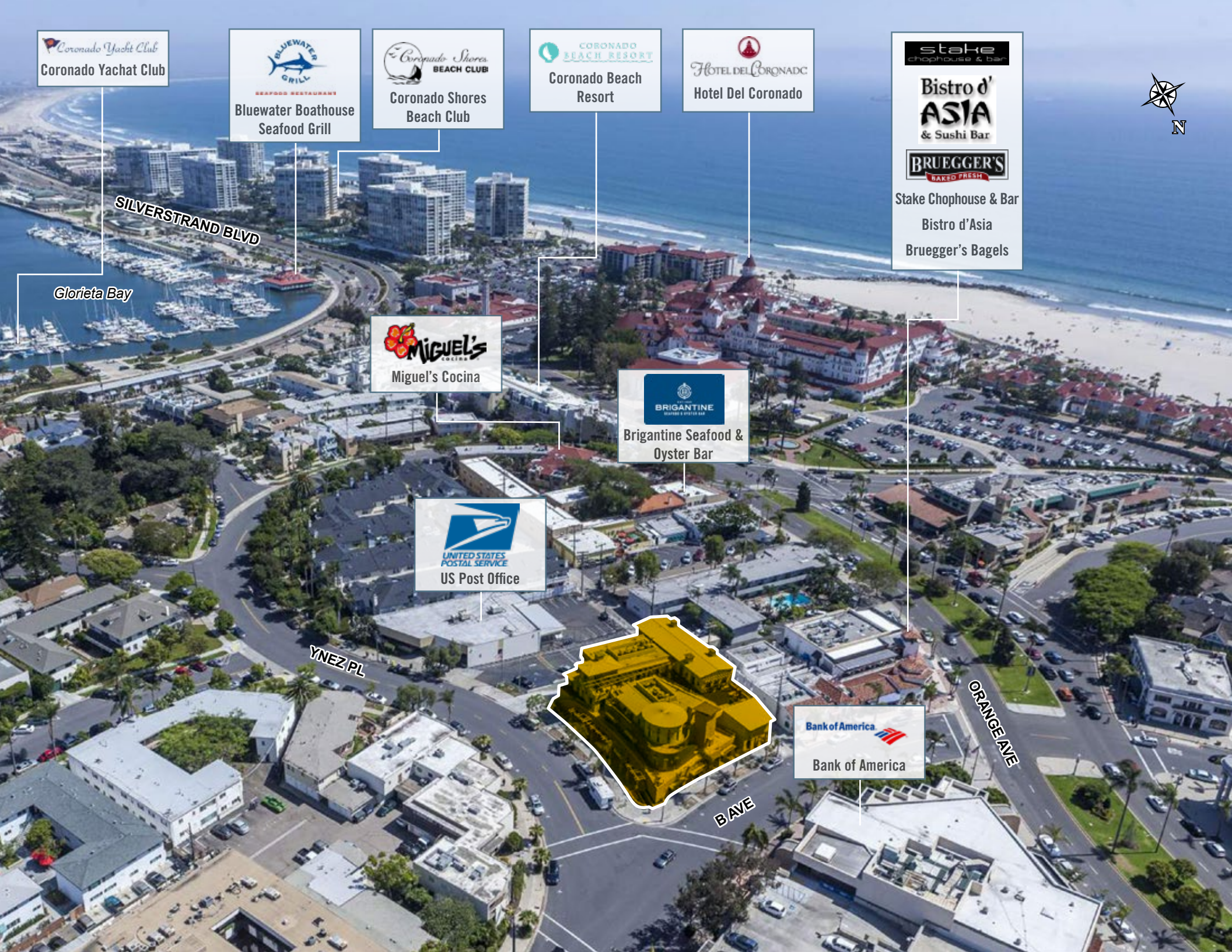


**FOR LEASE**

HIGH IMAGE OFFICE/MEDICAL/RETAIL

**CBRE**





## PROPERTY HIGHLIGHTS

- » Approx. 27,001 SF Office/Medical/Retail Building
- » 914 - 6,313 SF Suites Available
- » Located in the Heart of Coronado with Orange Avenue visibility
- » Steps to Orange Avenue, Hotel Del Coronado and the beach
- » On-Site Parking with 50 Underground Parking Spaces, Including 10 Covered Surface Spaces
- » Re-Imaged Landscaping and Common Area
- » Renovated Restroom with Key Code Lock
- » 3 Floors - Elevator Served
- » Lease Rate: Negotiable







