

For Sale

# 936 Orange Ave



**Investment/Owner-User Opportunity in the Heart of Coronado**

±2,841 SF

**UPG** URBAN  
PROPERTY  
GROUP EST. 1989

Did You Know

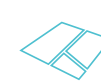
Just 0.7 miles away, the iconic Hotel del Coronado has hosted numerous celebrities and appeared in famous films.



Orange Ave – Coronado’s Main Thoroughfare – 25,774 ADT

[Click here for Zoning Regulations](#)

The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an "as-is" basis. It is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase or lease.



**936 Orange Ave**

Coronado, CA 92118

**±2,841 SF**

Building Size

**±3,467 SF**

Lot Size

**537-332-21**

APN

**Commercial (C)**

Zoning

**Contact Broker**

Asking Price



Click here for  
**Zoning Regulations**



Rare opportunity to own space on Orange Ave in the heart of Coronado, one of San Diego's most prestigious coastal communities



Coronado's Commercial (C) Zone encourages walkable retail, dining, and service uses along Orange Avenue while preserving the city's historic village charm. Zoning also allows for residential or ADU potential, offering added flexibility



Prime storefront with high visibility on Orange Ave (25,774 ADT), excellent signage potential, 3 on-site parking spaces, and ability to activate patio space



Unmatched location with affluent residents, strong daytime population, and over 2 million annual visitors fueling consistent foot traffic



Surrounded by top-performing retailers and restaurants including Trident, Clayton's, Buona Forchetta, Lumo, Pretty Please Boutique, Parakeet Café, Little Frenchie, and more!



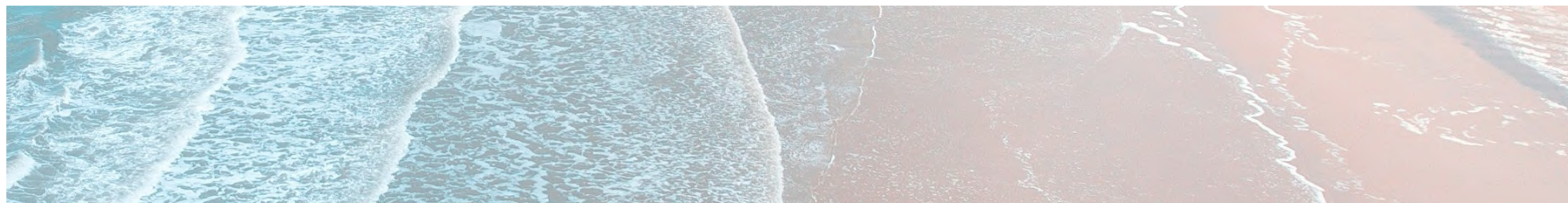
Just steps from the beach, the legendary Hotel del Coronado, the new Bower Hotel, and a variety of luxury boutiques, acclaimed dining, and popular attractions

