

# For Lease

## Coronado Village Center

2909-2949 Coronado Ave, San Diego, CA 92154

- Busy Grocery-Anchored Neighborhood Shopping Center
- Abundant Parking
- Heavy Population Density
- Other Tenants Include: Northgate Market, Jack in the Box, Express Pawn Shop, La Michoacana Plus, and More!
- Recent Landlord Renovations: Paint, Parking Lot Upgrades, New 25 Year Silicone Roof Coating, and Backflow Upgrades.

2,100 SF Available  
(includes 625 SF Patio)



For more information, please contact:

Nicholas Salameh

(858)449-6316

[leasing@lionsgatemgmt.com](mailto:leasing@lionsgatemgmt.com)

CA License: 02156926



# The Space: Suite 2925

## Coronado Village Center

2909-2949 Coronado Ave, San Diego, CA 92154

- Turnkey currently operating beerhouse/taproom
- Tenant is ready to turn over the space As-Is to exit lease early. Beer and wine license transfer negotiable
- Take over existing business with no downtime or convert the space into a different use such as Mariscos, QSR, Retail
- Patio supports outdoor cooking (open-air BBQ, food truck programs, or satellite cart operations) — ideal for minimizing interior kitchen build-out.



2,100 SF Available  
(plus a 625 SF Patio)

For more information, please contact:

Nicholas Salameh

(858)449-6316

[leasing@lionsgatemgmt.com](mailto:leasing@lionsgatemgmt.com)

CA License: 02156926

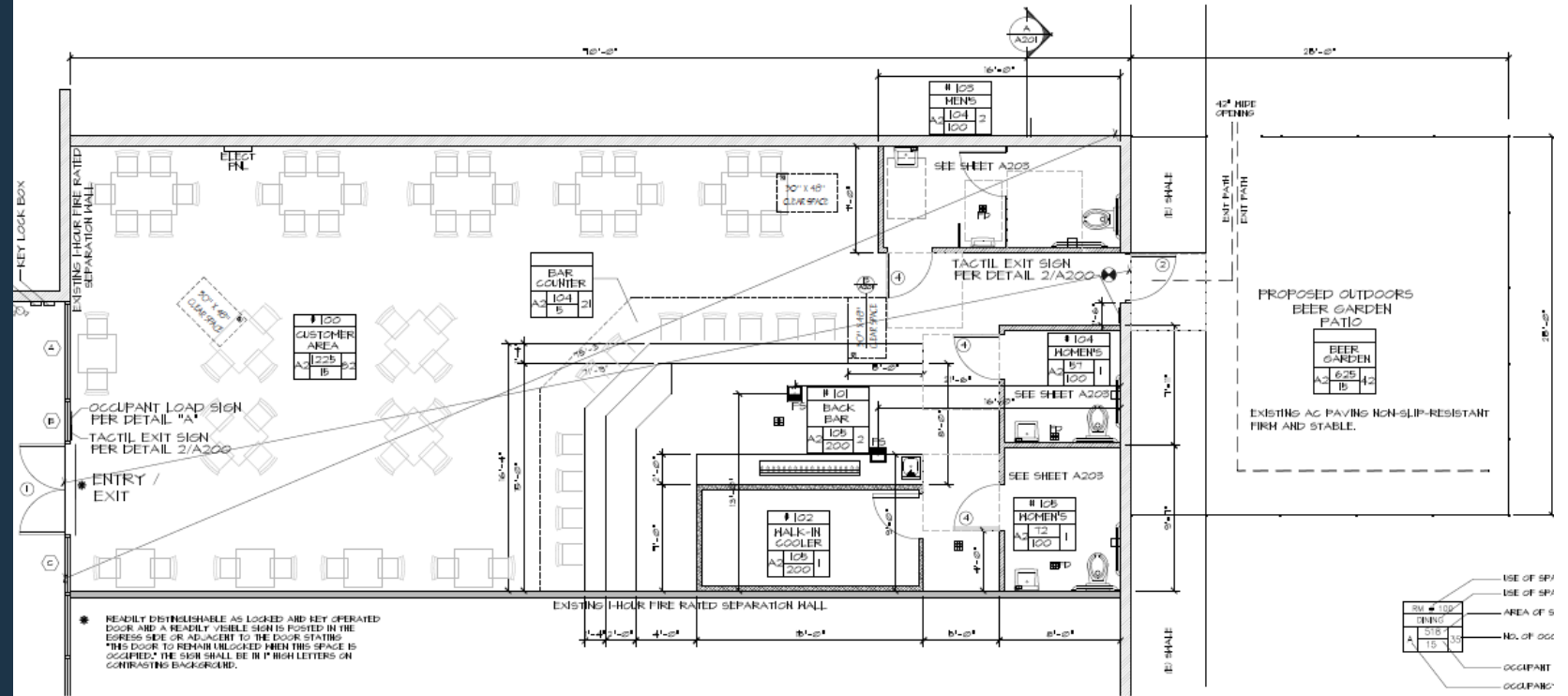


# Suite 2925 Features

## Coronado Village Center

2909-2949 Coronado Ave, San Diego, CA 92154

- Available SF:** 2,091 SF Interior
- Plus:** 625 SF Outdoor Patio
- Available:** Now – Tenant ready to turnover
- Asking Rent:** Negotiable
- Lease Type:** NNN
- Term:** 5-10 Years (Negotiable)
- Use:** Bar / QSR / Restaurant / Retail / Office
- Occupancy:** A-2 (Drinking Estab.) - convertible
- Existing Build-Out:** Bar/tap room
- Restrooms:** 3 (including 1 ADA-Accessible)
- Kitchen Equip:** Walk-in Cooler (7' x 15') in place
- HVAC:** 5-Ton Heat Pump + supplemental
- Electrical:** 208V 3-Phase – 600AMP
- Sprinklered:** Yes



