

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.



CORONADO PLAZA | 1300-1330 ORANGE AVENUE

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



2025 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

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AERIAL VIEW

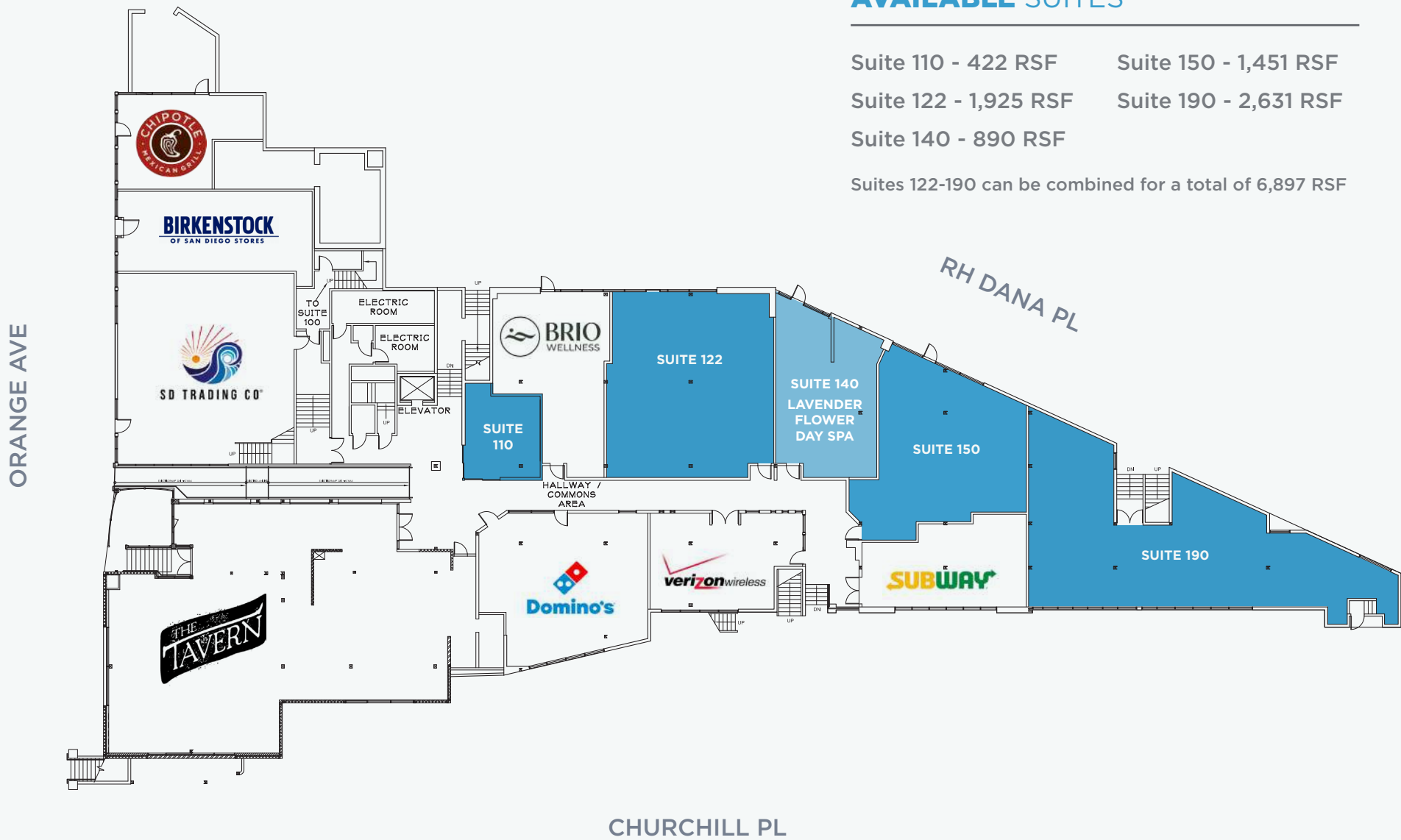


FIRST FLOOR

AVAILABLE SUITES

- Suite 110 - 422 RSF
- Suite 122 - 1,925 RSF
- Suite 140 - 890 RSF
- Suite 150 - 1,451 RSF
- Suite 190 - 2,631 RSF