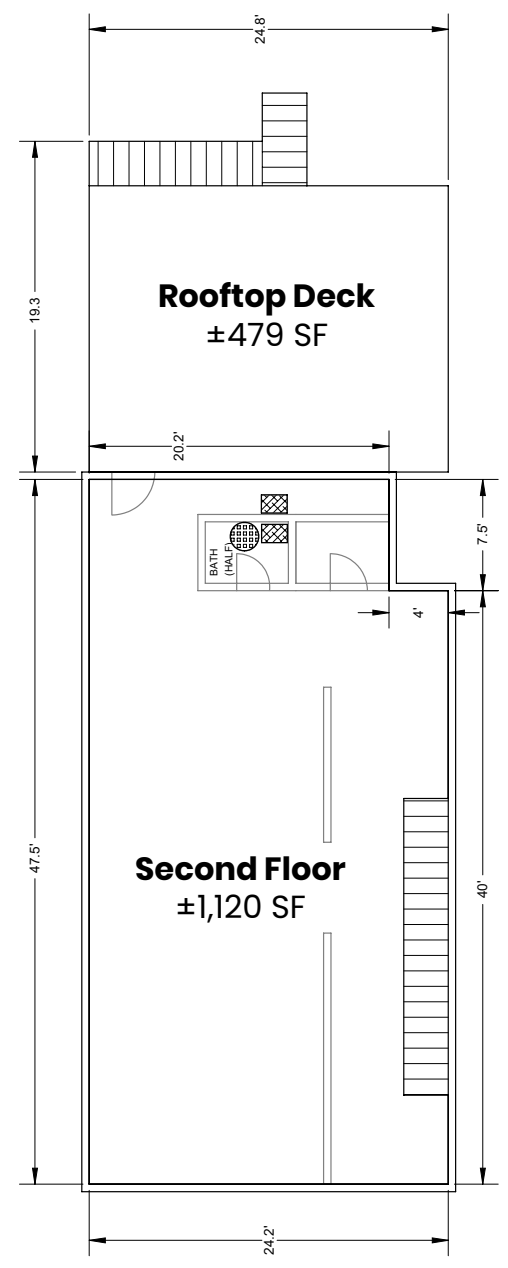
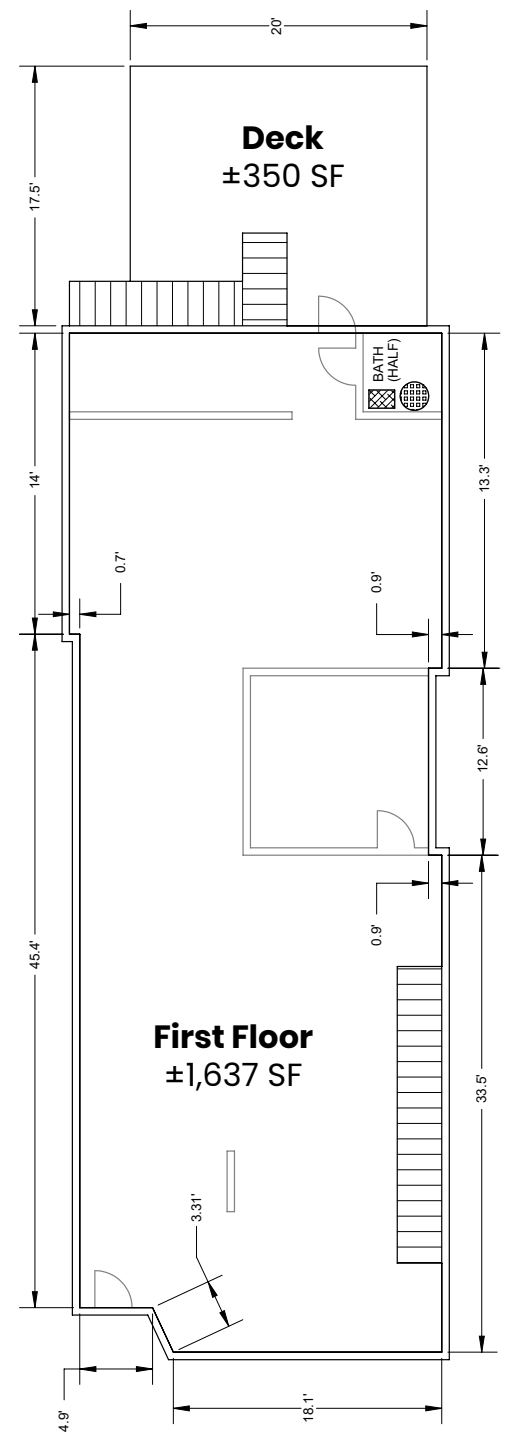
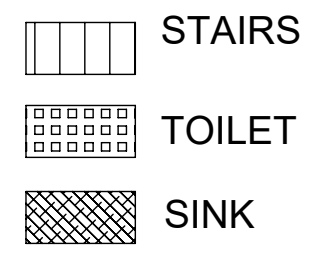
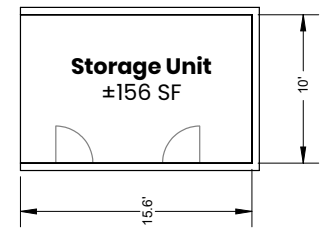
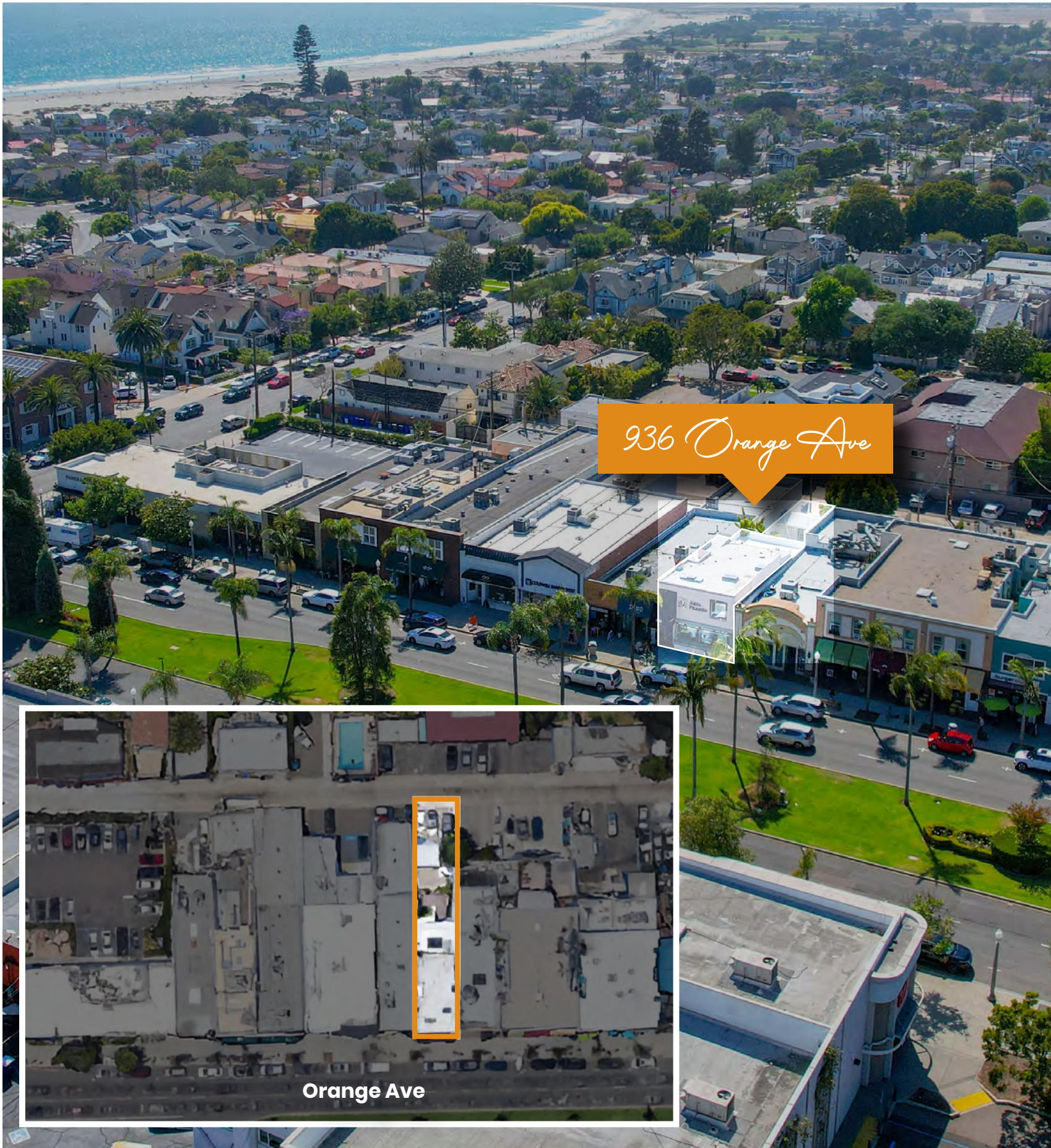


