

# Signature Coronado Retail For Lease



**Do Not Disturb Existing Tenant**

**949-51 Orange Ave**  
**±2,444 SF**



Renderings shown are digitally created for illustrative purposes only. Any people depicted are AI-generated and may not represent actual individuals.



Exterior and interior artificial renderings for illustrative purposes only.

Join a prestigious coastal  
community with timeless charm!



**949-51 Orange Ave**

Coronado, CA 92118

**±2,444 SF**

Available Space

**60 Days**

Timing

**Contact Broker**

Lease Rate

**±2,444 SF**  
**Available**





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



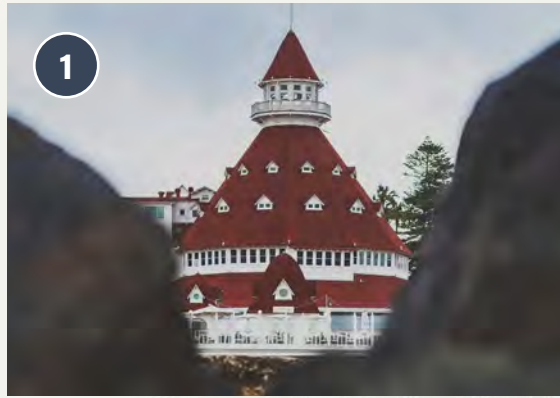
Join top retailers and restaurants including Clayton's, Buona Forchetta, Island Brikenstock, Pretty Please Boutique, Avenu, Parakeet Café, Little Frenchie, and many more!