Suites 122-190 can be combined for a total of 6,897 RSF



SECOND FLOOR

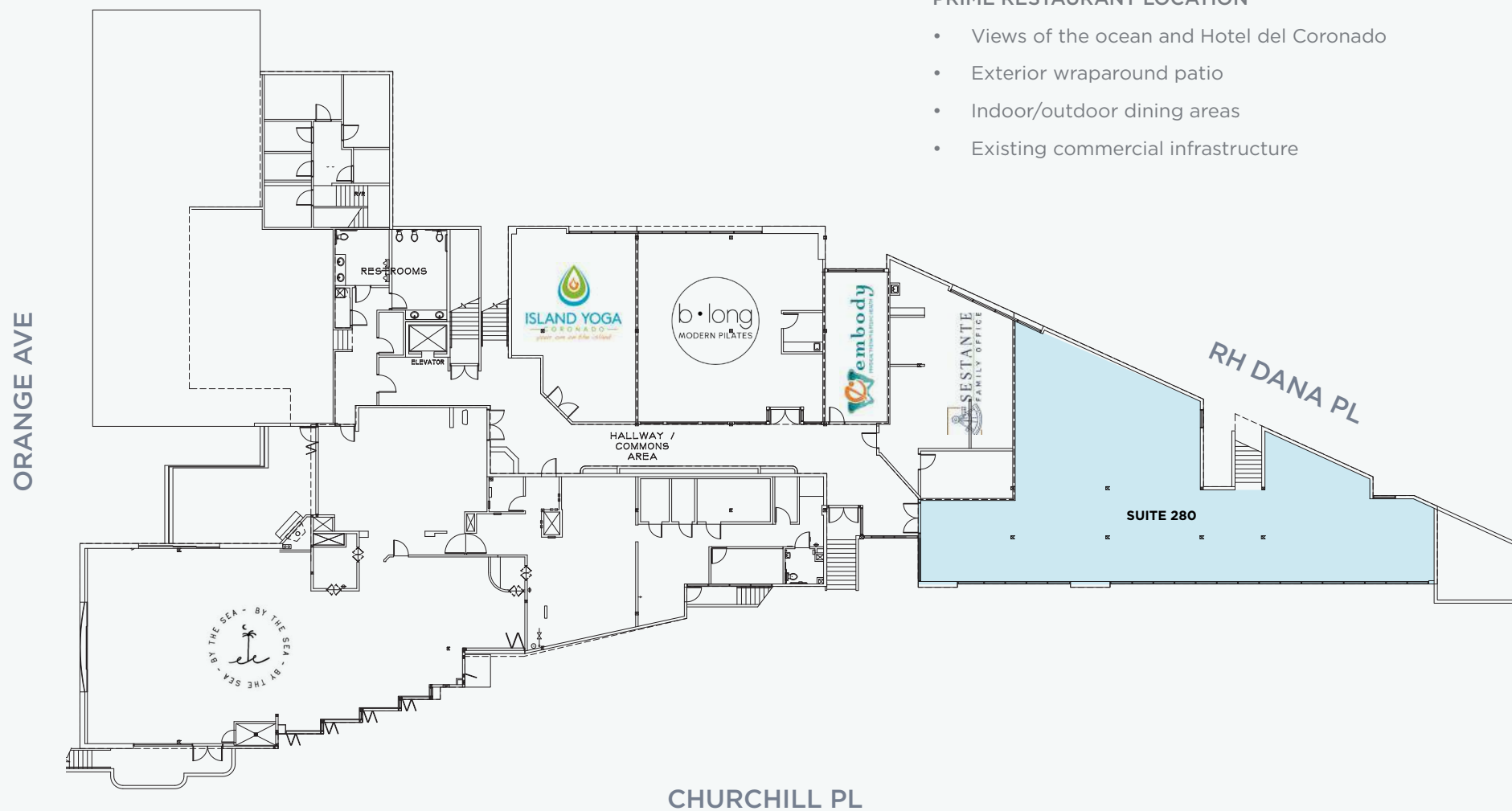
AVAILABLE SUITES

Suite 280 - 3,000 RSF

Available January 2028

PRIME RESTAURANT LOCATION

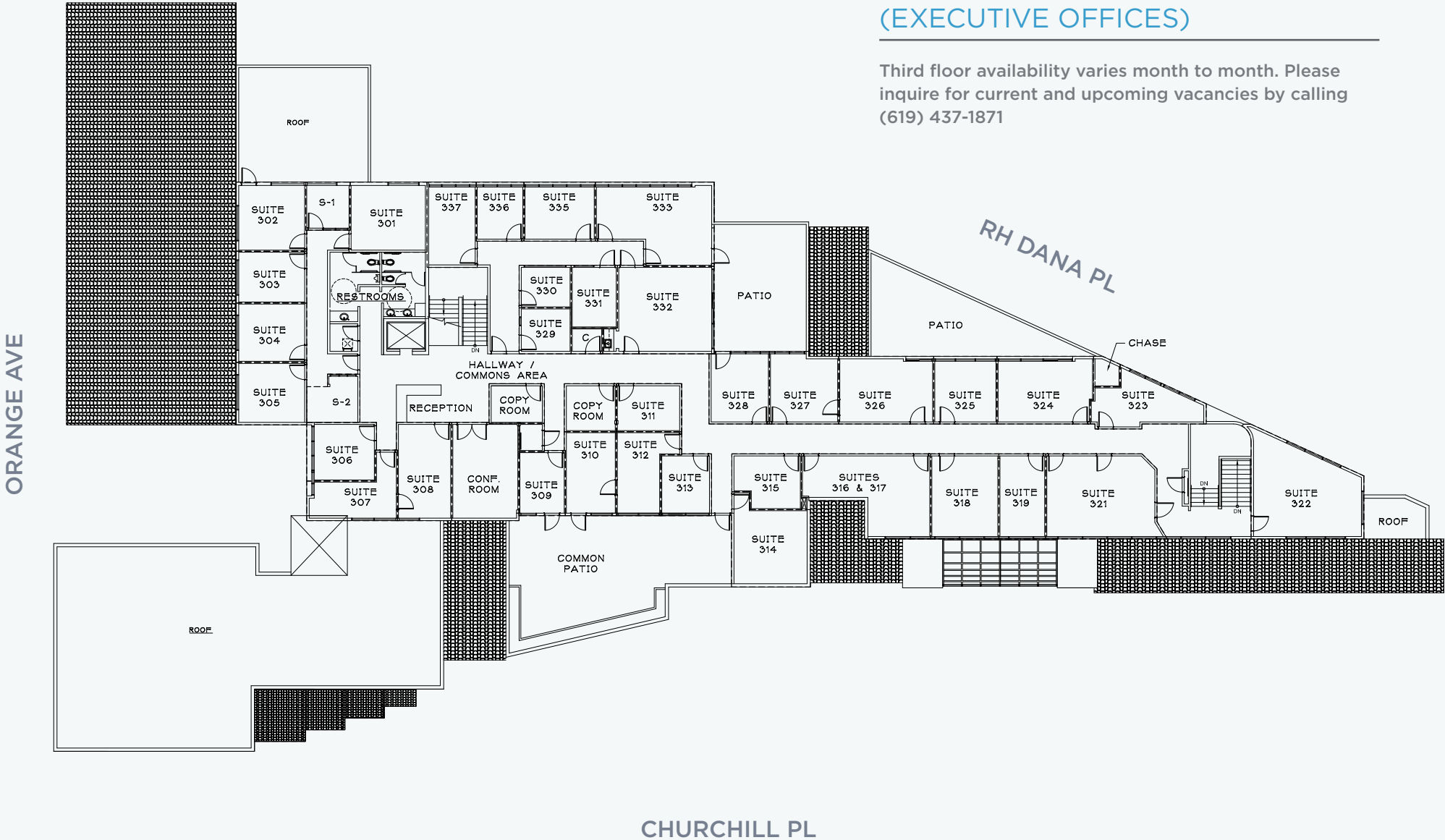
- Views of the ocean and Hotel del Coronado
- Exterior wraparound patio
- Indoor/outdoor dining areas
- Existing commercial infrastructure



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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