



MIXED-USE
BROCHURE
TWO PROPERTIES
AVAILABLE TOGETHER OR SEPARATELY



CBRE



La Avenida Portfolio is a unique offering to purchase a fee simple interest in a Class A retail plaza and/or a boutique hotel, as well as the operating interest of the La Avenida Inn. Consisting of a 15,988 square foot net rentable retail building and a 15,770 square foot, 30 room boutique hotel, La Avenida is steps from the Pacific Ocean and the world renowned Hotel Del Coronado. Exceptionally located on the most highly trafficked stretch of Orange Avenue, this rare offering boasts strong tenant demand as well as achievable upside in both the retail and inn portions.

PRICE	Market
ADDRESS	Retail: 1301-1309 Orange Ave and 1047 & 1053 B Ave Inn: 1315 Orange Ave Coronado, CA 92118
NUMBER OF BUILDINGS	2
TOTAL OCCUPANCY	100%
TOTAL LOT SIZE	0.82 Acres 36,046 Square Feet
TOTAL BUILDING SIZE	Total: 31,758 Square Feet Retail: 15,988 Square Feet Inn: 15,770 Square Feet
ZONING	C
PROPERTY WEBSITE	www.La-Avenida.com







GLORIETTA BAY

CORONADO YACHT CLUB

GLORIETTA BAY INN

VILLA CAPRI BY THE SEA

CORONADO BEACH RESORT

EL CORDOVA HOTEL

MIGUEL'S CORONADO

BRIGANTINE SEAFOOD

USPS

ISLAND TERRACE

INN

PLAZA

B AVENUE

BANK OF AMERICA

VILLAGE PIZZERIA

CHEZ LOMA

ORANGE AVENUE

ORANGE AVENUE

LONG AVENUE



HOTEL DEL CORONADO

CORONADO PLAZA

MARETALIA RISTORANTE





WALK SCORE

90

“WALKER’S PARADISE”

DAILY ERRANDS DO NOT REQUIRE A CAR

PROXIMITY

4.0 MILES TO PETCO PARK

5.1 MILES TO GASLAMP QTR

6.0 MILES TO SD ZOO

7.4 MILES TO AIRPORT

12.1 MILES TO SEAWORLD

**NAVAL BASE
CORONADO**

**CORONADO
BEACHES**

CORONADO

FERRY
LANDING

SAN DIEGO
15 MINUTE
FERRY RIDE

MUNICIPAL
GOLF COURSE

SITE

HOTEL DEL
CORONADO

75

75





HOTELS/ INNS

Hotel del Coronado
Marriott Coronado Island
Resort & Spa
1906 Lodge
Hotel Marisol Coronado
La Avenida Inn
Cherokee Lodge
Beach Village at The Del
Loews Coronado Bay Resort
El Cordova Hotel
Coronado Beach Resort
Glorietta Bay Inn
Coronado Inn

RESTAURANTS/ NIGHTLIFE

Leroy's Kitchen + Lounge
Coronado Brewing Company
Miguel's Cocina
West Pac Noodle Bar
Crown Room
Stake Chophouse & Bar
Bistro d' Asia
Miguelitos
Maretalia Ristorante
Il Fornaio
Brigantine Seafood
Costa Azul
Bluewater Boathouse
Primavera Ristorante
Saiko Sushi

**LA AVENIDA
IS SURROUNDED BY
MANY OF
SAN DIEGO'S MOST
SWANK HOTELS AND
PROGRESSIVELY URBAN
RESTAURANTS**

ATTRACTIONS & TOURISM

Due to San Diego's climate, beaches, night life, and tourist attractions such as Balboa Park, Belmont Amusement Park, San Diego Zoo, and Seaworld, tourism has turned into one of San Diego's base sectors.

2016

+34.9M VISITORS TO SAN DIEGO

+17.4M OVERNIGHT VISITORS

+\$10.4B IN VISITOR SPENDING

+\$743M IN TAXES FOR SAN DIEGO GENERATED BY TOURISM



EMPLOYERS & EDUCATION

San Diego is one of America's largest cities and houses highly ranked schools and top employers. Tourism alone has seen 184,000 jobs created to serve San Diego's many visitors.

TOP EMPLOYERS

US NAVY & DEFENSE
SHARP HEALTHCARE
QUALCOMM

ACADEMIC INSTITUTIONS

UC SAN DIEGO
SAN DIEGO STATE UNIVERSITY
UNIVERSITY OF SAN DIEGO





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