Landmark Coronado Property For Sale
932 Orange Avenue, Coronado CA 92118
Rare Owner/User or Investor Purchase Opportunity
Coronado is the epitome of classic America. Described as a separate city, Coronado is located directly across the famous blue bridge from downtown San Diego. Close enough to easily enjoy the thriving urban culture of America’s Finest City, yet surrounded by water, this suburban village is an absolute one of kind. The island of Coronado is one of the most desirable places to live in the country and boasts year round international visitors by the millions...

Coronado is regularly voted among the finest beach cities in the nation among travelers, and in 2019 was ranked #9 by “Dr. Beach”. The island is known for its gentle surf, sparkling sun beaches, charming main street, and world famous hotels.

Along Orange Avenue you will find the historic Downtown district of Coronado. Downtown Coronado has been described as brimming with community life, a true genuine main street where locals and visitors alike can shop for everything from surfboards, high-end jewelry, and the latest fashions. Downtown Coronado is known for many award-winning restaurants, sidewalk cafes, boutique inns, and peaceful parks. A favorite pastime for many residents and visitors includes strolling the well-maintained streets, window shopping, people watching, and enjoying the lush gardens and tree-lined medians.
High profile location, now available for the first time in over 45 years.

Originally established in 1989, Primavera Ristorante has been serving the upscale island community of Coronado for the last 30 years.

Pride of ownership opportunity to acquire a landmark restaurant property within Coronado’s historic downtown district.

Simple conversion for an experienced restauranteur to implement their own concept with the existing infrastructure and ABC licensing in place.

Packaged Sale: Includes fee simple ownership of real estate, existing liquor license, furniture, fixtures, & equipment.

**Building:** 3,283 SF (2,625 SF Ground Floor + 658 SF 2nd level private dining and office)

**Lot Size:** 3,120 SF

**Year Built:** 1965

**Parking:** 3 Parking stalls located in rear alley

**Zoning:** Commercial, w/in Orange Avenue Corridor Specific Plan

**APN Number:** 537-332-22-00

**Liquor License:** ABC Type 47 License

**Price:** Best Offer
sales comps
sales comps

La Avenida Plaza
Address: 1309 Orange Ave, Coronado, CA 92118
Building Size: 15,988 SF
Lot Size: 13,504 SF
Sale Price: $14,225,000 ($889.73 PSF)
Sale Date: 3/28/2019
Cap Rate: N/A

Coronado Brewing Company
Address: 170 Orange Ave, Coronado, CA 92118
Building Size: 6,836 SF
Lot Size: 14,113 SF
Sale Price: $6,000,000 ($877.71 PSF)
Sale Date: 10/2/2018
Cap Rate: 4.75%
neighborhood
CORONADO AT A GLANCE...

- Residential Population: 24,053
- Business Population: 7,614
- Average Household Income: $142,139
- Annual Visitors: +/- 2 Million People
- Traffic Counts @ Subject Site: 29,689

Other Coronado Happenings...

Farmers Market - Every Tuesday afternoon farmers from all over San Diego County come to Coronado to sell their fresh produce, poultry, art and more. 

Coronado Flower Show - Dating back to 1922 the annual Coronado Flower Show has brought together locals and visitors alike to celebrate the coming of Spring with beautiful flower displays.

Art in the Park - Celebrating the visual arts, Art in the Park features over incredible 50 artists’ worked displayed at Spreckels Park. This event gets held every 1st and 3rd Sunday of the month.

Summer Concert Series - For 49 years now Coronado locals have danced and sang at the Summer Concert Series held at Spreckles Park.

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