



A Boutique Collection of 12 Luxury Residences

*The* GRAND  
CORONADO

747 ORANGE AVENUE, CORONADO, CA 92118



# PROPERTY SUMMARY

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## DESCRIPTION

A boutique collection of 12 newly built condominiums, featuring a commercial-grade elevator, three penthouses with private rooftop decks, private garages, and a premier location in the heart of Coronado Village, steps from top dining, shops, and cafés.

## APN

537-091-32-00

## SITE AREA

35,779 SF

## CURRENT USE

Estimated completion summer 2026.

## ZONING

R-4

## PARKING

12 Assigned Garages, On-site Outdoor Parking & Street Parking

## UTILITIES

All utilities are in place

## OCCUPANCY

Unoccupied at Closing



*Golf Course*

*Glorietta Bay*

*Hotel Del Coronado*

*Beach*

*Dining & Shops*

*Coronado Village*

*The GRAND*  
CORONADO



*Downtown San Diego*

*Ferry Landing*

*Coronado Bridge*

*Golf Course*

*Spreckles Park*

*The GRAND*  
CORONADO



# PROPERTY HIGHLIGHTS

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## LOCATION

Ideally located on the 700 block of Orange Avenue in Coronado Village, just steps from Spreckels Park. Enjoy front-row access to the Fourth of July and Christmas Parades, and walkable proximity to the Coronado Golf Course, Glorietta Bay, Hotel del Coronado, beaches, dining, shopping, and the Ferry Landing, with Downtown San Diego just a short drive away.

## NEW CONSTRUCTION

Currently under construction by local, Coronado-based firm Coastal Development Group, specializing in new construction and all three critical phases of development: design, entitlement, and construction.

## RENTAL INCOME POTENTIAL

Perfect for an investor seeking income through vacation or long-term rentals, with the added opportunity to sell units individually in the future if desired.

## ALL ELECTRIC

All-electric construction with fully owned solar panels, induction cooktops, electric washer and dryer, and a full suite of energy-efficient appliances.



# PROJECT TOTALS

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<b>CONDITIONED AREA:</b>	<b>SQFT</b>
1 <sup>st</sup> Floor	6,614 SF
2 <sup>nd</sup> Floor	6,682 SF
3 <sup>rd</sup> Floor	6,683 SF
<b>Total Conditioned Area:</b>	<b>19,979 SF</b>

<b>COMMON AREA:</b>	<b>SQFT</b>
1 <sup>st</sup> Floor	717 SF
2 <sup>nd</sup> Floor	702 SF
3 <sup>rd</sup> Floor	702 SF
<b>Total Common Area:</b>	<b>2,121 SF</b>

<b>UNCONDITIONED AREA:</b>	<b>SQFT</b>
Roof Decks	2,252 SF
Terraces	2,279 SF
Balconies	518 SF
Covered Front Porches	570 SF
<b>Total Unconditioned Area:</b>	<b>5,516 SF</b>

<b>BUILDING AREA SUBTOTAL:</b>	<b>28,279 SF</b>
Basement Parking Garage/ Storage	7,500 SF
<b>Total Building Area:</b>	<b>35,779 SF</b>



