CORONADO PLAZA

1300-1330 ORANGE AVENUE

GROUND FLOOR RETAIL ACROSS THE STREET
FROM THE HOTEL DEL CORONADO



Renderings are conceptual and for illustrative purposes only.
Actual property improvements may vary.

CAST CAPITAL PARTNERS

ABOUT THE PROPERTY

The Coronado Plaza is a premier, multi-level retail and office center located at 1300–1330 Orange Avenue on Coronado Island. Occupying an entire triangular block bordered by R.H. Dana Place, Churchill Place, and Orange Avenue, this 41,949 square foot property sits directly across from the world-renowned Hotel del Coronado—welcoming over 500,000 guests annually—offering tenants a highly trafficked, year-round audience.

Built in 1981, the Plaza features a mix of street-level retail and dining along with upper-floor executive office suites. Notable tenants include By The Sea, B-Long Pilates, Island Yoga Coronado, Island Footwear/Birkenstocks, The Tavern, Chipotle, Domino's Pizza, and Subway, among others.

The property boasts incredible ocean views from its scenic ocean-facing decks, covered parking for convenience, and proximity to major amenities. Additionally, it serves not only the affluent residential community of Coronado Island but also key military installations such as the Naval Air Station and the Naval Amphibious Base.

Coronado Plaza delivers a unique shopping and lifestyle experience that invites visitors to shop, dine, and discover everything Coronado has to offer.



PROPERTY HIGHLIGHTS

PRIME LOCATION
Across from Hotel del Coronado, one block from the beach

HIGH VISIBILITY
217 linear feet of Orange Ave frontage with single curb cut

ON SITE PARKING
Subterranean parking for tenants and visitors

MIXED-USE LAYOUT
Ground-floor retail/restaurants; upper-level executive offices

DIVERSE TENANCY
Food, retail, wellness, and professional services

2026 RENOVATION
Full property upgrade underway

PROMINENT CORNER PARCEL
Entire triangle block (R.H. Dana, Churchill, Orange Ave)