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

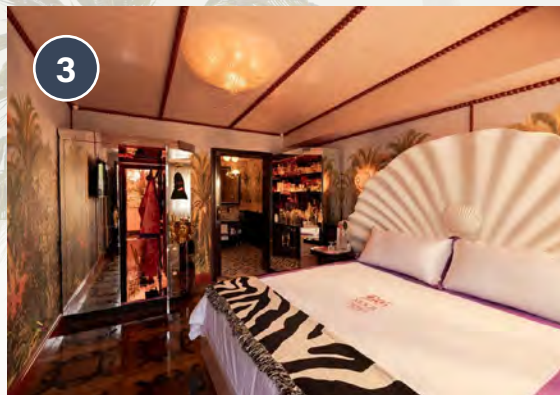
949-51 Orange Ave  
Coronado, CA 92118



**Hotel Del Coronado**  
938 Rooms



**The Bower Hotel**  
39 Rooms



**The Baby Grand**  
31 Rooms

WILD DOVE  
*boutique*

THE HENRY

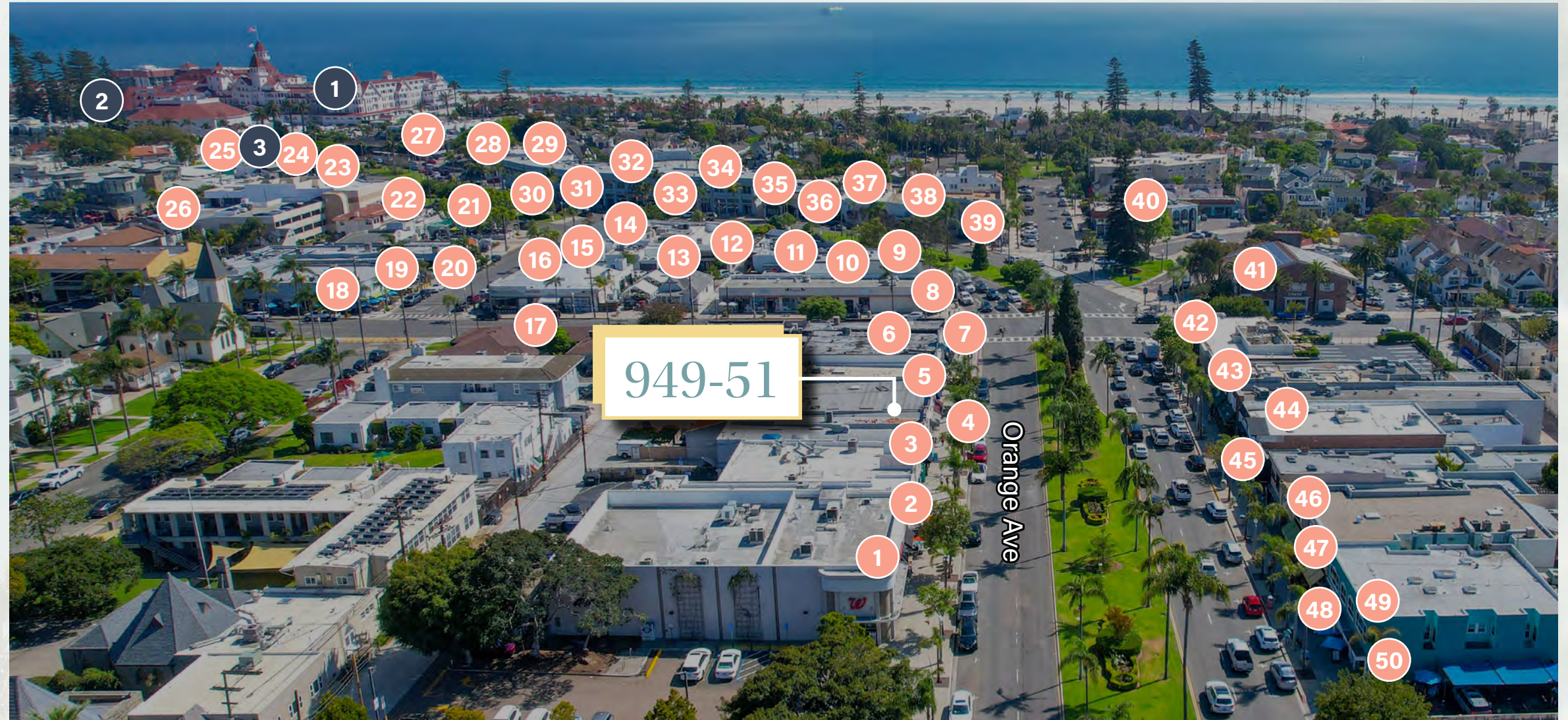


CHEZ LOMA

Clayton's

nado gelato  
CAFE

Better Buzz



- |                    |                       |                     |                      |                     |
|--------------------|-----------------------|---------------------|----------------------|---------------------|
| 1 Walgreens        | 11 Moo Time Creamery  | 21 Mc P's Irish Pub | 31 Paris & Me        | 41 Chase Bank       |
| 2 High Tide        | 12 Wild Dove Boutique | 22 Blanco Cocina    | 32 Geppetto's        | 42 Panera           |
| 3 IB Pet           | 13 The Henry          | 23 Better Buzz      | 33 Parakeet Cafe     | 43 Starbucks        |
| 4 Sweet Soles      | 14 Francaise          | 24 Brigantine       | 34 Fuzziwig's        | 44 Villa Nueva      |
| 5 Pretty Please    | 15 Savon de Coronado  | 25 Miguel's Cocina  | 35 La Mer Boutique   | 45 Trident Coffee   |
| 6 Holland's Bikes  | 16 F45                | 26 Lobster West     | 36 Emerald City Surf | 46 Coronado Bliss   |
| 7 Clayton's Coffee | 17 Buona Forchetta    | 27 Tavern Grill     | 37 Avenu             | 47 Which Which      |
| 8 MJ's Boutique    | 18 Swaddee Thai       | 28 Village Pizzeria | 38 The Bay Co.       | 48 Burger Lounge    |
| 9 Bay Books        | 19 Nado Republic      | 29 Chez Loma        | 39 La Corriente      | 49 Gelato Paradise  |
| 10 Crack Taco      | 20 Nado Gelato        | 30 Little Frenchie  | 40 Sweat Circuit     | 50 Coronado Hat Co. |

## 50+ Retailers!

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.