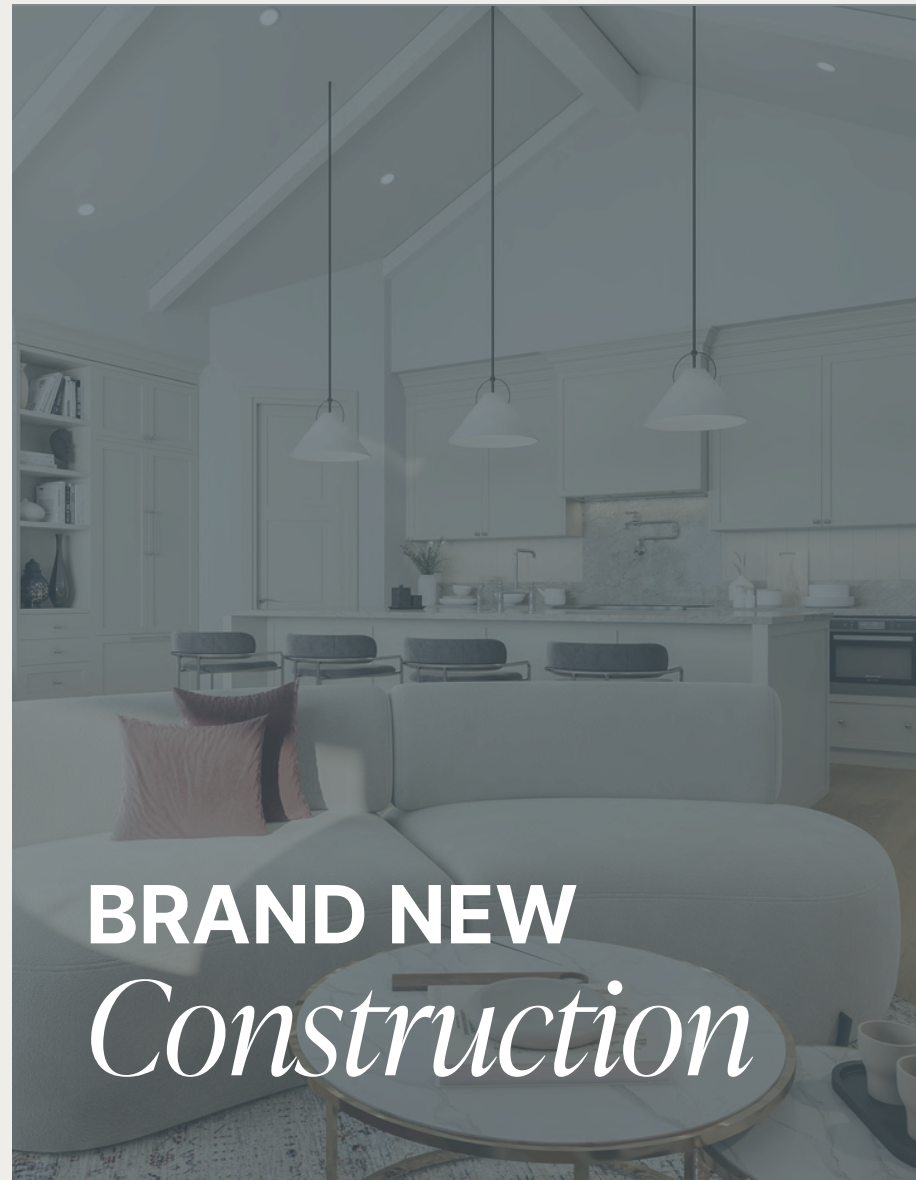
**GREAT**  
*Location*



**RENTAL**  
*Income*



**OPTION TO**  
*Sell Individually*



**BRAND NEW**  
*Construction*

# FLOOR PLANS

CLICK ON LAYOUT TO ACCESS VIRTUAL TOUR

[LAYOUT 1](#)

[LAYOUT 2](#)