UPSCALE TRADE AREA
Surrounded by luxury shops, dining, and resorts

STRONG DEMOGRAPHICS
$158K avg HH income (1-mile); 22,000+ VPD on Orange Ave

AERIAL VIEW

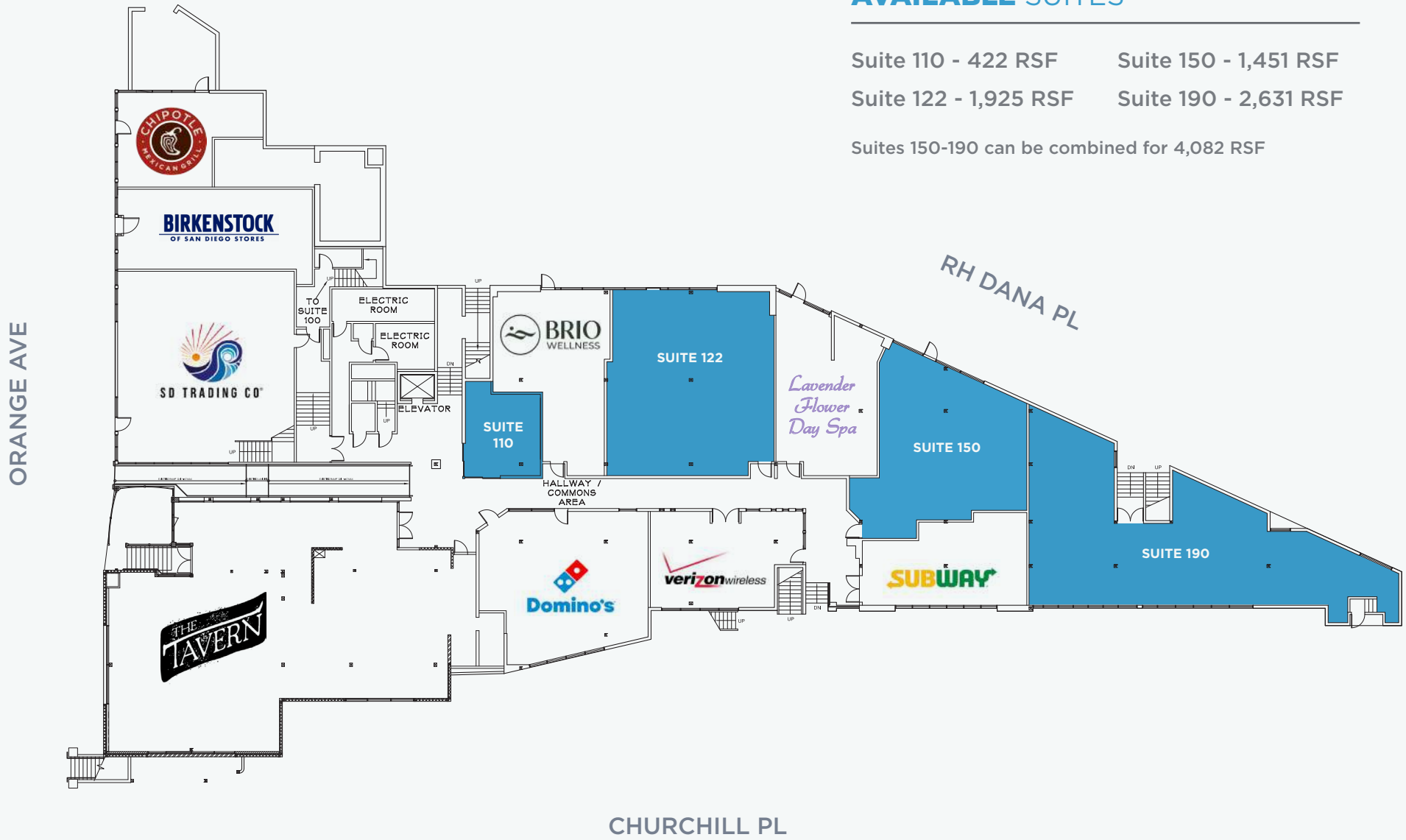

WELLS FARGO
VONS
TRIDENT COFFEE
burgerlounge
Walgreens
STARBUCKS
CHASE
Clayton's
SWEAT CIRCUIT
FLORA AVE
PARK PL
THE HENRY
F45 TRAINING
nado
Parakeet
LOMA AVE
BANK OF AMERICA
STAR PARK CIRCLE
LOMA AVE
stake
Better Buzz
COFFEE ROASTERS
BLANCO
FLORA AVE
BRIGANTINE
CHURCHILL PLACE
CORONADO PLAZA
ORANGE AVENUE
El Cordova HOTEL
MIGUEL'S COCINA
R.H. DANA PLACE
HOTEL DEL CORONADO
DIVE
NOBU

FIRST FLOOR

AVAILABLE SUITES

Suite 110 - 422 RSF
Suite 122 - 1,925 RSF
Suite 150 - 1,451 RSF
Suite 190 - 2,631 RSF