For more information, please contact: **Nicholas Salameh**  
 (858)449-6316  
[leasing@lionsgatemgmt.com](mailto:leasing@lionsgatemgmt.com)  
 CA License: 02156926



# Suite 2925 Interior

## Coronado Village Center

2909-2949 Coronado Ave, San Diego, CA 92154



For more information, please contact:

Nicholas Salameh

(858)449-6316

[leasing@lionsgatemgmt.com](mailto:leasing@lionsgatemgmt.com)

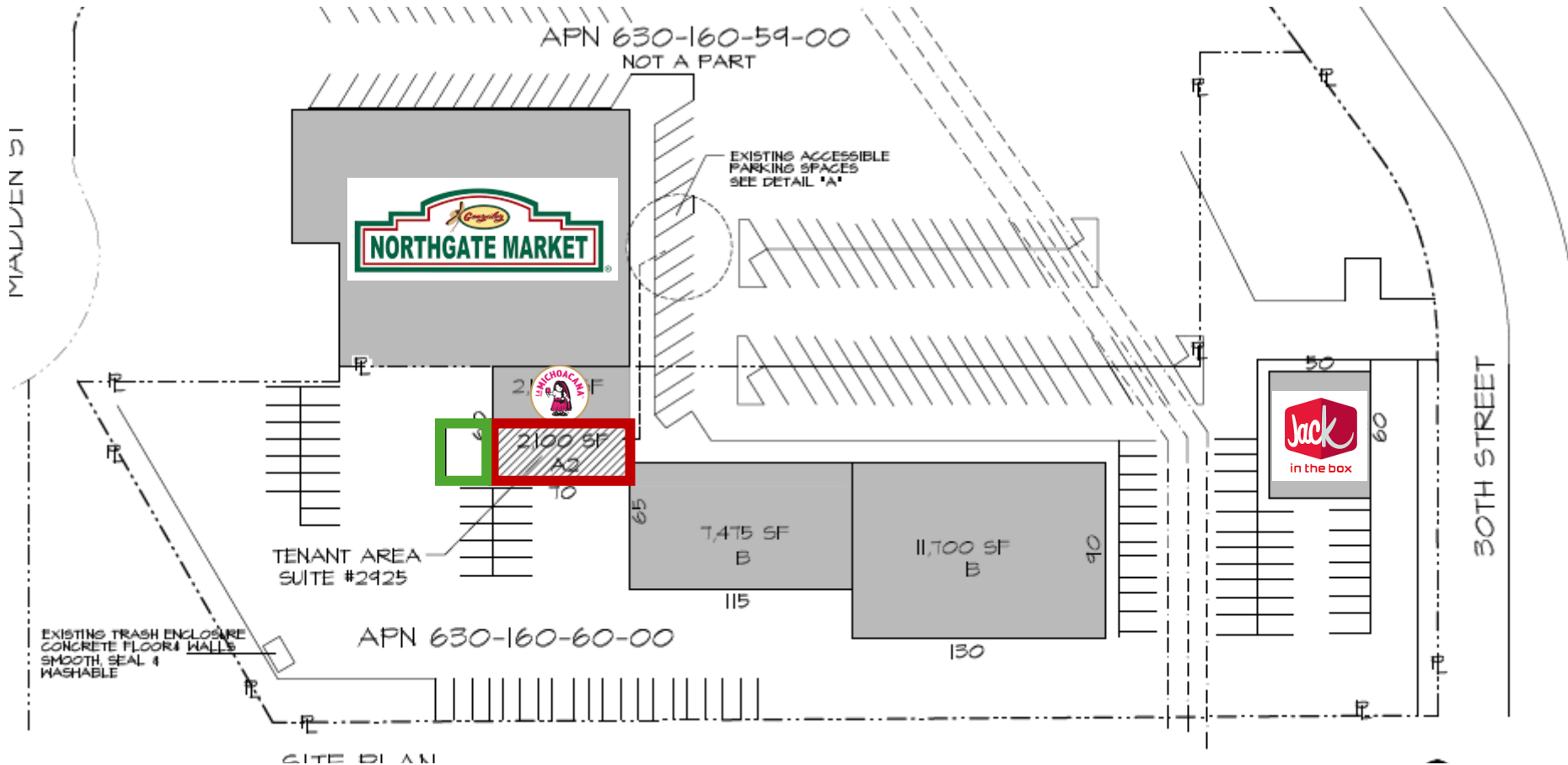
CA License: 02156926



# Site Plan

## Coronado Village Center

2909-2949 Coronado Ave, San Diego, CA 92154



Interior: 2,100 SF

Patio: 625 SF

For more information, please contact:

Nicholas Salameh

(858)449-6316

[leasing@lionsgatemgmt.com](mailto:leasing@lionsgatemgmt.com)

CA License: 02156926