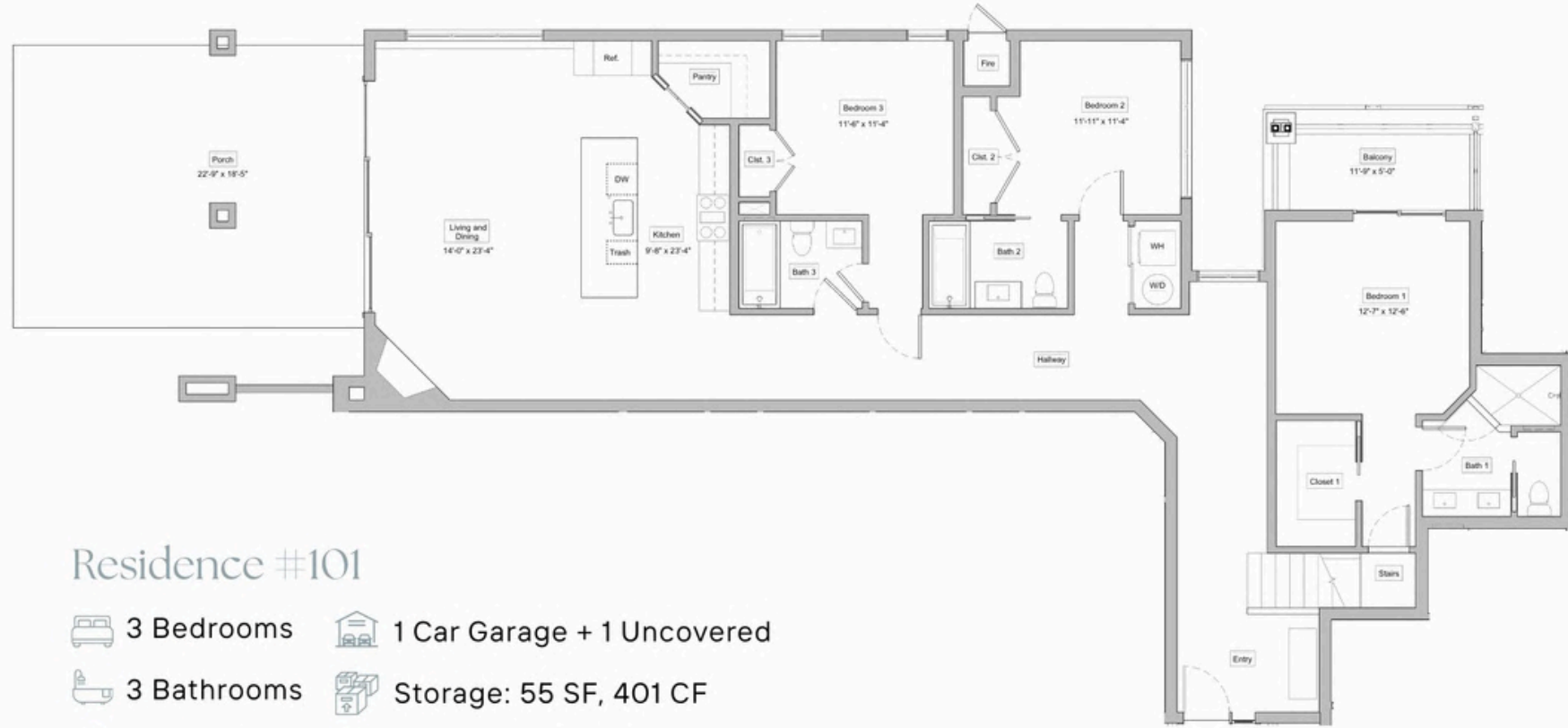
[LAYOUT 3](#)

[LAYOUT 4](#)







# The GRAND

CORONADO

ORANGE AVENUE



## Residence #101

-  3 Bedrooms
-  3 Bathrooms
-  1,910 SF
-  1 Car Garage + 1 Uncovered
-  Storage: 55 SF, 401 CF
-  Porch 22'-9" x 18'-5"

All floor plans are for illustrative purposes only. Dimensions, layouts, and features are approximate and may vary from the actual property. Information is deemed reliable but not guaranteed. Buyers are advised to verify all details independently.







