

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.



OFFICE SPACE FOR LEASE

### 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

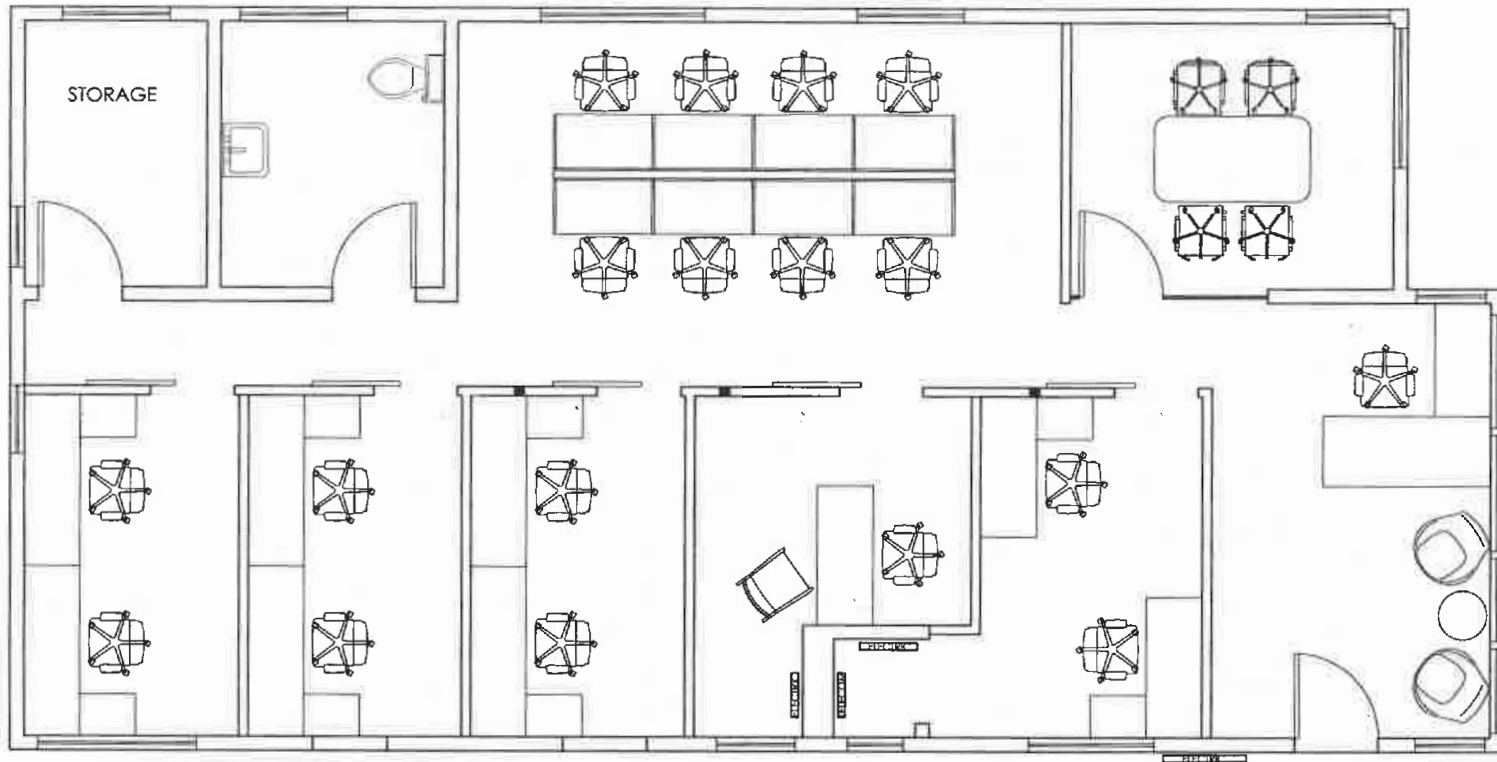


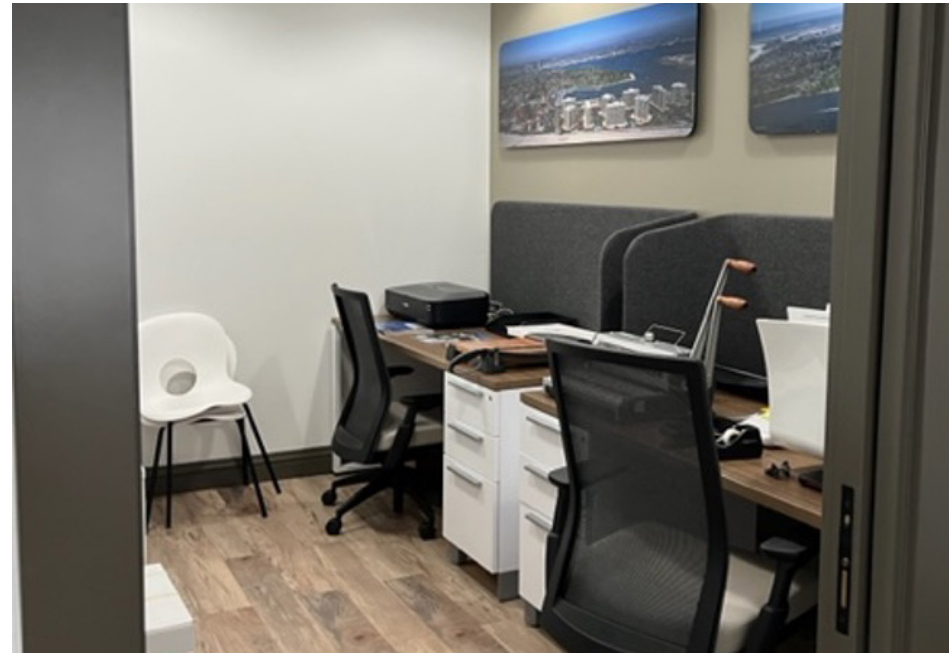
## AVERAGE DAILY TRAFFIC

