



DO NOT DISTURB EXISTING TENANT

949-51 Orange Ave

Signature Coronado Retail Opportunity | ±2,444 SF

UPG URBAN
PROPERTY
GROUP est. 1989

949-951 Orange Ave
Coronado, CA 92118

LOCATION

$\pm 2,444$ SF

AVAILABLE SPACE

Within 60 Days

TIMING

Contact Broker

LEASE RATE



The Highlights

- Rare retail space on Orange Ave in the heart of Coronado, one of San Diego's most prestigious coastal communities
- Signature storefront with excellent signage opportunity on Orange Ave, with two dedicated parking spaces in the back
- Premier location with strong daytime demographics, an affluent residential base, and a steady influx of year-round tourists, with 2 million annual visitors to Coronado
- Join top retailers and restaurants including Clayton's, Buona Forchetta, Island Brikenstock, Pretty Please Boutique, Averu, Parakeet Café, Little Frenchie, and many more!
- Steps from the beach, the iconic Hotel del Coronado, and numerous high-end boutiques, top-rated restaurants, and vibrant local 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.
- Convenient access to I-5 via the Coronado Bridge, connecting to downtown San Diego and beyond



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.



1	Walgreens	26	Lobster West
2	High Tide	27	TavernGill
3	Wag'n Tails	28	VillagePizzeria
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	Gopetto's
8	MJ's Boutique	33	ParakeetCafe
9	Bay Books	34	Fuzziwig's
10	Poke 123	35	La MerBoutique
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'OrgaGerie
15	Savon de Coronado	40	SweatCircuit
16	F45	41	ChaseBank
17	Buona Forchetta	42	Panera
18	Swaddee Thai	43	Starbucks
19	Nado Republic	44	Vila Nueva
20	Nado Gelato	45	TridentCofee
21	Mc P's Irish Pub	46	CoronadoBlissSalon
22	Blanco Cocina + Cantina	47	WhichWhich
23	Better Buzz	48	BurgerLounge
24	Brigantine	49	GelatoParadise
25	Miguel's Cocina	50	JTPrime

50+ Retailers

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.



AVENU



CHARLESTON SHOE COMPANY



EMERALD CITY



ISLAND BIRKENSTOCK



WILD DOVE



STUDIO 12.20



FRANCAISE



MJ'S BOUTIQUE



LA MER BOUTIQUE



Dine

50+
Retailers



100+
Eateries



Play

97
Walk Score

Coronado, a World of its 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.

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

- TRAVEL + LEISURE

The Demographics

	1 Mile	2 Mile	3 Mile
Population (2024)	16,548	27,586	89,529
Project Population (2029)	16,982	28,801	90,536
Total Daytime Employment	8,390	22,977	99,163
Total Households	7,206	11,390	41,941
Avg. Household Income	\$151,643	\$153,522	\$111,146
Total Consumer Spending	\$297.6M	\$456.6M	\$1.3B

2M

Annual Visitors

14+

Annual Events



Serena Patterson
serena@upgsocal.com
Lic No. 01721040

Bill Shrader
bill@upgsocal.com
Lic No. 01033317