

for lease

# 955 ORANGE AVENUE

955 ORANGE AVENUE | CORONADO, CA | 92118



EXCLUSIVE BROKER



CUSHMAN &  
WAKEFIELD



±1,695 SF  
OFFICE/RETAIL AVAILABLE

±1,695 SF RETAIL/OFFICE SPACE AVAILABLE

**PROPERTY HIGHLIGHTS**

- Exceptional frontage on Orange Avenue, the city’s main retail and lifestyle corridor in a highly desirable coastal community
- Situated in a vibrant ocean-oriented destination visited by both affluent local residents and tourists
- Extremely strong pedestrian traffic in the heart of Coronado’s retail district - a true “Walker’s Paradise”
- Close proximity to major destinations such as Hotel del Coronado and the beach, driving both day-time and tourist visitation

**TRAFFIC COUNTS**

Orange Avenue:	27,058 ADT
9th Street:	27,393 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	14,215	87,444	260,924
AHH Income	\$209,610	\$131,937	\$132,076
Daytime Pop.	9,178	101,500	219,173

TENANTS IN THE AREA



THE HENRY



*Il Fornaio*  
**BIRKENSTOCK®**

# AERIAL



CORONADO GOLF COURSE

GLORIETTA BAY MARINA & YACHT CLUB

CORONADO SHORES



HOTEL DEL CORONADO  
NEARLY 1 MIL VISITORS ANNUALLY



ORANGE AVE | XXX ADT



Coronado, California is a picturesque coastal community located just across the bay from downtown San Diego, connected by the iconic Coronado Bridge. Known for its wide sandy beaches, charming village atmosphere, and tree-lined streets, Coronado consistently ranks among the most desirable places to live and visit in Southern California. The city's shoreline, highlighted by Coronado Beach and the historic Hotel del Coronado, offers stunning ocean views and a relaxed yet refined coastal lifestyle.

With a strong sense of community, Coronado benefits low crime, and a vibrant local economy. Its compact, walkable downtown features boutique retail, dining, and neighborhood-serving businesses that cater to both residents and a steady flow of tourists year-round. Proximity to major employment centers, military installations, and San Diego's urban core further enhances Coronado's appeal as a premier coastal destination for residents, visitors, and businesses alike.

# IN THE AREA



# DEMOGRAPHICS

1 Mile

3 Mile

## Demographic and Income Profile

953 Orange Ave, Coronado, California, 92118

Ring: 1 mile radius



Latitude: 32.68631, Longitude: -117.17934

Summary	Census 2010	Census 2020	2025	2030
Population	14,554	14,684	14,215	13,949
Households	5,887	5,887	5,814	5,756
Families	3,560	-	3,564	3,535
Average Household Size	2.21	2.27	2.23	2.20
Owner Occupied Housing Units	2,882	-	2,969	2,997
Renter Occupied Housing Units	3,005	-	2,845	2,760
Median Age	42.5	-	44.3	44.8
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	-0.38%	0.07%	0.30%	
Households	-0.20%	0.33%	0.49%	
Families	-0.16%	0.32%	0.44%	
Owner HHs	0.19%	0.49%	0.66%	
Median Household Income	2.36%	2.33%	2.57%	
<b>Households by Income</b>		<b>2025</b>	<b>2030</b>	
	Number	Percent	Number	Percent
<\$15,000	229	3.9%	204	3.5%
\$15,000 - \$24,999	194	3.3%	145	2.5%
\$25,000 - \$34,999	205	3.5%	160	2.8%
\$35,000 - \$49,999	248	4.3%	199	3.5%
\$50,000 - \$74,999	503	8.7%	423	7.3%
\$75,000 - \$99,999	445	7.7%	395	6.9%
\$100,000 - \$149,999	1,137	19.6%	1,060	18.4%
\$150,000 - \$199,999	812	14.0%	833	14.5%
\$200,000+	2,040	35.1%	2,338	40.6%
Median Household Income		\$146,300	\$164,403	
Average Household Income		\$209,610	\$230,625	
Per Capita Income		\$86,907	\$96,373	
<b>Population by Age</b>	<b>Census 2010</b>	<b>2025</b>	<b>2030</b>	
	Number	Percent	Number	Percent
0 - 4	559	3.8%	498	3.5%
5 - 9	681	4.7%	574	4.0%
10 - 14	884	6.1%	671	4.7%
15 - 19	836	5.7%	989	7.0%
20 - 24	1,390	9.5%	1,520	10.7%
25 - 34	1,719	11.8%	1,512	10.6%
35 - 44	1,665	11.4%	1,447	10.2%
45 - 54	2,067	14.2%	1,673	11.8%
55 - 64	1,953	13.4%	1,840	12.9%
65 - 74	1,248	8.6%	1,700	12.0%
75 - 84	984	6.8%	1,265	8.9%
85+	569	3.9%	527	3.7%