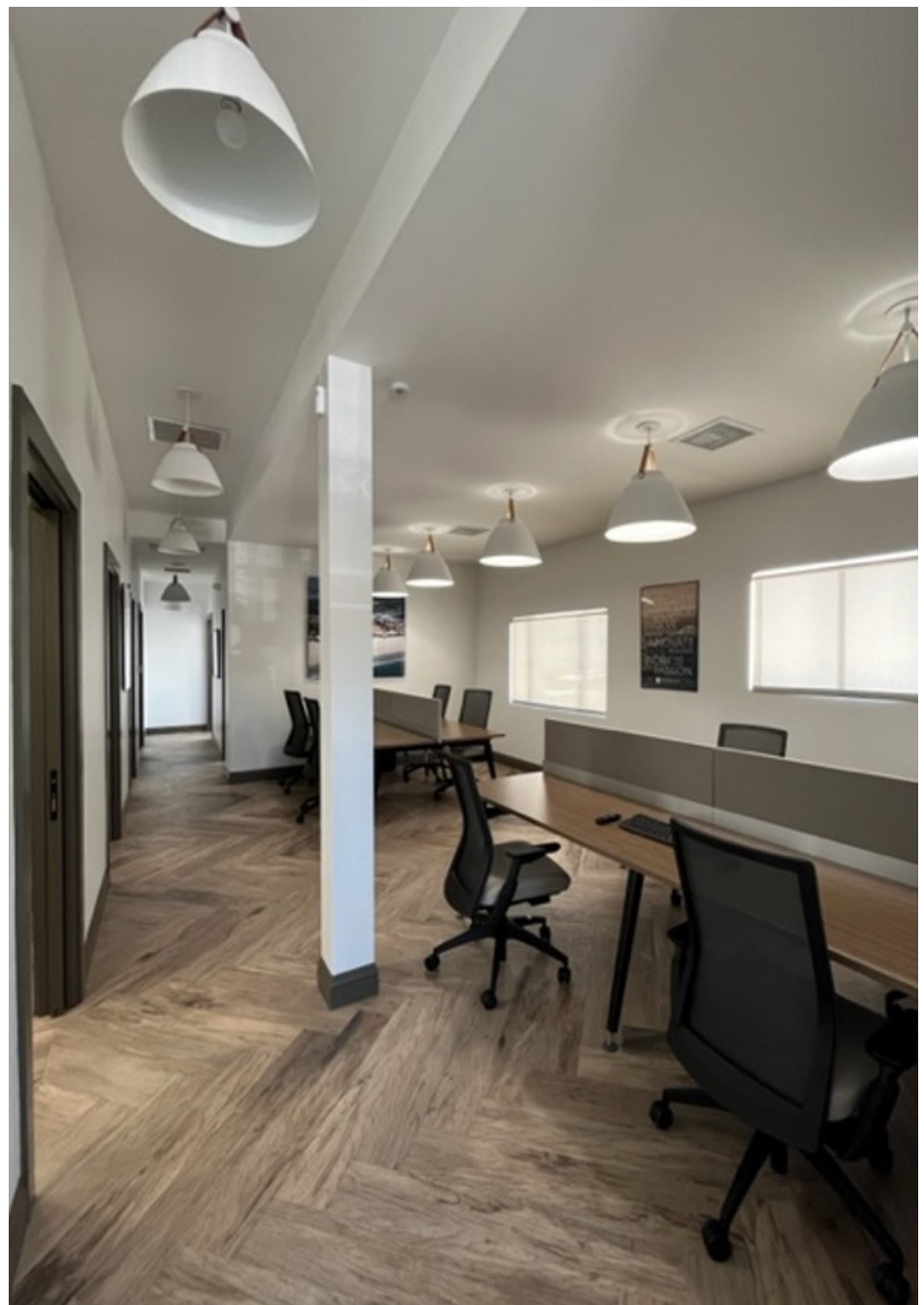
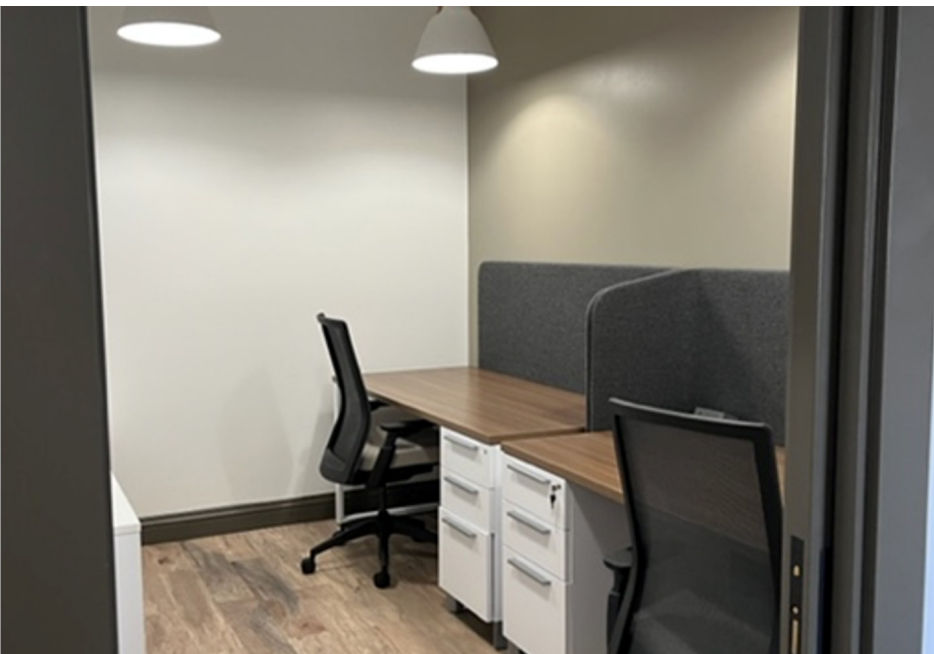
**Orange Avenue** 25,537  
**10th Street** 27,018  
**C Avenue** 22,062