Coronado island remains a top meeting destination driving \$122M in economic impact from group meetings, with 55,000 attendees and \$231,000 spent daily at local businesses.



Easy access to Downtown San Diego and I-5 via the Coronado Bridge for seamless regional connectivity







*Did You Know*

The Coronado Bridge, opened in 1969, spans two miles with a curved design that offers scenic bay and skyline views.



**Join the Legacy of Coronado**

Just across the bay from Downtown San Diego, this iconic island destination is home to America's top-ranked beach, timeless charm, and world-renowned landmarks like the Hotel del Coronado. With a walkable main street, vibrant coastal energy, and year-round visitor traffic, this is where history meets opportunity.





*Did You Know*

The beaches of Coronado have repeatedly been featured on the **World's Top Ten Beaches List!**

- |                            |                           |
|----------------------------|---------------------------|
| 1 Walgreens                | 26 Lobster West           |
| 2 High Tide                | 27 Tavern Grill           |
| 3 Wag'n Tails              | 28 Village Pizzeria       |
| 4 Sweet Soles              | 29 Chez Loma              |
| 5 Pretty Please Boutique   | 30 Little Frenchie        |
| 6 Holland's Bicycles       | 31 Paris & Me             |
| 7 Clayton's Coffee Shop    | 32 Geppetto's             |
| 8 MJ's Boutique            | 33 Parakeet Cafe          |
| 9 Bay Books                | 34 Fuzziwig's             |
| 10 Poke 123                | 35 La Mer Boutique        |
| 11 Moo Time Creamery       | 36 Emerald City Surf Shop |
| 12 Wild Dove Boutique      | 37 Avenu                  |
| 13 The Henry               | 38 The Bay Co.            |
| 14 Francaise               | 39 L'Organgerie           |
| 15 Savon de Coronado       | 40 Sweat Circuit          |
| 16 F45                     | 41 Chase Bank             |
| 17 Buona Forchetta         | 42 Panera                 |
| 18 Swaddee Thai            | 43 Starbucks              |
| 19 Nado Republic           | 44 Villa Nueva            |
| 20 Nado Gelato             | 45 Trident Coffee         |
| 21 Mc P's Irish Pub        | 46 Coronado Bliss Salon   |
| 22 Blanco Cocina + Cantina | 47 Which Which            |
| 23 Better Buzz             | 48 Burger Lounge          |
| 24 Brigantine              | 49 Gelato Paradise        |
| 25 Miguel's Cocina         | 50 JT Prime               |

