

FOR LEASE

1199 ORANGE AVE

CORONADO, CA 92118

RETAIL



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SAN DIEGO RETAIL LEASING SPECIALISTS

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AVAILABLE

- + SECOND LEVEL OFFICE SUITE A: ± 200 SF
- + SECOND LEVEL OFFICE SUITE B: ±717 SF (HAS WINDOW LINE)
- + SECOND LEVEL OFFICE SUITE C: ±2,082 SF (WITH PRIVATE BALCONY)

PROPERTY HIGHLIGHTS

- + Located in the affluent and charming trade area of Coronado
- + On-Site Parking with 96 parking spaces in the structure
- + With over 500,000 guests each year at the world famous Hotel Del Coronado, the Coronado Plaza offers restaurants and retailers a captured audience year round. The Hotel's recent expansion has created a new entrance facing Coronado Plaza along Dana Place.
- + In addition to the Hotel Del Coronado, this vibrant and thriving community welcomes more than 2 million visitors annually to soak up the sun and the sand while enjoying the lush surroundings and village appeal of Coronado.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2019 Population	12,779	83,914	266,607
Avg. 2019 HH Income	\$155,129	\$106,073	\$100,420
Daytime Population	14,993	149,560	420,606

TRAFFIC COUNTS

Orange Avenue 31,508 cars per day

Source: Sandag, 2013



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OFFICE PHOTOS



2ND LEVEL FLOOR PLAN

This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

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POPULATION	1 Mile	3 Miles	5 Miles
2019 Population	12,779	89,914	266,607
2024 Population	13,166	92,695	280,453
2010 Population	12,125	73,213	246,634
2000 Population	12,687	59,201	230,025
Percent Pop Change: 2010 to 2019	0.57%	1.49%	0.85%
Percent Pop Change: 2019 to 2024	0.60%	2.01%	1.02%
HOUSEHOLDS			
2019 Households	5,735	34,984	99,827
2024 Households	5,892	40,026	106,791
2010 Households	5,459	29,039	90,471
2000 Households	5,756	20,411	80,204
Percent HH Change: 2010 to 2019	0.53%	2.03%	1.07%
Percent HH Change: 2019 to 2024	0.54%	2.73%	1.36%
Average Household Size	2.21	1.93	2.32
HOUSEHOLD INCOME			
2019 Average Household Income	\$155,129	\$106,073	\$100,420
2024 Average Household Income	\$176,596	\$123,508	\$117,607
2019 Median Household Income	\$110,853	\$66,295	\$64,618
2024 Median Household Income	\$125,136	\$81,196	\$78,393
2019 Per Capita Income	\$69,622	\$47,716	\$40,369
2024 Per Capita Income	\$79,035	\$56,512	\$47,514
HOUSING UNITS			
2019 Housing Units	7,499	42,573	111,263
Occupied Units	5,735	34,985	99,827
Vacant Housing Units	1,764	7,589	11,436
2019 Owner-Occupied Housing Units	2,785	10,546	33,779
2019 Renter-Occupied Housing Units	2,950	24,439	66,048
2019 Median Home Value	\$1,665,041	\$809,692	\$766,318
2019 Average Home Value	\$1,640,490	\$1,000,474	\$895,208