



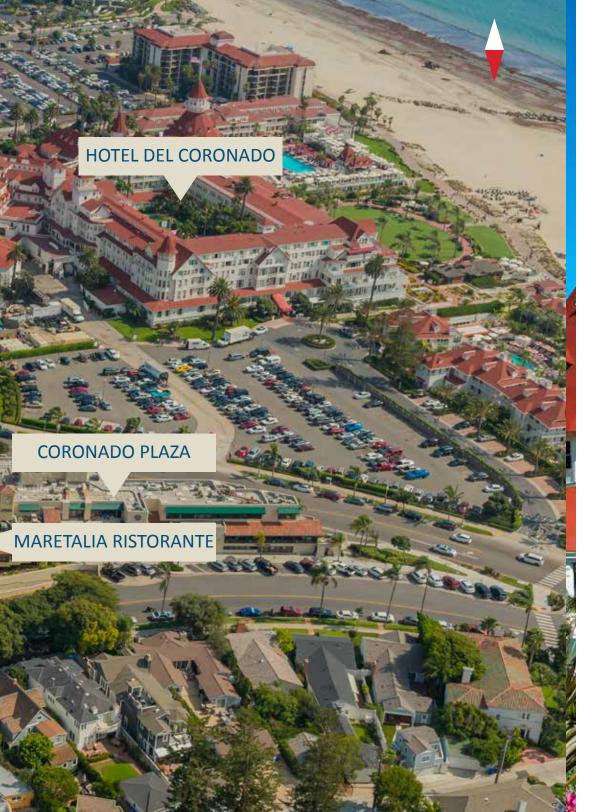
La Avenida Portfolio is a unique offering to purchase a fee simple interest in a Class A retail plaza and/or a boutique hotel, as well as the operating interest of the La Avenida Inn. Consisting of a 15,988 square foot net rentable retail building and a 15,770 square foot, 30 room boutique hotel, La 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	С
PROPERTY WEBSITE	www.La-Avenida.com











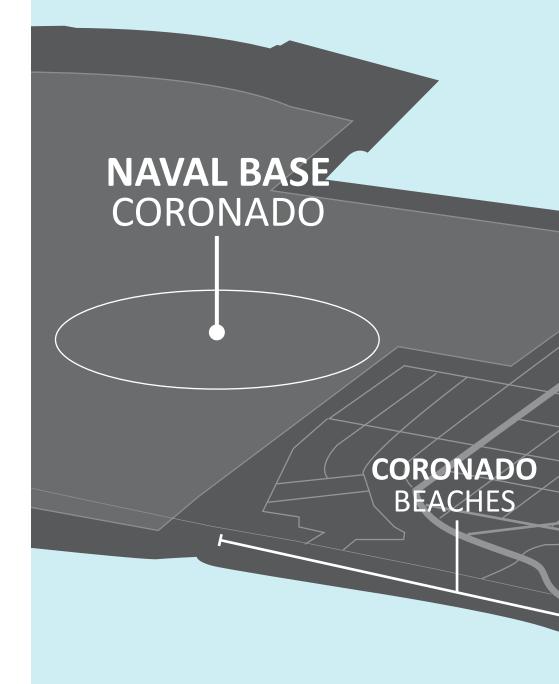


"WALKER'S PARADISE"

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









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

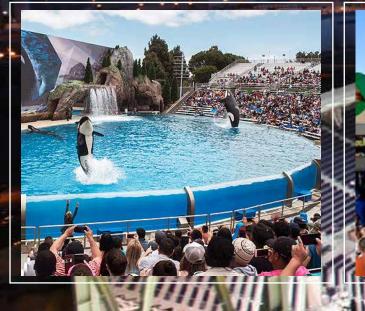
ATTRACTIONS & TOURISM

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





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