Suites 150-190 can be combined for 4,082 RSF



SECOND FLOOR

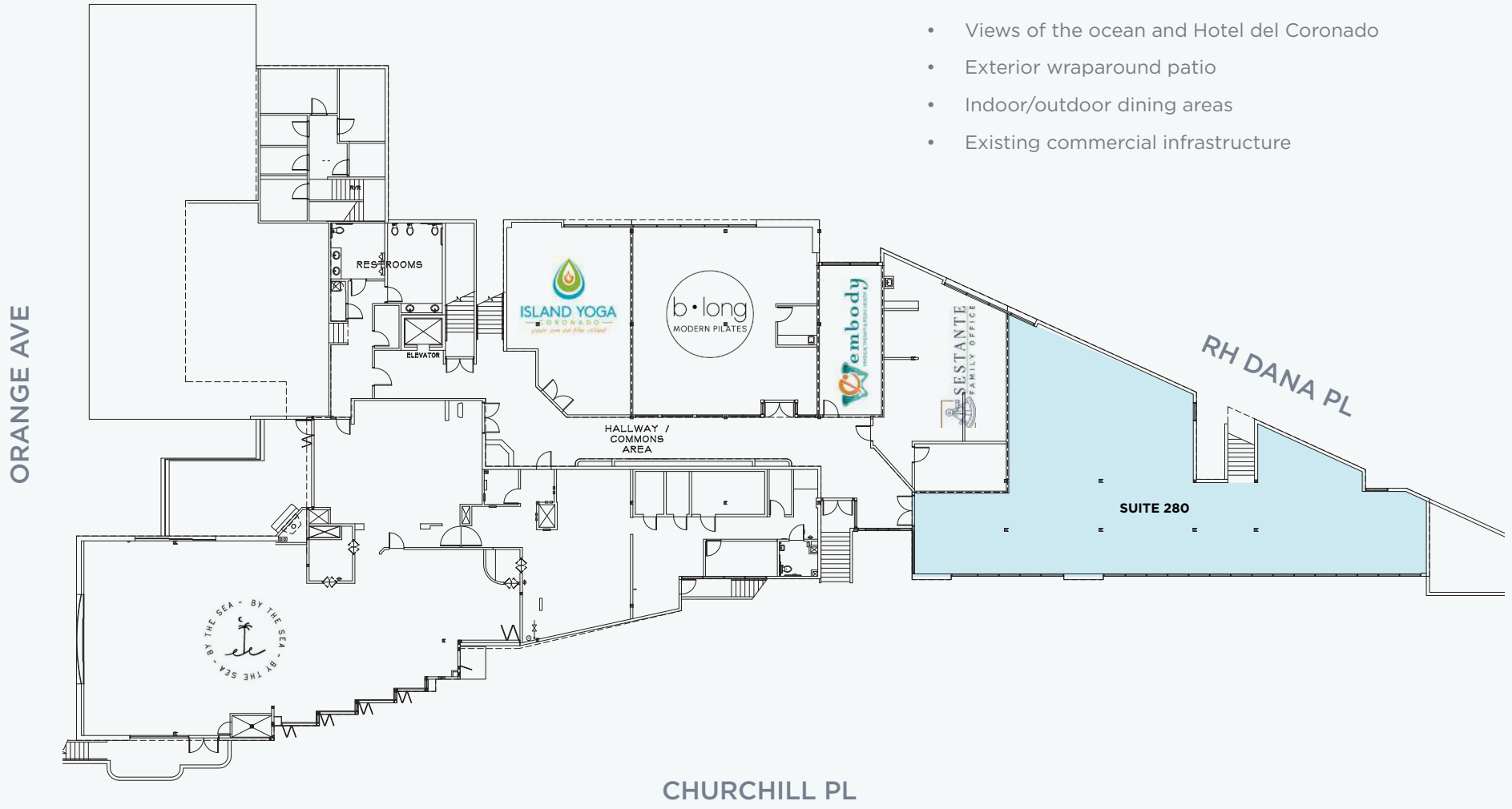
AVAILABLE SUITES

Suite 280 - 3,000 RSF

Available January 2028

PRIME RESTAURANT LOCATION

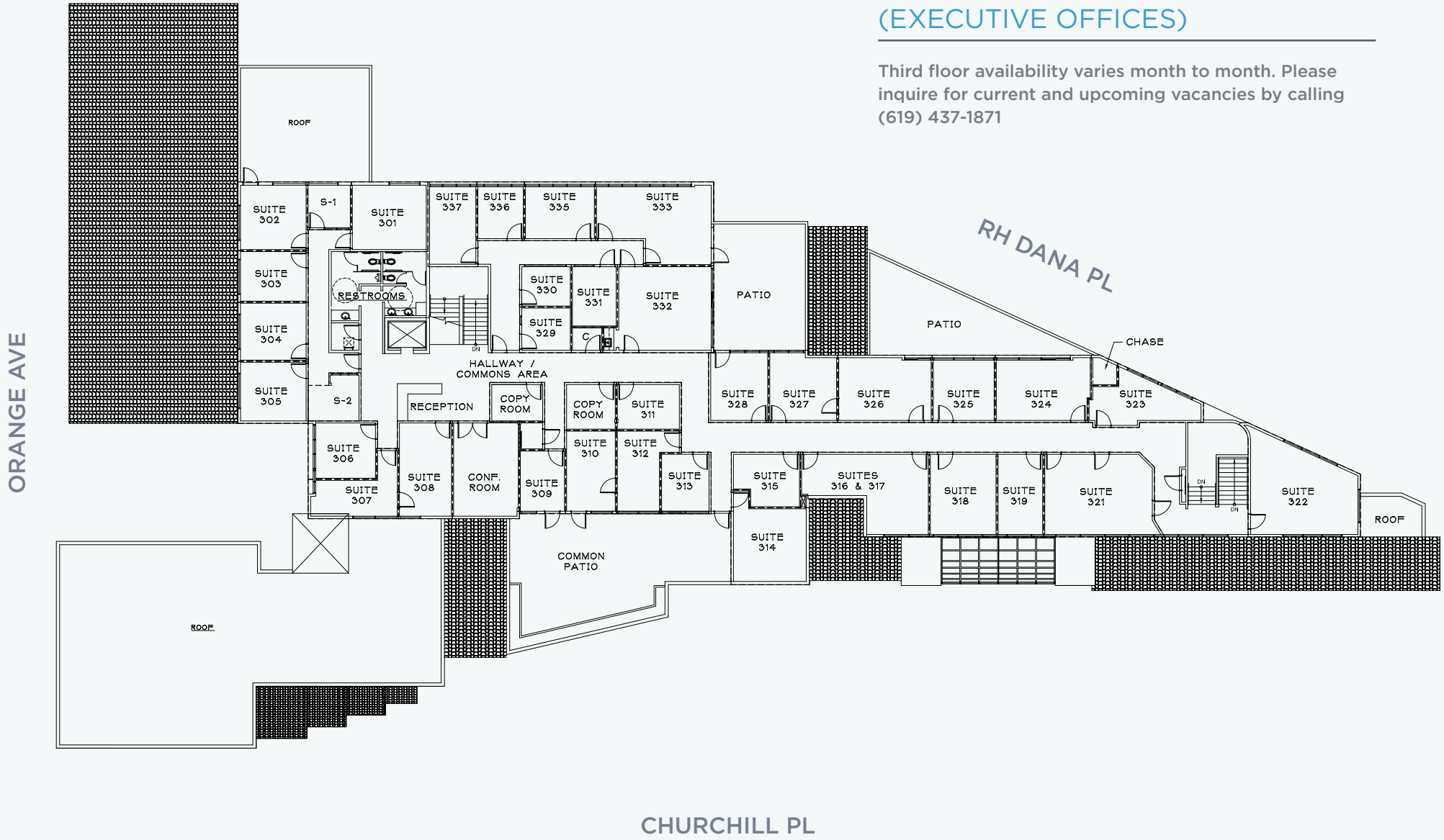
- Views of the ocean and Hotel del Coronado
- Exterior wraparound patio
- Indoor/outdoor dining areas
- Existing commercial infrastructure



THIRD FLOOR

AVAILABLE SUITES (EXECUTIVE OFFICES)

Third floor availability varies month to month. Please inquire for current and upcoming vacancies by calling (619) 437-1871