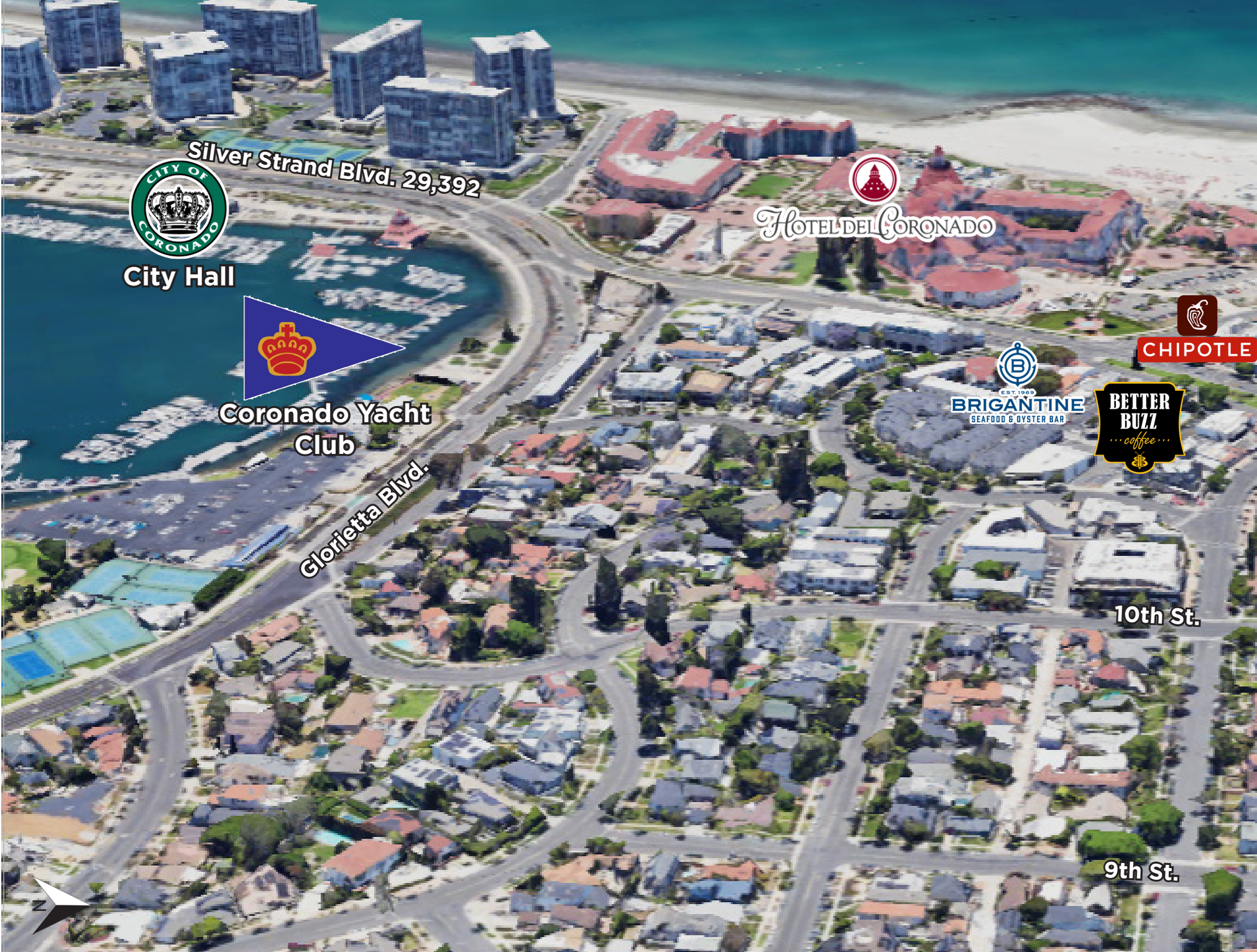


# Floor Plan









City Hall

Silver Strand Blvd. 29,392



Coronado Yacht Club

Glorietta Blvd.



HOTEL DEL CORONADO



CHIPOTLE



BRIGANTINE  
EST. 1969  
SEAFOOD & OYSTER BAR



10th St.

9th St.







Bank of America



THE HENRY

Parakeet Cafe



ACE Hardware

Walgreens

Orange Ave. ADT: F27,616

CHASE



burger lounge  
THE ORIGINAL grass-fed BURGER

VONS

Ocean Blvd.

Isabella Ave.

# Disclaimer

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Rev. 10.3.24