## Demographic and Income Profile

953 Orange Ave, Coronado, California, 92118

Ring: 3 mile radius



Latitude: 32.68631, Longitude: -117.17934

Summary	Census 2010	Census 2020	2025	2030
Population	73,386	82,750	87,444	94,363
Households	30,337	37,572	42,027	47,278
Families	11,575	-	14,716	16,095
Average Household Size	1.95	1.85	1.78	1.73
Owner Occupied Housing Units	8,696	-	10,056	10,442
Renter Occupied Housing Units	21,642	-	31,971	36,836
Median Age	33.9	-	37.9	39.1
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	1.53%	0.07%	0.30%	
Households	2.38%	0.33%	0.49%	
Families	1.81%	0.32%	0.44%	
Owner HHs	0.76%	0.49%	0.66%	
Median Household Income	1.93%	2.33%	2.57%	
<b>Households by Income</b>		<b>2025</b>	<b>2030</b>	
	Number	Percent	Number	Percent
<\$15,000	4,936	11.7%	5,143	10.9%
\$15,000 - \$24,999	2,357	5.6%	2,297	4.9%
\$25,000 - \$34,999	1,985	4.7%	1,971	4.2%
\$35,000 - \$49,999	2,658	6.3%	2,678	5.7%
\$50,000 - \$74,999	5,400	12.8%	5,683	12.0%
\$75,000 - \$99,999	4,478	10.7%	5,041	10.7%
\$100,000 - \$149,999	7,009	16.7%	7,969	16.9%
\$150,000 - \$199,999	4,937	11.7%	6,036	12.8%
\$200,000+	8,265	19.7%	10,456	22.1%
Median Household Income		\$94,563	\$104,032	
Average Household Income		\$131,937	\$141,889	
Per Capita Income		\$64,323	\$71,912	
<b>Population by Age</b>	<b>Census 2010</b>	<b>2025</b>	<b>2030</b>	
	Number	Percent	Number	Percent
0 - 4	2,920	4.0%	2,685	3.1%
5 - 9	2,600	3.5%	2,383	2.7%
10 - 14	2,779	3.8%	2,536	2.9%
15 - 19	3,641	5.0%	3,832	4.4%
20 - 24	9,364	12.8%	8,210	9.4%
25 - 34	16,950	23.1%	19,431	22.2%
35 - 44	10,653	14.5%	14,437	16.5%
45 - 54	9,277	12.6%	9,870	11.3%
55 - 64	7,371	10.0%	9,729	11.1%
65 - 74	4,082	5.6%	8,015	9.2%
75 - 84	2,676	3.6%	4,847	5.5%
85+	1,073	1.5%	1,471	1.7%

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# DEMOGRAPHICS (cont.)