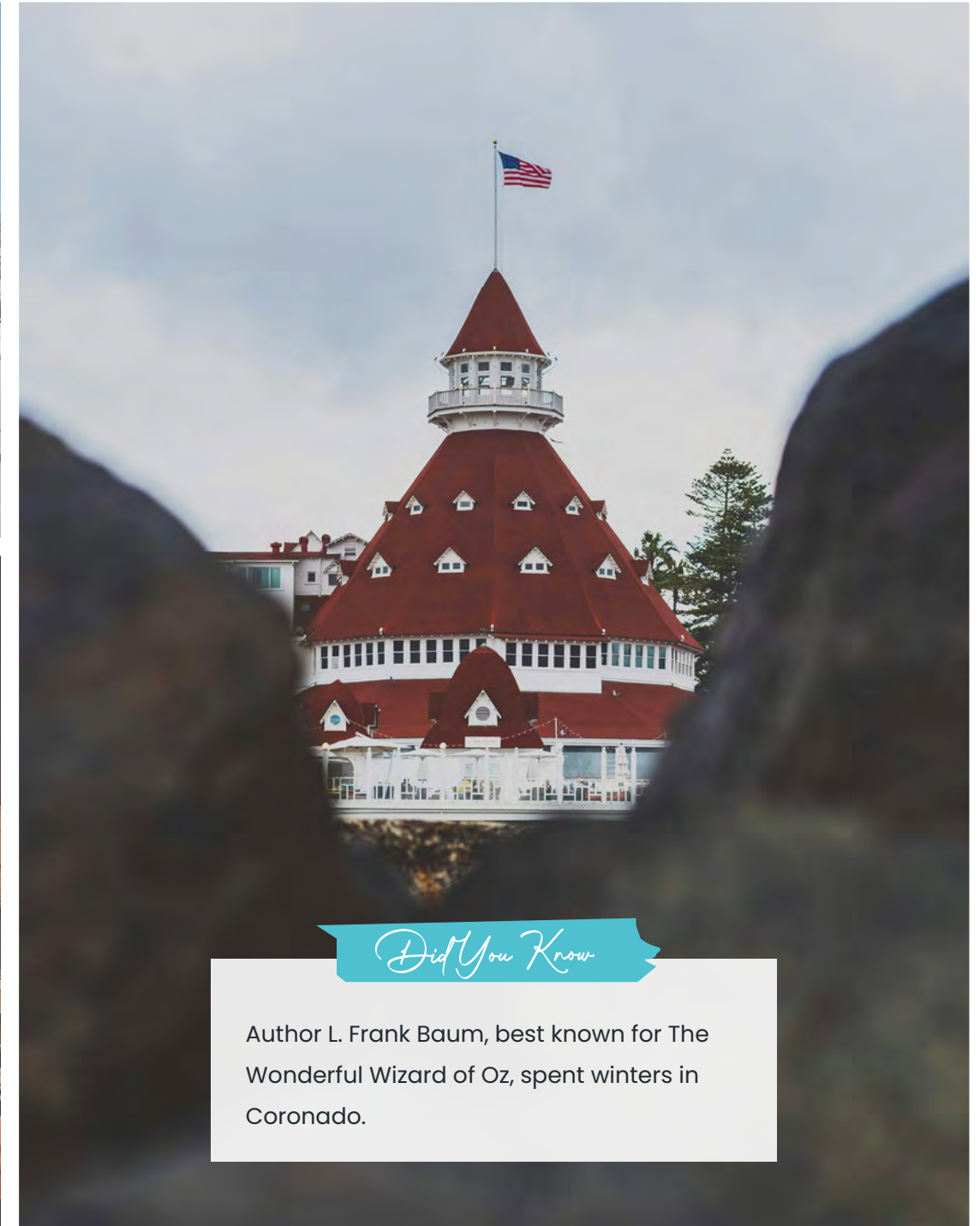
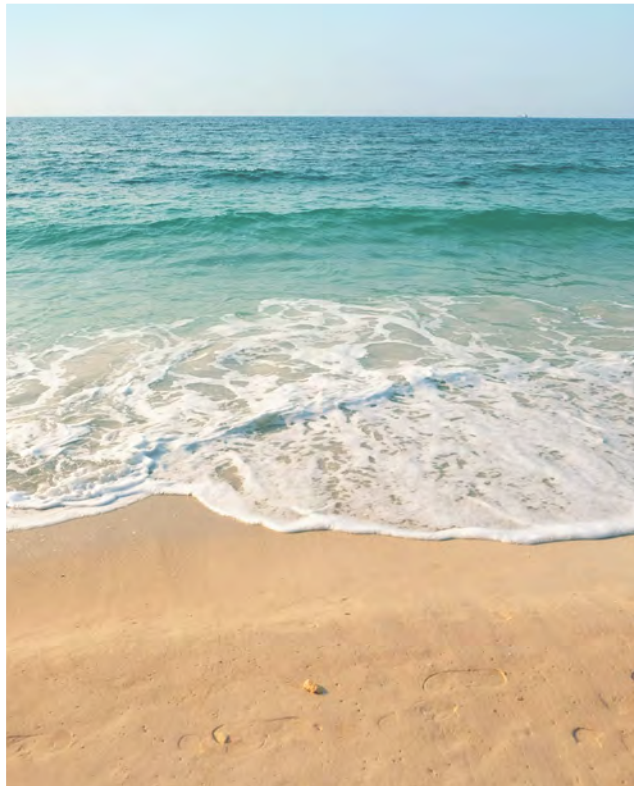
**Prime Coastal Storefront in the Heart of Coronado**