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DEMOGRAPHICS OVERVIEW

Radius	Population	Median Age	Households	Median HH Income	Average HH Income	Total Spending	Apparel Spending (% of Total)
1 Mile	12,777	47	5,512	$124,719	$158,159	$233.7M	$10.6M (4.55%)
3 Miles	83,689	39	38,770	$81,087	$112,971	$1.2B	$59.9M (4.96%)
5 Miles	245,305	38	100,703	$77,443	$107,792	$3.2B	$164.6M (5.09%)

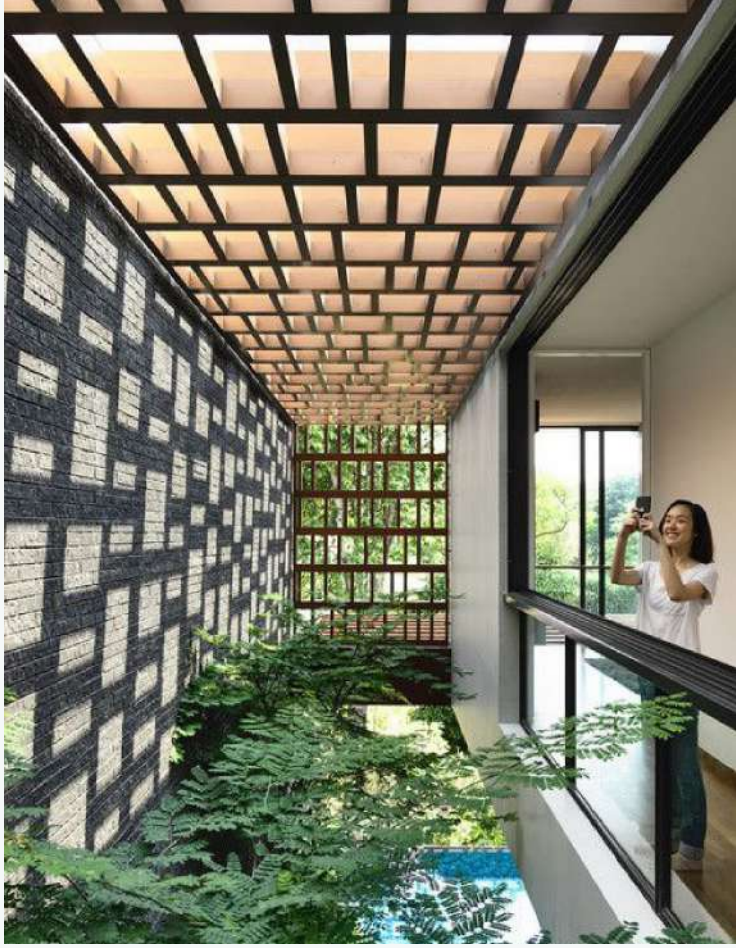


TRAFFIC COUNTS

#	COLLECTION STREET	CROSS STREET - DIRECTION	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM SUBJECT
1	**Orange Ave**	Private Rd – SE	22,957	2025	0.12 mi
2	**Ynez Pl**	A Ave – E	2,204	2025	0.12 mi
3	**Ocean Blvd**	Rh Dana Pl – SE	10,052	2025	0.12 mi
4	**Orange Ave**	C Ave – NW	22,383	2025	0.12 mi
5	**75**	C Ave – NW	24,252	2025	0.16 mi

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JOSH SIMMS
Director

619.500.7473
Josh.Simms@Cast-Cap.com
CA Lic. 02080261

CARRIE DUDA
Senior Associate

619.489.5373
Carrie.Duda@Cast-Cap.com
CA Lic. 02199169

BRET MORRISS
Managing Partner

619.308.6787
Bret.Morriss@Cast-Cap.com
CA Lic. 02037074

RYAN KING
Partner

619.567.2677
Ryan.King@Cast-Cap.com
CA Lic. 01885401

CAST
CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122

619.308.6680
www.cast-cap.com

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