# The GRAND

CORONADO

ORANGE AVENUE



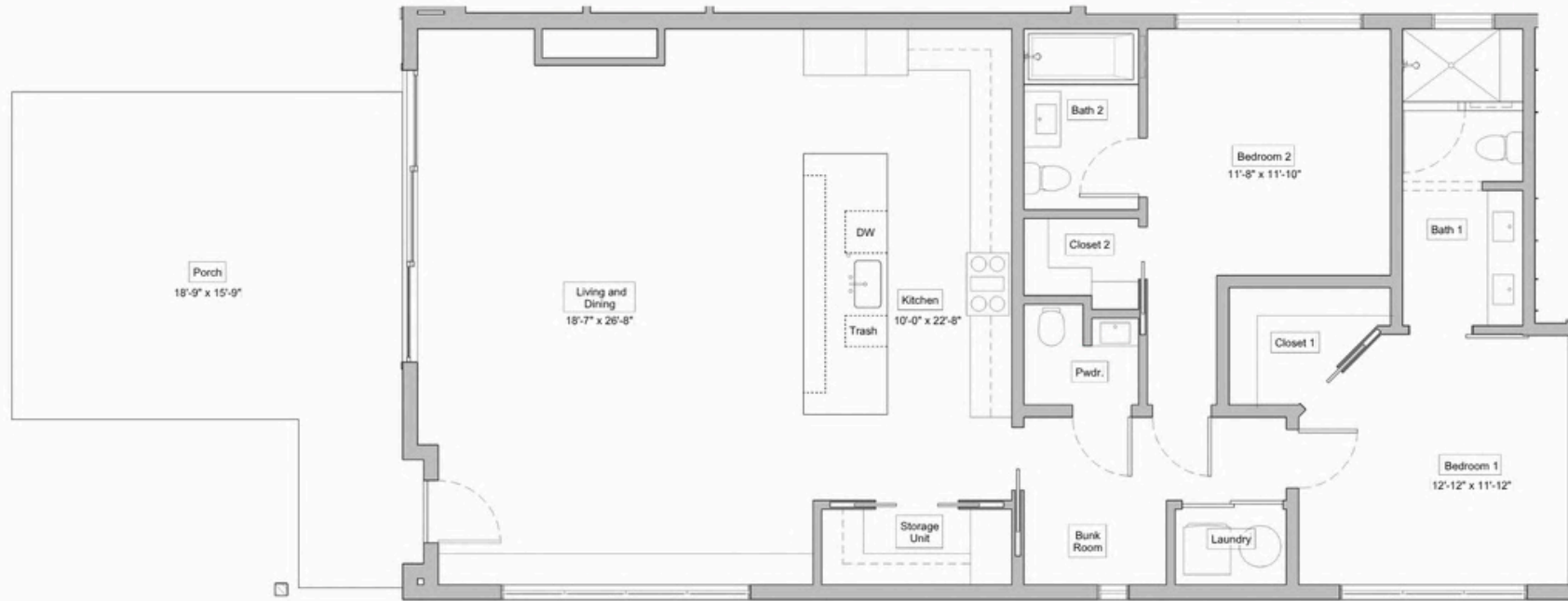
## Residence #102

-  3 Bedrooms
-  1 Car Garage + 1 Tandem
-  2 Bathrooms
-  Storage: 65 SF, 459 CF
-  1,498 SF
-  Porch 20'-9" x 15'-8"

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O R A N G E A V E N U E

## Residence #103

-  2 Bedrooms + Bunk Room
-  1 Car Garage + 1 Tandem
-  2.5 Bathrooms
-  Storage: 38 SF, 283 CF
-  1,549 SF
-  Porch 18'-9" x 15'-9"

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# The GRAND

CORONADO

ALLEY



## Residence #104

-  3 Bedrooms
-  2.5 Bathrooms
-  1,660 SF
-  1 Car Garage + 1 Tandem
-  Storage: 26 SF, 153 CF
-  Terrace 21'-7" x 14'-0"

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# The GRAND

CORONADO

ORANGE AVENUE



## Residence #201

-  3 Bedrooms
-  2 Car Garage
-  3 Bathrooms
-  Storage: 65 SF, 495 CF
-  1,910 SF
-  Terrace 8'-6" x 22'-4"

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# The GRAND

CORONADO

ORANGE AVENUE



## Residence #202

-  3 Bedrooms
-  1 Car Garage + 1 Tandem
-  2 Bathrooms
-  Storage: 65 SF, 459 CF
-  1,486 SF
-  Terrace 8'-6" x 33'-9"

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## Residence #203

-  3 Bedrooms
-  2 Car Garage
-  3 Bathrooms
-  Storage: 111 SF, 775 CF
-  1,631 SF
-  Terrace 25'-6" x 13'-0"

