

1001  
B Avenue | Suite 308  
Coronado, CA 92118

FOR LEASE



## CALIFORNIA PLAZA - CORONADO



Keith Herbert  
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Rare Top Floor Coronado Medical/Office Available For Lease

1,800 SF Corner Unit - Former Medical Office  
Panoramic Downtown Views

Ashley Cosentino  
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Lic No. 01977154

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## PROPERTY INFO:

Building Size -	30,000 SF	Location -	Coronado
Stories -	3	Use Type -	Medical/Office
Elevator -	Accessess all floors & parking garage levels	Parking -	4 assigned spaces in the underground parking garage
Restrooms -	Common area women's & men's on each floor, one private restroom in suite	Guest Parking -	They can utilize assigned parking in the underground garage, or street parking is available as well

California Plaza is located in the beautiful resort beach community and island of Coronado, which is home to almost 15,000 residents as well as two military bases, Naval Air Station North Island and Naval Amphibious Base Coronado. Two blocks to the West is the Orange Avenue corridor with numerous retail shops, restaurants such as the Brigantine, Stake Chophouse, Bluewater Boathouse, Tavern, Lobster West, Starbucks, Panera, Burger Lounge and many more, grocery stores, the famous Hotel del Coronado, and beaches! Four blocks to the South is the Coronado Tennis Center and Coronado Yacht Club, and close by is the Glorietta Bay Marina, Glorietta Bay, Coronado Boathouse and the Coronado Golf Course.

California Plaza is home to 52 individual suites and businesses such as Dentists, Chiropractors, Escrow, Law Firms, IT, Financial Advisors, Property Management, Insurance, Foreign Language Instruction.

## DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Average Age	46.00	38.60	36.60
2019 Total Population	14,543	99,018	286,287
2019 Total Households	6,701	41,984	108,360
2019 Average Household Income	\$134,589	\$91,710	\$89,805
2019 Average Household Spending	\$33,774	\$24,775	\$25,894
Population Growth 2019-2024	4.83%	5.86%	4.23%

\*SOURCE: WWW.COSTAR.COM

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## Unit Details

### RENT AMOUNT

\$6,995 per month

### TERM

12+ months minimum

### SIZE

± 1,800 SF

### PARKING

Four reserved parking spaces located in the gated and elevator served underground parking garage, street parking available as well

### DETAILS

Third/top floor corner location, reception/lobby, conference room, kitchenette, three exterior facing offices, the interior offices, private restroom, and built in storage throughout

### EXPENSES

Tenant pays directly billable utilities and will be responsible for HVAC

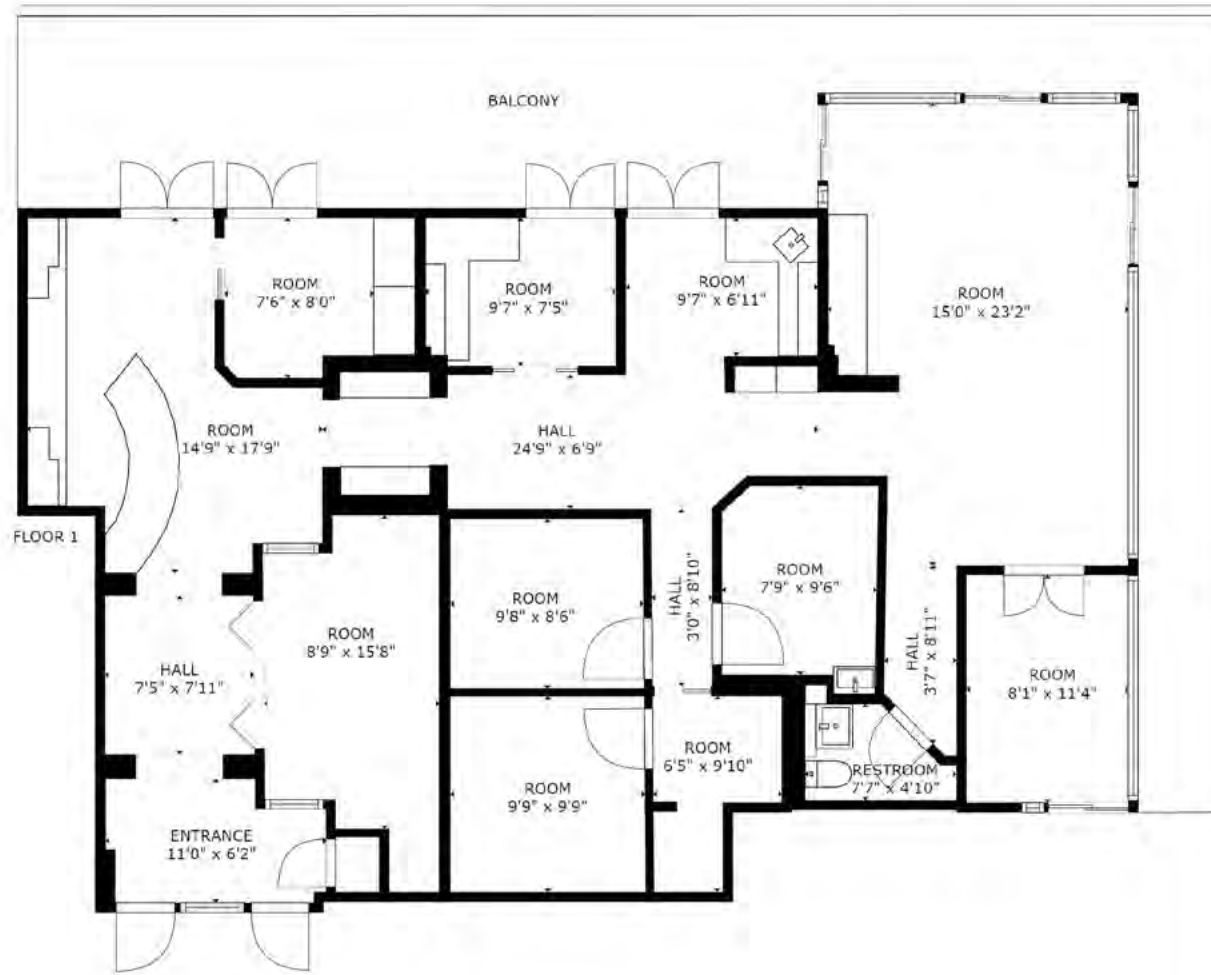


WWW.MCKEECOMMERCIALREALESTATE.COM

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## FLOORPLAN



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