



# The Shops at Coronado

PROPOSED NEW DESIGN STOREFRONT RENOVATIONS & UPGRADES



RI

RETAIL INSITE

# The Opportunity

Proposed upgrades to **The Shops at Coronado** are coming soon

Irreplaceable and rare leasing opportunity on Coronado Island in San Diego, CA

Property is located on Orange Avenue, Coronado's main thoroughfare, and just blocks from the famous Hotel Del.

Coronado Island has 2 million tourists per year, in addition to local San Diego visitors

Affluent community with average household income of ±\$143,837



PROPOSED RENDERINGS

OUTDOOR LOUNGING & GATHERING AREA

PLAZA FOR COMMUNITY TO GATHER



Site Plan

DEMISED PORTIONS OF THE EXISTING BAY BOOKSTORE

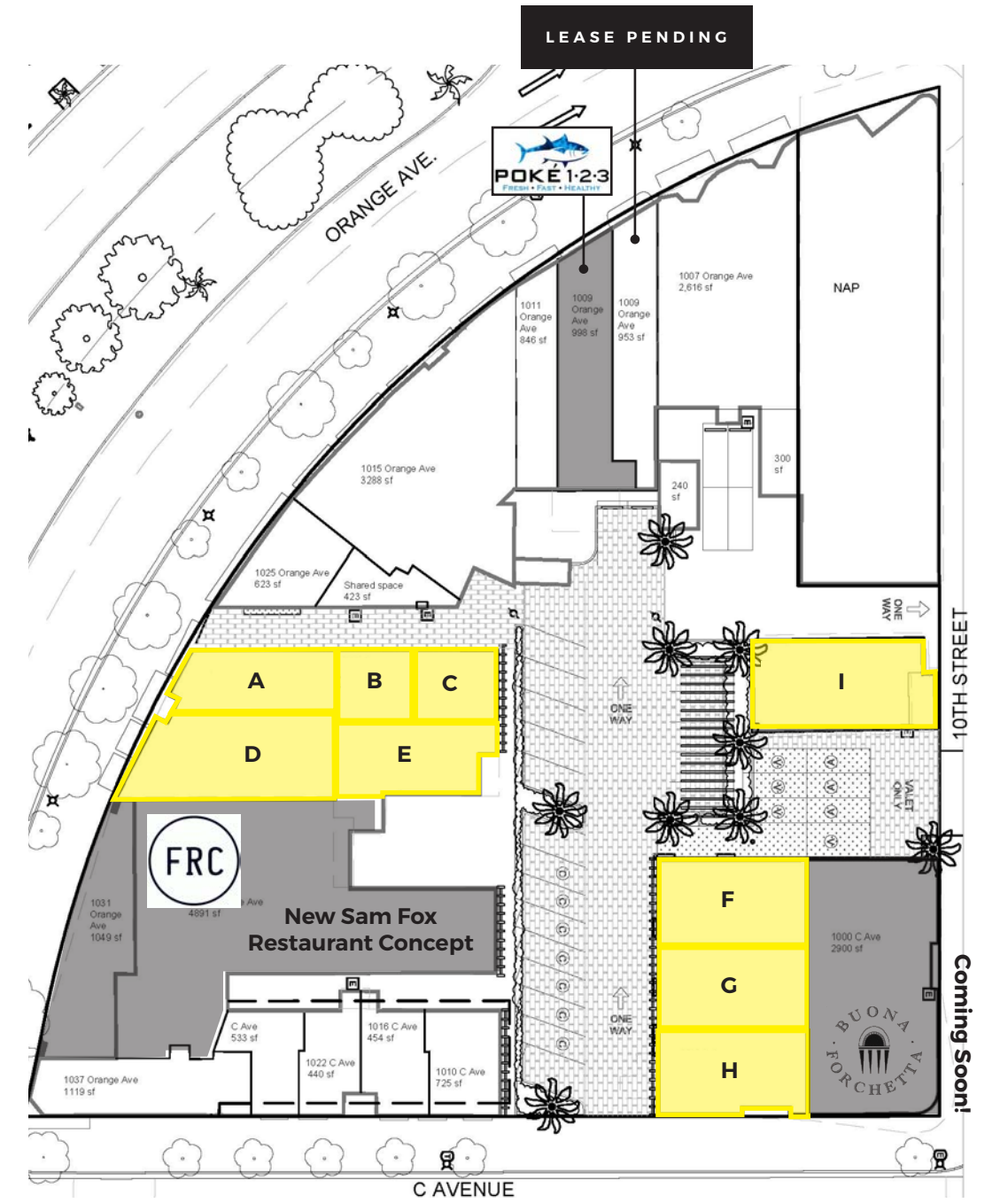
Suite	SF
A	777
B	454
C	484
D	1,390

A PORTION OF EL CORDOVA AUTO GARAGE

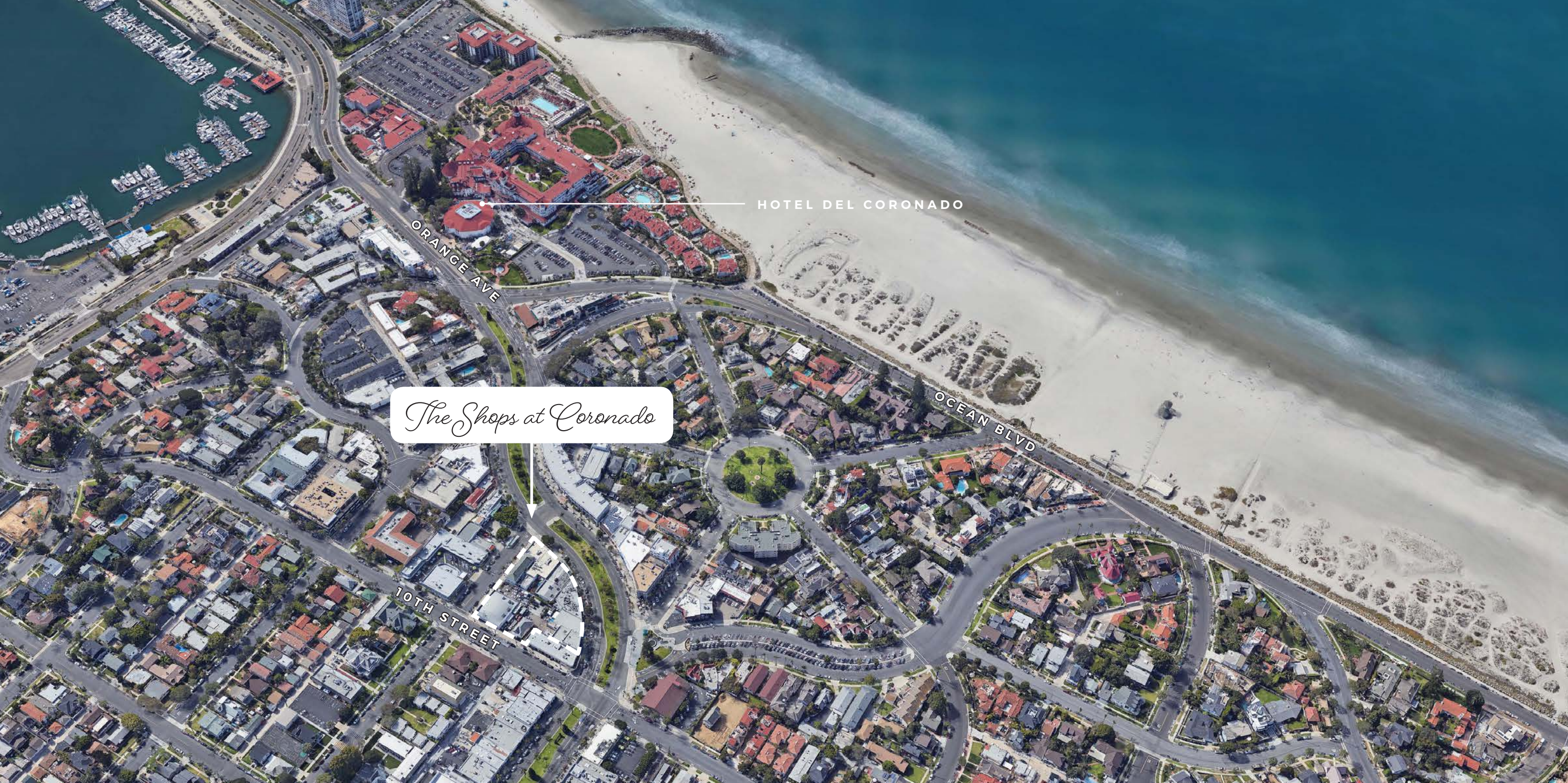
F	750
G	750
H	750

10TH STREET FORMER EAGLE NEWSPAPER OFFICE

I	1388
---	------



Coming Soon!



Why  
Coronado?

Opportunity for your brand to stand out on one of San Diego's best retail streets

Charming setting draws traffic from surrounding affluent residents

Coronado island welcomes around 2 million visitors per year

San diego residents frequent coronado as a weekend destination



# Area Description

Coronado is quintessential America. A separate city, it is located directly across the famous blue bridge from the core of downtown San Diego. Close enough to easily enjoy the thriving urban culture of America's 8th largest city, but surrounded by water this suburban village is one of kind. It's one of the most desirable places to live in the country and boasts year round international visitors by the millions.

## SAN DIEGO



80 million visitors annually



largest city in the U.S.  
1.3 Million residents in the City Limits



total number of business in Coronado



7,666 employees work in Coronado



\$143,837 average household income



25,434 people call Coronado home

## CORONADO



The Shops at Coronado

RI RETAIL INSITE

*Mike Moser*

Lic. #00977876  
mikemoser@retailinsite.net  
858.523.2089

*Jim Rinehart*

Lic. #1824068  
jrinehart@retailinsite.net  
619.726.8557