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# The GRAND

CORONADO

ALLEY



## Residence #204

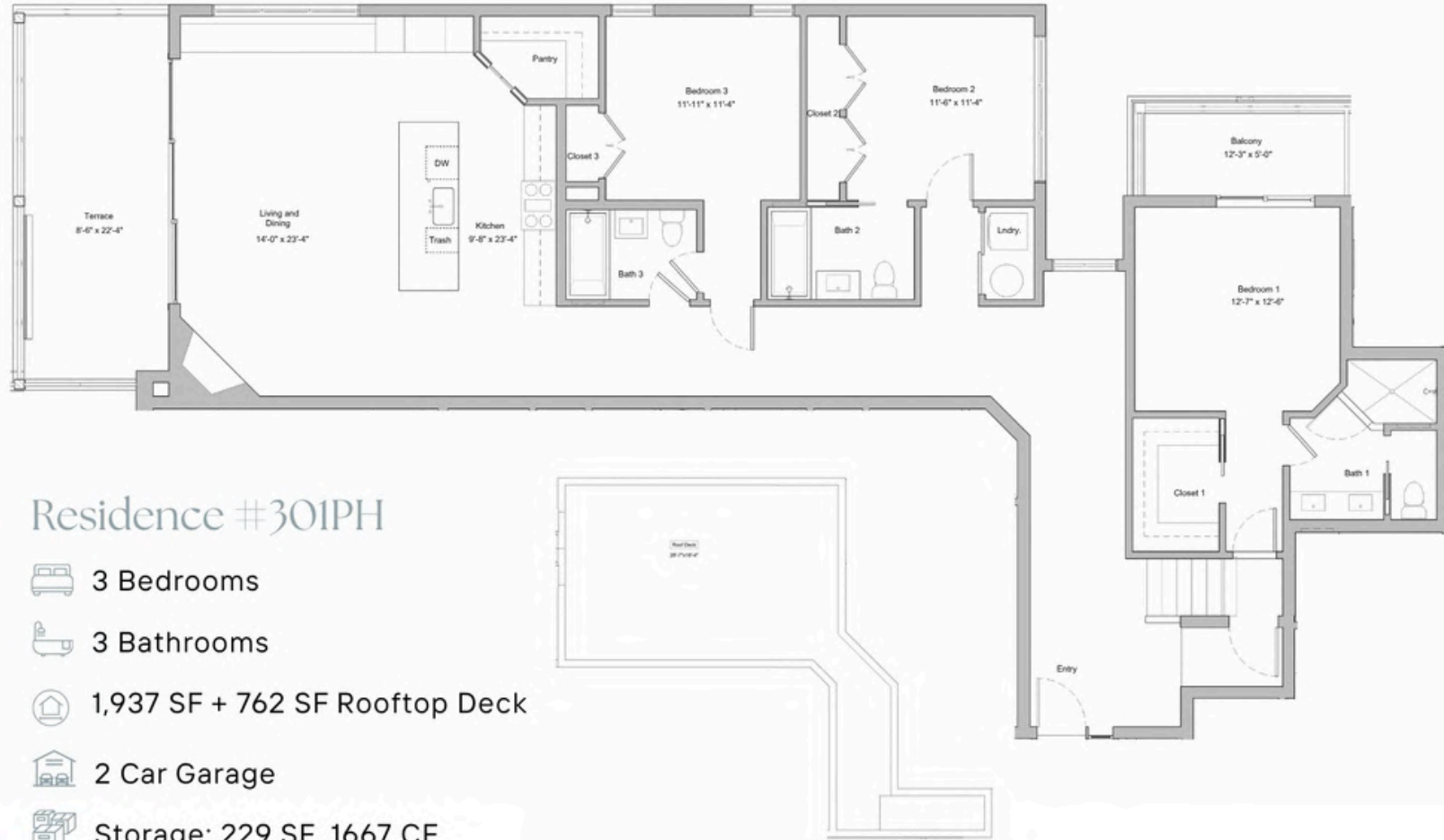
-  3 Bedrooms
-  1 Car Garage + 1 Tandem
-  2.5 Bathrooms
-  Storage: 39 SF, 314 CF
-  1,658 SF
-  Terrace 21'-7" x 14'-0"

