

# \$ 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





### DEMISED PORTIONS OF THE EXISTING BAY BOOKSTORE

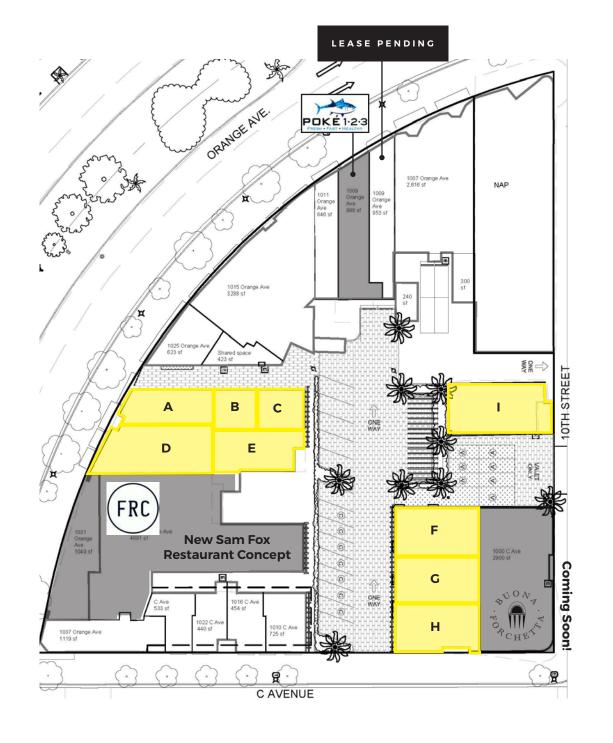
Suite	SF
А	777
В	454
С	484
D	1,390

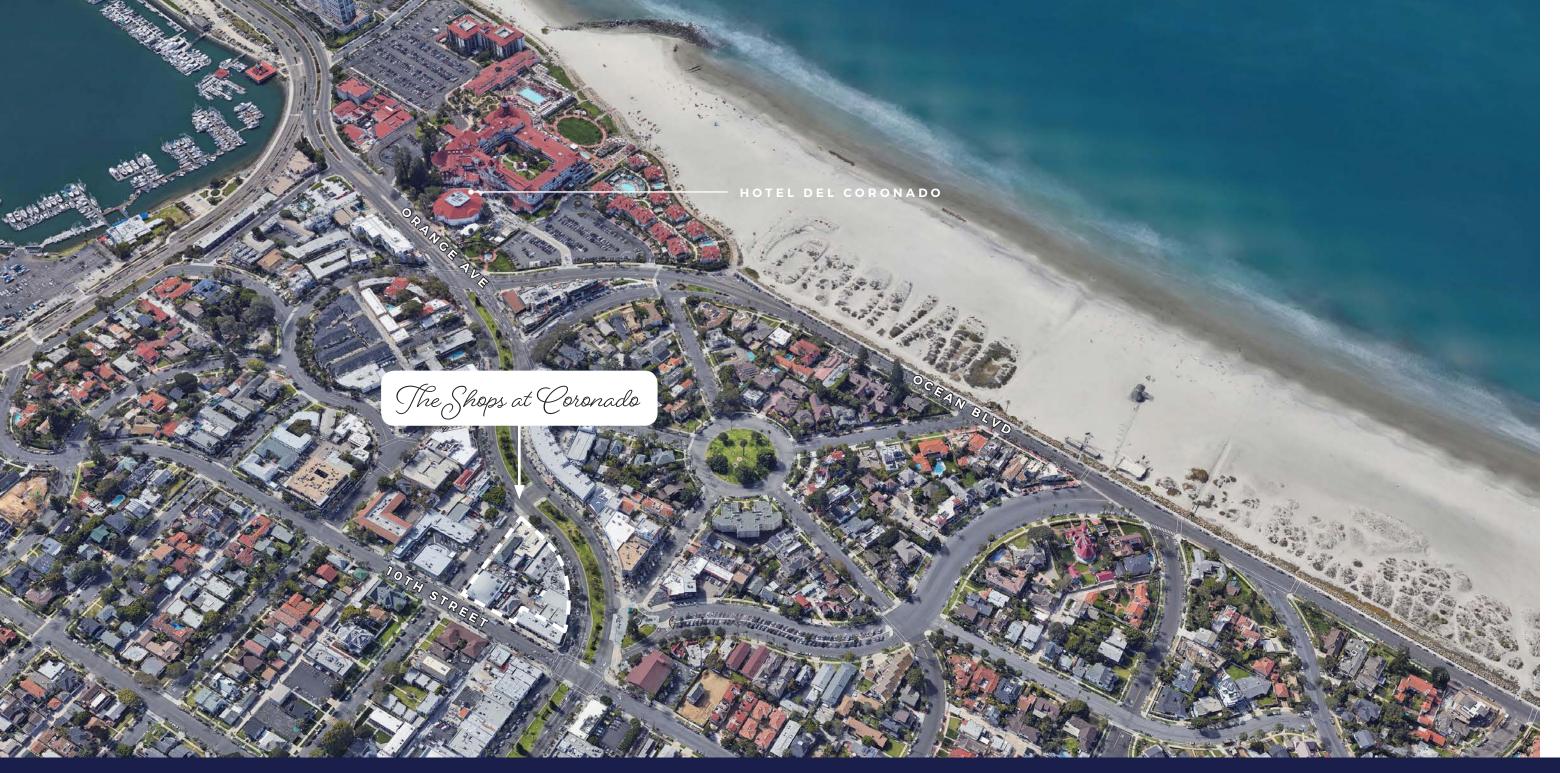
#### A PORTION OF EL CORDOVA AUTO GARAGE

F	750
G	750
Н	750

### 10TH STREET FORMER EAGLE NEWSPAPER OFFICE

I 1388







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





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**

# million visitors annually largest city in the U.S. 1.3 Million residents

in the City Limits



741
total number of business in Coronado









\$143,837 average household

25,434

people call
Coronado home

## hops at Poronado RETAIL INSITE Jim Rinehart Mike Moser Lic. #00977876 Lic. #1824068 mikemoser@retailinsite.net jrinehart@retailinsite.net 858.523.2089 619.726.8557 The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.