

FOR SUBLEASE

Retail/Office Space For Sublease in the Heart of Coronado

1116 10TH STREET, CORONADO, CA 92118



**FLOCKE &
AVOYER**
Commercial Real Estate



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Retail/Office Space For Sublease in the heart of Coronado

- ±4.4 years of initial term remaining with options to extend
- \$10,000/MO + \$2,000 NNN/MO
- ±1,388 SF
- Space contains six offices, conference room, kitchenette, and bathroom

Welcome to your newly remodeled retail/office space in the heart of Coronado, where business excellence meets luxurious surroundings. Situated amidst pristine beaches and a thriving community, this rare sought-after opportunity offers more than just a space.

THE LOCATION

Located centrally in Coronado, renowned for its upscale ambiance and proximity to San Diego, the office space is ideally positioned for convenience and a tranquil environment. Enjoy easy access to major transportation routes and local amenities, ensuring your business thrives in this highly desirable locale.



Demographics



POPULATION

1 mile 16,733
3 miles 90,279
5 miles 268,504



AVERAGE HOUSEHOLD INCOME

1 mile \$164,616
3 miles \$116,054
5 miles \$128,761



DAYTIME POPULATION

1 mile 6,677
3 miles 81,777
5 miles 169,722

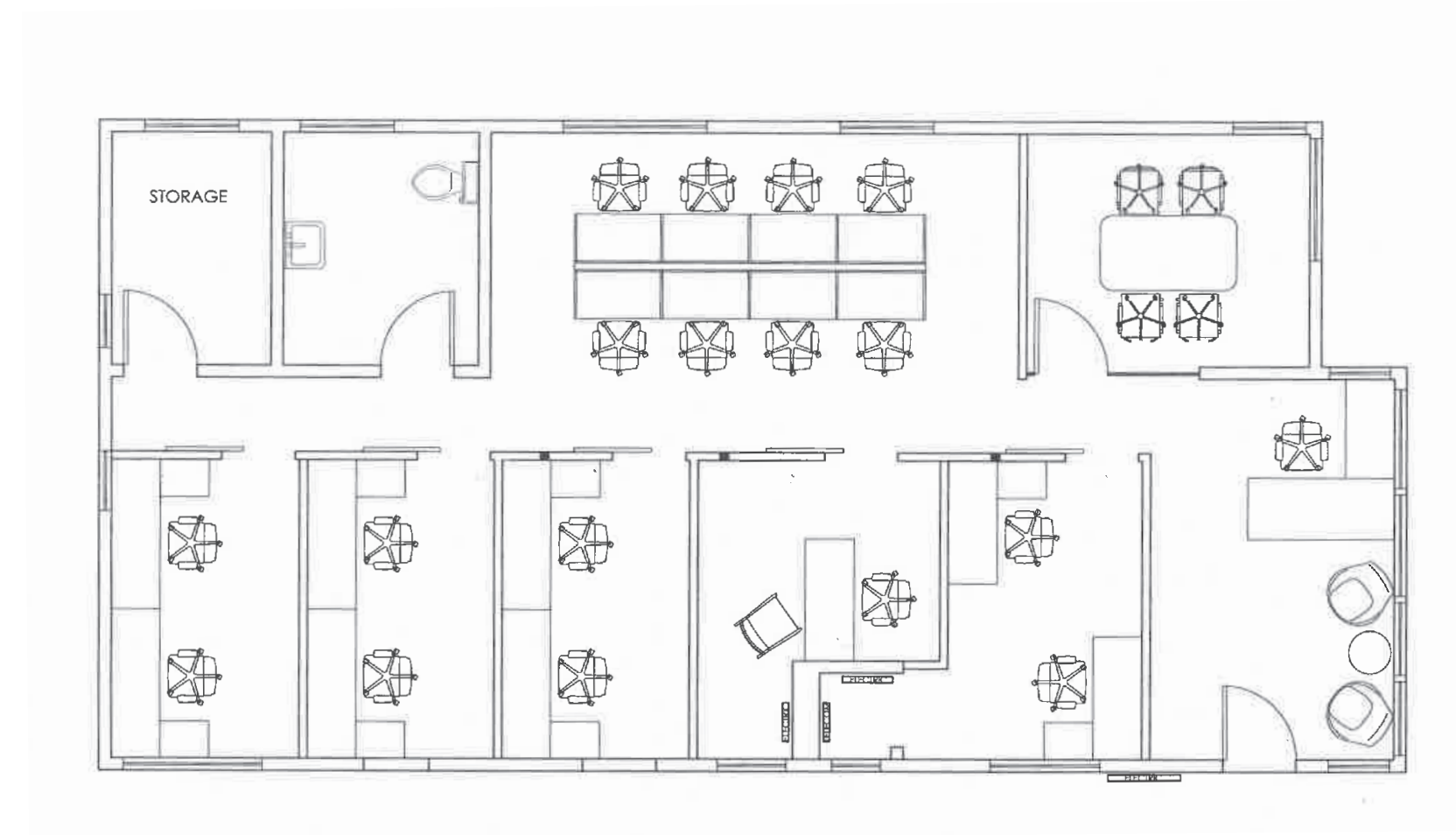


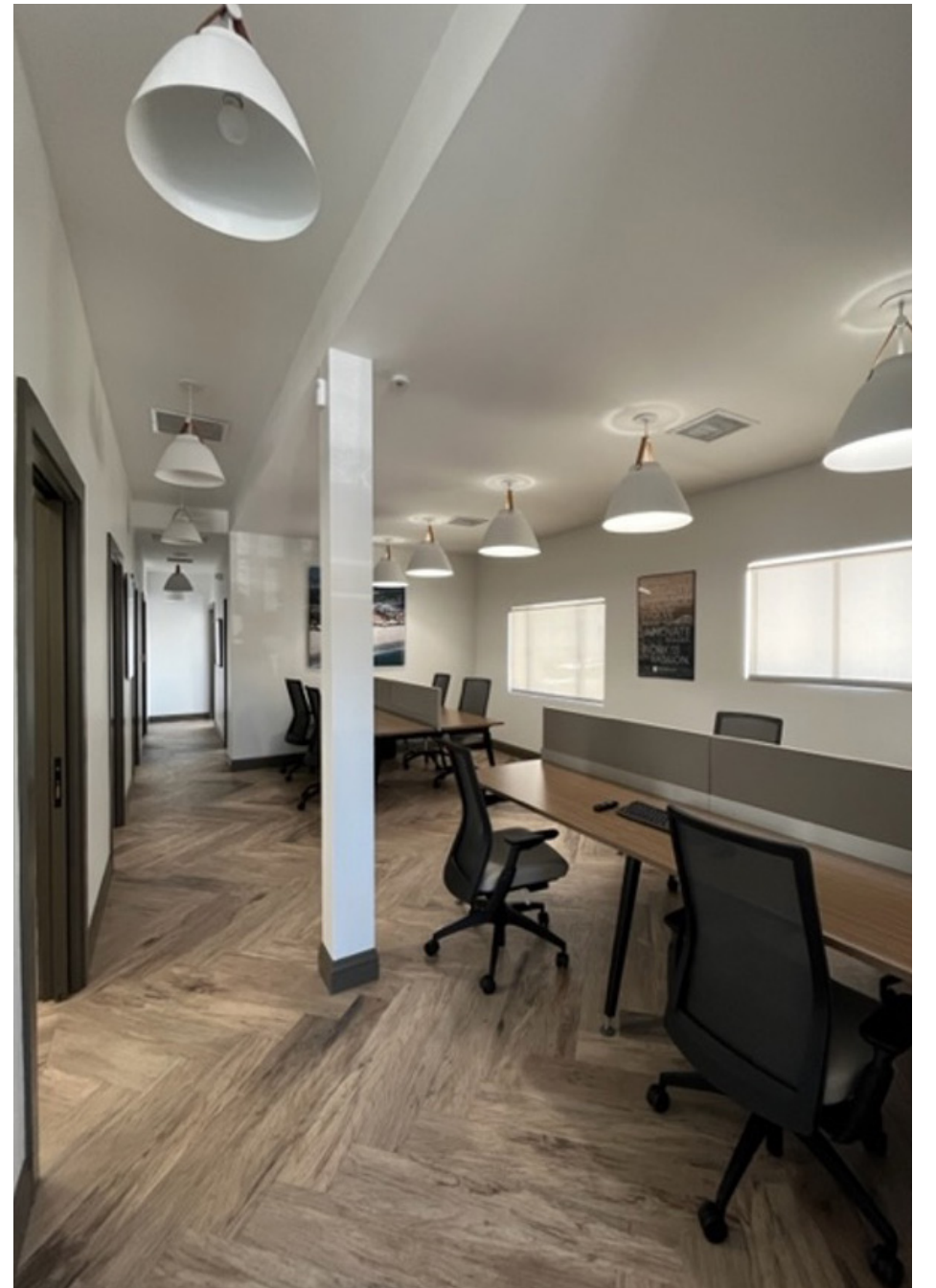
AVERAGE DAILY TRAFFIC

Orange Avenue 25,537
10th Street 27,018
C Avenue 22,062



Floor Plan







City Hall

Silver Strand Blvd. 29,392



Coronado Yacht Club

Glorietta Blvd.

HOTEL DEL CORONADO

CHIPOTLE

BRIGANTINE
SEAFOOD & OYSTER BAR

BETTER BUZZ
...coffee...

Bank of America

THE HENRY

Parakeet Cafe

Ocean Blvd.

Isabella Ave.

10th St.

9th St.

Orange Ave. ADT: \$27,616

CHASE

Panera BREAD



burger lounge
THE ORIGINAL grass-fed BURGER

ACE Hardware

Walgreens

VONS



Disclaimer

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