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# The GRAND

CORONADO

ORANGE AVENUE



## Residence #301PH

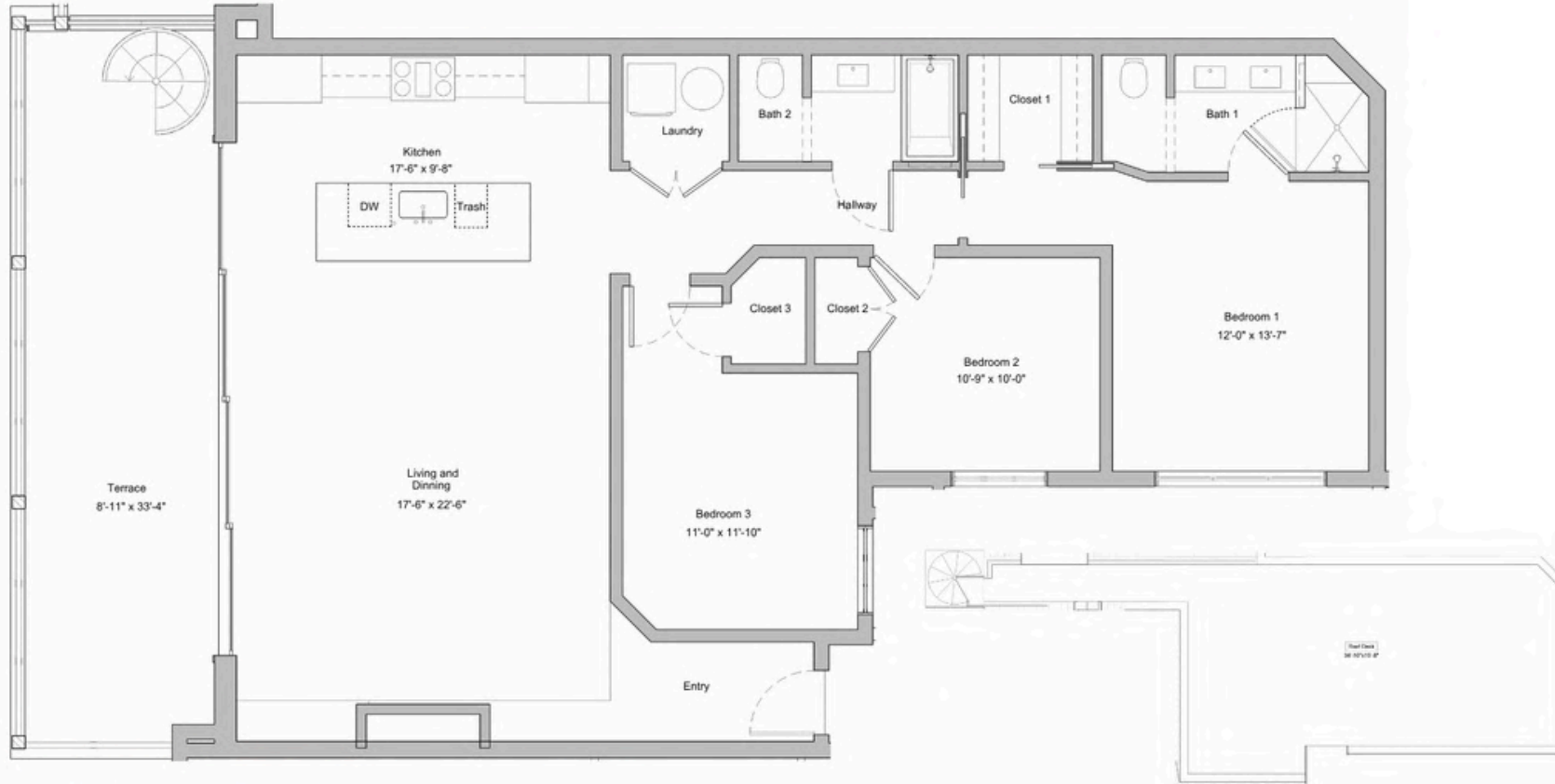
-  3 Bedrooms
-  3 Bathrooms
-  1,937 SF + 762 SF Rooftop Deck
-  2 Car Garage
-  Storage: 229 SF, 1667 CF
-  Terrace 8'-6" x 22'-4"