5 Mile

## Demographic and Income Profile

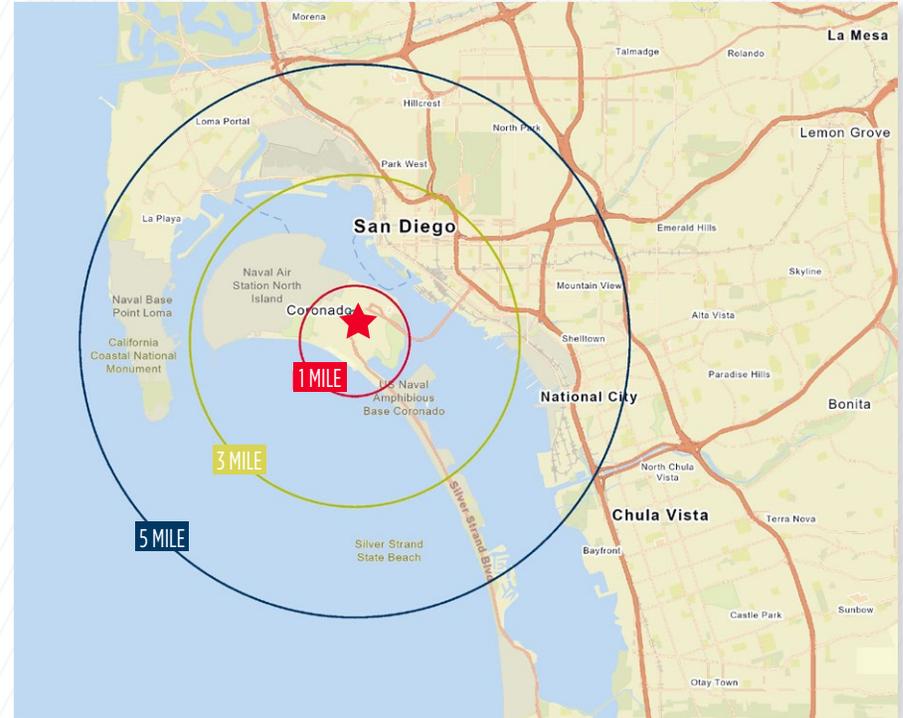
953 Orange Ave, Coronado, California, 92118

Ring: 5 mile radius



Latitude: 32.68631, Longitude: -117.17934

Summary	Census 2010	Census 2020	2025	2030		
Population	251,342	256,783	260,924	269,229		
Households	93,595	103,881	109,526	116,142		
Families	44,185	-	49,377	51,612		
Average Household Size	2.32	2.21	2.15	2.09		
Owner Occupied Housing Units	32,424	-	34,644	35,802		
Renter Occupied Housing Units	61,172	-	74,882	80,340		
Median Age	32.5	-	36.4	37.3		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.63%	0.07%	0.30%			
Households	1.18%	0.33%	0.49%			
Families	0.89%	0.32%	0.44%			
Owner HHS	0.66%	0.49%	0.66%			
Median Household Income	1.96%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	9,341	8.5%	9,078	7.8%		
\$15,000 - \$24,999	5,513	5.0%	4,897	4.2%		
\$25,000 - \$34,999	5,632	5.1%	5,100	4.4%		
\$35,000 - \$49,999	8,019	7.3%	7,382	6.4%		
\$50,000 - \$74,999	14,656	13.4%	14,314	12.3%		
\$75,000 - \$99,999	13,820	12.6%	14,484	12.5%		
\$100,000 - \$149,999	19,911	18.2%	21,555	18.6%		
\$150,000 - \$199,999	12,200	11.1%	14,256	12.3%		
\$200,000+	20,426	18.7%	25,067	21.6%		
Median Household Income	\$95,027		\$104,715			
Average Household Income	\$132,076		\$143,425			
Per Capita Income	\$56,514		\$62,922			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,982	5.6%	11,127	4.3%	11,426	4.2%
5 - 9	12,193	4.9%	10,517	4.0%	10,121	3.8%
10 - 14	11,901	4.7%	10,603	4.1%	10,309	3.8%
15 - 19	16,564	6.6%	15,487	5.9%	14,981	5.6%
20 - 24	31,050	12.4%	24,621	9.4%	25,115	9.3%
25 - 34	51,725	20.6%	51,973	19.9%	51,912	19.3%
35 - 44	35,606	14.2%	40,626	15.6%	42,532	15.8%
45 - 54	29,794	11.9%	29,315	11.2%	31,269	11.6%
55 - 64	23,387	9.3%	27,143	10.4%	26,965	10.0%
65 - 74	12,750	5.1%	22,371	8.6%	23,611	8.8%
75 - 84	8,487	3.4%	12,938	5.0%	15,567	5.8%
85+	3,903	1.6%	4,203	1.6%	5,420	2.0%



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