FLOOR PLAN

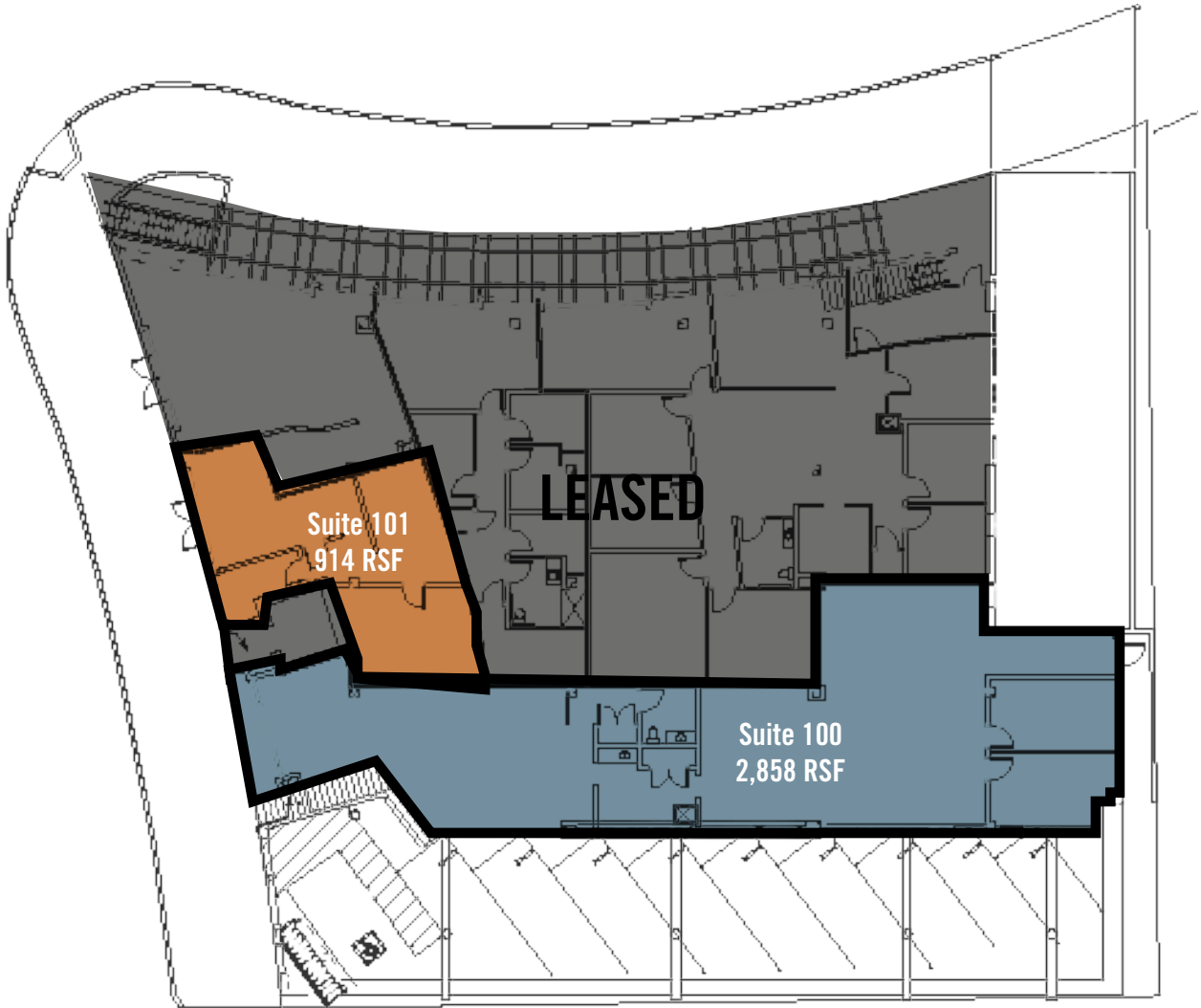
1<sup>ST</sup> FLOOR

SUITE  
100

2,858 RSF  
AVAILABLE WITH 30 DAYS NOTICE

SUITE  
101

914 RSF  
VACANT



FLOOR PLAN

2<sup>ND</sup> FLOOR

SUITE  
200

+/- 6,313 RSF  
DIVISIBLE TO ~1,500 RSF  
VACANT





# CORONADO “Crown City”

The City of Coronado is a small beach community, with an island feel. Incorporated in 1890, Coronado has a rich history and exceptional community assets in a village atmosphere.

Surrounded by the San Diego Bay and the Pacific Ocean, Coronado offers a unique lifestyle enjoyed by residents, and has also welcomed visitors from around the world for nearly 120 years. It is the perfect plan to swim, sail, surf, bike, run, walk, rollerblade, play tennis or golf.

Coronado beaches are consistently considered some of Southern California's best, and there are miles of bike paths along the coastline that provide a great way to exercise and enjoy the spectacular scenery.

Residents and Visitors are encouraged to “shop local” and take advantage of the many unique shops, restaurants, and hotels throughout the city.

Coronado's thriving cultural and arts scene along with the very popular annual events are of very strong importance to the community.

Coronado was just voted the 7th best beach in America.





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For more information, please contact:

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