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# The GRAND

CORONADO

ORANGE AVENUE



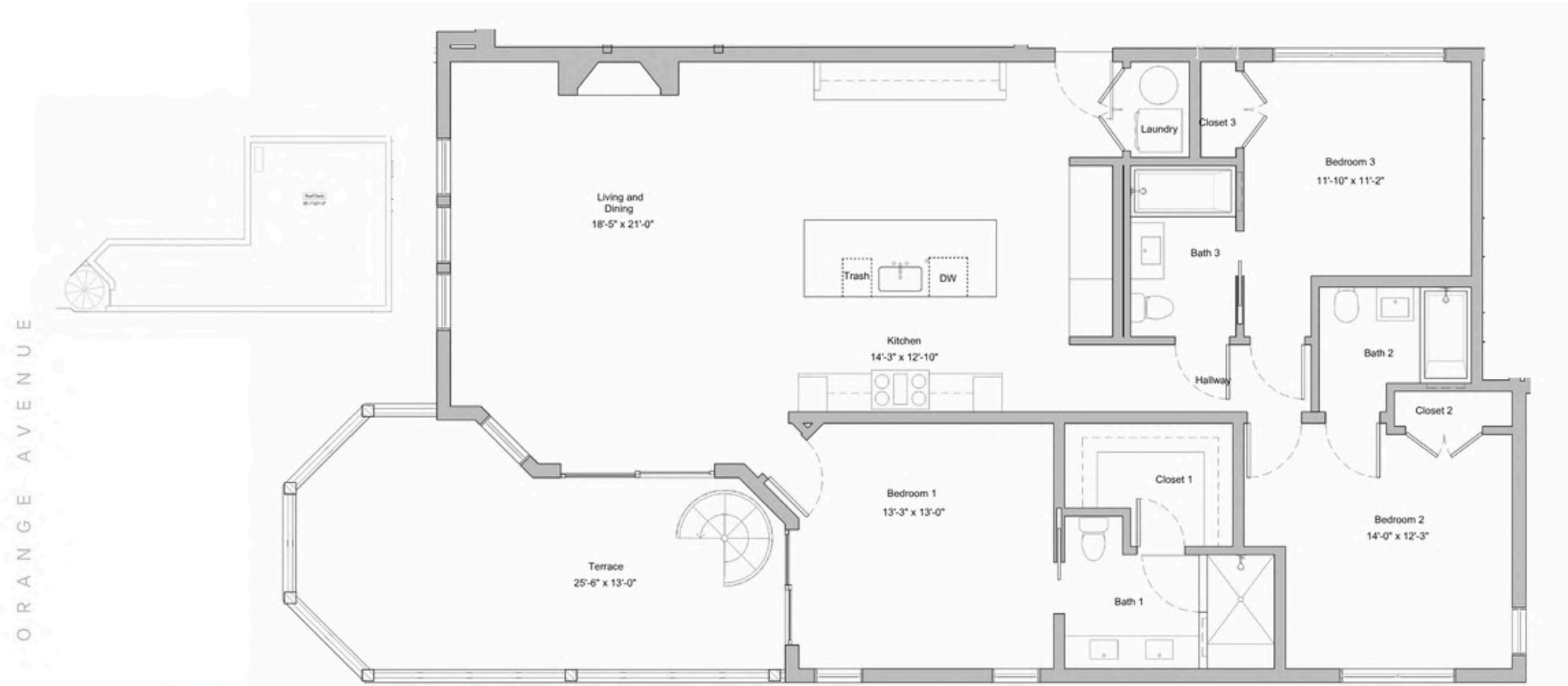
## Residence #302PH

-  3 Bedrooms
-  2 Car Garage
-  Terrace 8'-11" x 33'-4"
-  2 Bathrooms
-  Storage: 116 SF, 833 CF
-  1,486 SF + 779 SF Rooftop Deck







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CORONADO



## Residence #303PH

-  3 Bedrooms
-  2 Car Garage
-  Terrace 25'-6" x 13'-0"
-  3 Bathrooms
-  Storage: 225 SF, 1632 CF
-  1,631 SF + 598 SF Rooftop Deck

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# The GRAND

CORONADO

ALLEY



## Residence #304PH

-  3 Bedrooms
-  2.5 Bathrooms
-  1,633 SF
-  1 Car Garage + 1 Tandem
-  Storage: 38 SF, 252 CF
-  Terrace 21'-7" x 14'-0"