936 Orange Ave, located in the commercial core of Coronado, offers prime frontage along one of the island's most active corridors. Just blocks from the beach and within walking distance to beloved cafes, upscale boutiques, and neighborhood essentials, this highly visible location benefits from steady foot traffic from both locals and visitors.



## The Location

Coronado is a vibrant coastal community known for its iconic Hotel del Coronado, scenic beaches, and charming small-town feel. With a walkable main street featuring boutique shops, oceanfront dining, and historic homes, it offers both relaxation and convenience. The property has a Walkscore of 97 out of 100 and is just 1 mile from the Coronado Bridge, providing easy access to downtown San Diego and beyond.



### Did You Know

Author L. Frank Baum, best known for *The Wonderful Wizard of Oz*, spent winters in Coronado.



50+  
Retailers

100+  
Eateries

97  
Walk Score



### Join the Vibrant Shopping Scene!

Coronado exudes true boutique charm, offering a delightful mix of over 50 unique shops to explore. From thoughtful gifts to gourmet treats, stylish stationery to timeless souvenirs, and vintage finds to the latest trends, there's something for everyone. Whether you pick up a nautical top from La Mer Boutique, an Ocean Boulevard candle from Crown & Sea Curated Living, or a captivating Coronado-set novel from Bay Books, you're sure to find a special treasure to take home.

## Coronado, a World of it's Own.

Coronado, just across the bay from downtown San Diego, is a coastal gem consistently ranked among the best beaches in the U.S. With wide sandy shores, gentle surf, and the iconic Hotel del Coronado, this charming island is perfect for both family vacations and romantic getaways. Known as "The Crown City," Coronado boasts elegant gardens, historic mansions, and oceanfront dining with stunning sunset views. Orange Avenue, the town's main street, is lined with boutique shops, cafes, and local favorites, offering everything from beachwear to artisan goods. The historic Hotel del Coronado stands as the island's centerpiece, offering world-class dining, shopping, and beachfront relaxation. Visitors can also enjoy outdoor activities like sailing, paddleboarding, and golfing at the renowned Coronado Public Golf Course, or experience beloved local traditions like the annual Coronado Flower Show. With its relaxed atmosphere, scenic beauty, and vibrant community, Coronado is a must-visit destination in San Diego.



27M

Annual Visitors

14+

Annual Events



### Did You Know

The name "Coronado" is Spanish for "crowned," earning it the nickname The Crown City.



"Coronado represents a resort in the true definition of the word."

- TRAVEL + LEISURE



## The Demographics.

	1 Mile	2 Mile	3 Mile
Population (2024)	16,721	27,615	81,800
Project Population (2029)	17,157	28,109	90,589
Total Daytime Employment	8,268	23,823	99,934
Total Households	7,279	11,401	42,005
Avg. Household Income	\$151,610	\$153,486	\$111,143
Total Consumer Spending	\$300.7M	\$456.9M	\$1.3B

# contact us

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