Buona Forchetta

Francaise



The Henry



Clayton's



MJ's Boutique

Blanco Cocina + Cantina



Village Theater

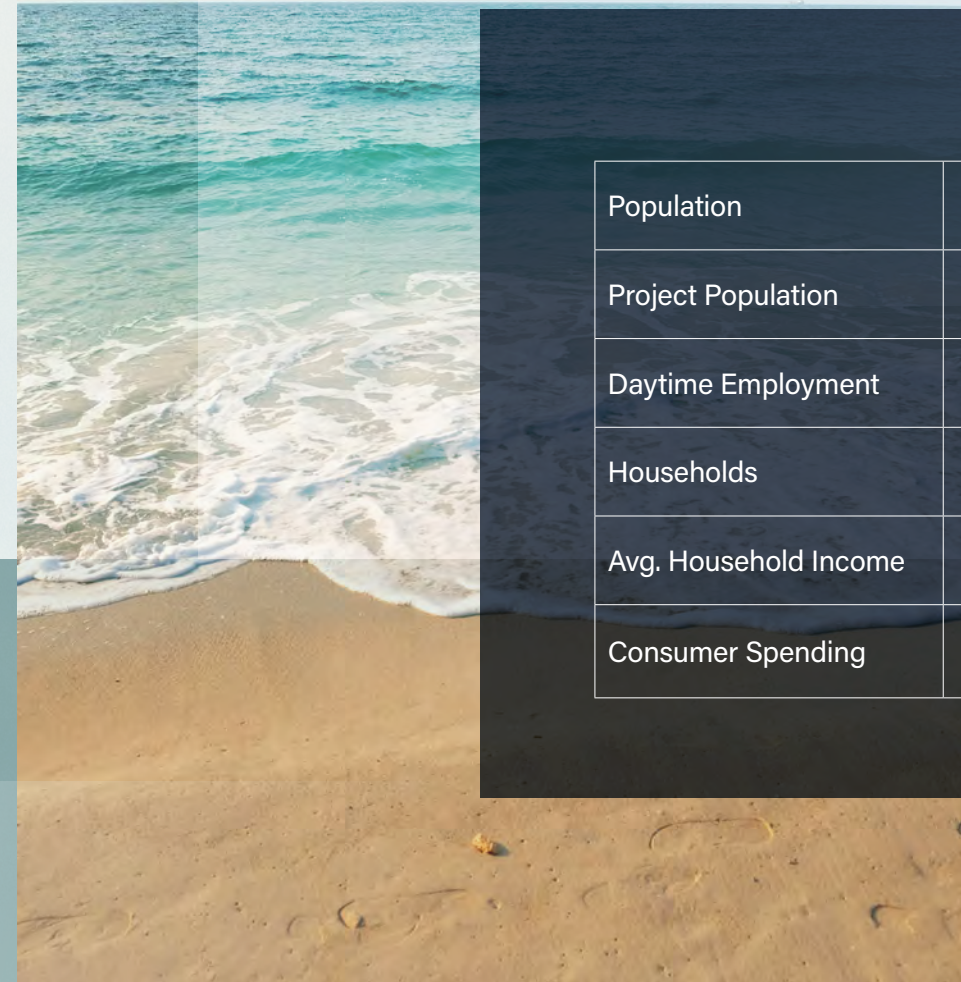


# Join the Vibrant Shopping Scene!

Coronado, just across the bay from San Diego, is a charming coastal destination known for its wide sandy beaches, oceanfront dining, boutique shopping along Orange Avenue, and the iconic Hotel del Coronado. Often called "The Crown City," Coronado blends historic charm, scenic beauty, and a relaxed beach-town atmosphere with activities like sailing, paddleboarding, golfing, and year-round community events.

**"Coronado represents a resort in the true definition of the word!"**

- TRAVEL + LEISURE



	1 Mile	2 Mile	3 Mile
Population	16,721	27,615	81,800
Project Population	17,157	28,109	90,589
Daytime Employment	8,268	23,823	99,934
Households	7,279	11,401	42,005
Avg. Household Income	\$151,610	\$153,486	\$111,143
Consumer Spending	\$300.7M	\$456.9M	\$1.3B

**2M**

*Annual Visitors*

**14+**

*Annual Events*

**100+**

*Eateries*

**97**

*Walk Score*



**A World of  
It's Own**



For additional information, contact us!

±2,444 SF  
Available



**Serena Patterson**

serena@upgsocal.com

Lic No 01721040

**Bill Shrader**

bill@upgsocal.com

Lic No 01033317

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