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# The GRAND

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## Basement

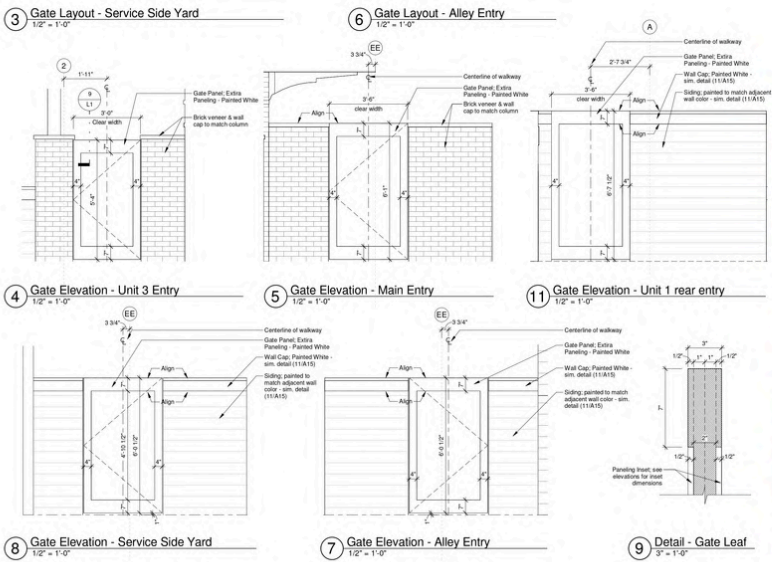
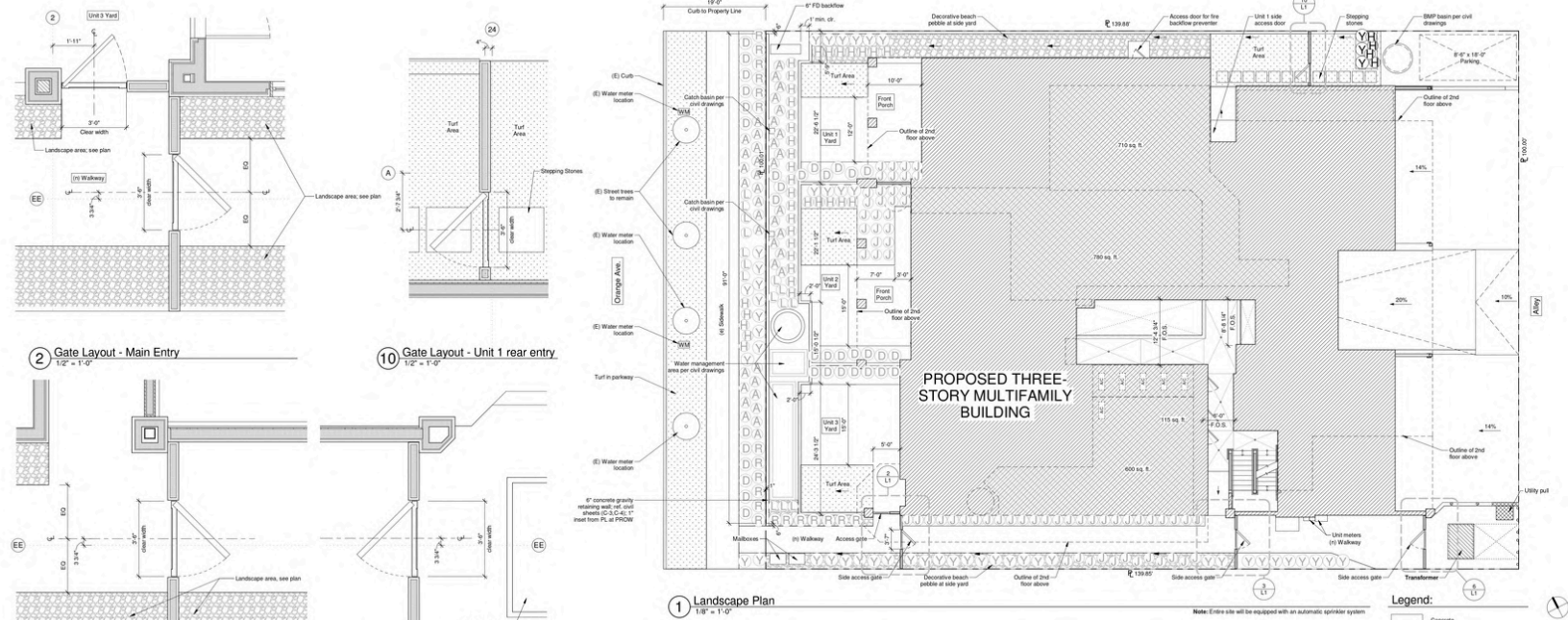


ORANGE AVENUE

ALLEY

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# LANDSCAPE PLAN



CDG-12 Unit - RFI 175  
727733 Orange Ave.

christian rice architects, inc.  
1127 loma avenue, concord, ca 94518 p 919.552.9049



Drawn by: Author  
Drawing date: January 05, 2026

Design Review  
Approved Landscape  
Plan

L1



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**SALAS**   
PROPERTIES

*We make it Happen.*