

FOR SALE OR LEASE | 2 SPACES AVAILABLE!

RETAIL/RESTAURANT SPACE



HARBOR CLUB

±7,243 - 8,664 SF

HARBOR CLUB



THE OFFERING

Two retail spaces are available for sale or lease, creating a rare opportunity for investors, owner-users, or tenants seeking a presence in Downtown San Diego's Marina District. The available spaces include a fully built-out second-generation salon and a second-generation restaurant, both positioned within one of the city's premier mixed-use environments and surrounded by luxury residential, hospitality, office, and entertainment destinations.

The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an "as-is" basis. It is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase.

THIS IS A MUST-SEE OPPORTUNITY IN A THRIVING URBAN MARKET!

CENTRALLY LOCATED IN THE HEART OF DOWNTOWN SAN DIEGO

- Located within Harbor Club Towers, a twin 20-story luxury residential development totaling 201 units.
- Directly across from the San Diego Convention Center, a major regional destination hosting more than 100 events annually.
- Walking distance to the Gaslamp Quarter, Petco Park, Seaport Village, and numerous downtown hotels and attractions.
- More than 442,000 residents within a five-mile radius and average household incomes exceeding \$108,000 within three miles.
- Established tenant mix includes Morton's Steakhouse, Robert Cromeans Salon, and the San Diego Wine & Culinary Center.
- Situated within one of Downtown San Diego's most affluent and densely populated urban neighborhoods.

JOIN THE LINEUP!

Existing Harbor Club Tenants

MORTON'S STEAKHOUSE



SAN DIEGO WINE & CULINARY



VERY PRETTY SKIN



HARBOR CLUB

★

2

1

3

Convenient Trolley Access

1

Facing Martin Luther King Promenade

2

Across from the Convention Center and the New Children's Park

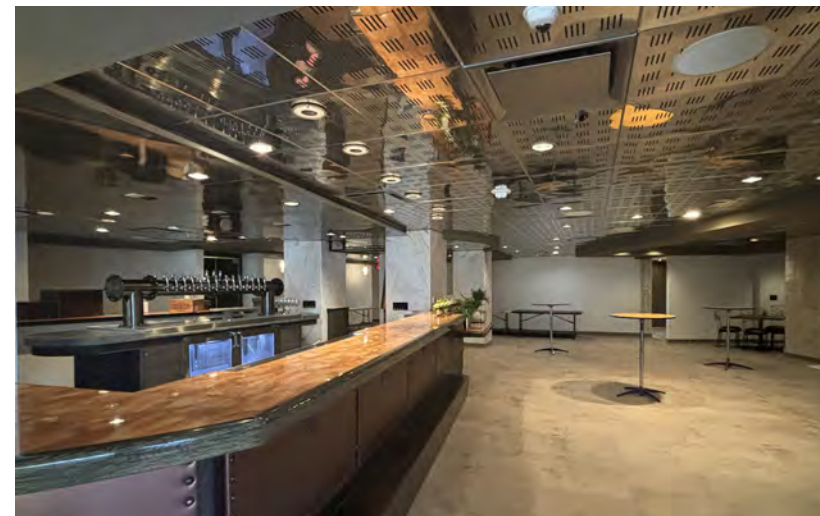
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RESTAURANT SPACE FOR SALE OR LEASE

200 W HARBOR DR, SUITE 5

APN:	535-347-10
Available Space:	±8,664 SF
Space Use:	Restaurant
Pricing:	Contact Broker

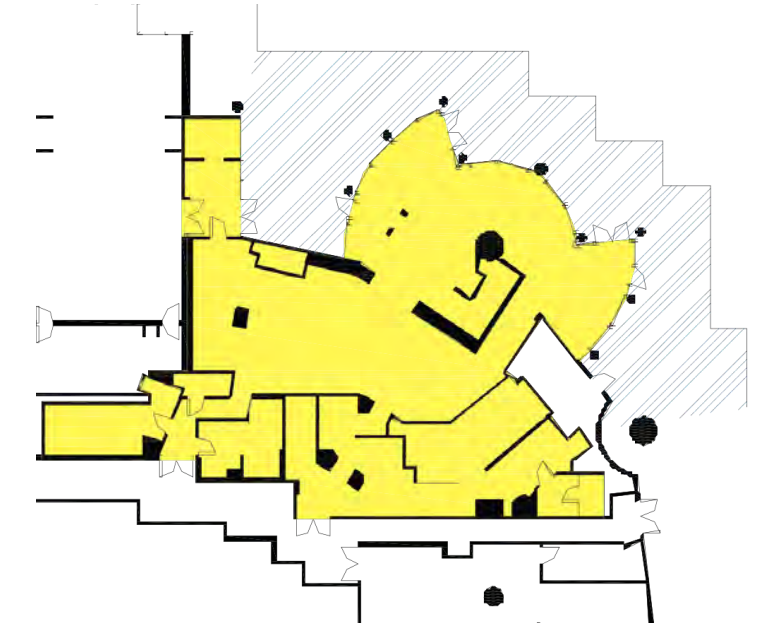
- Previous restaurant facility / event space with numerous built in improvements, including multiple bars, large patio space, and an open two-story floor plan
- On-site valet and employee parking
- Recently remodeled
- Just steps to San Diego Convention Center with over 730,000 annual visitors



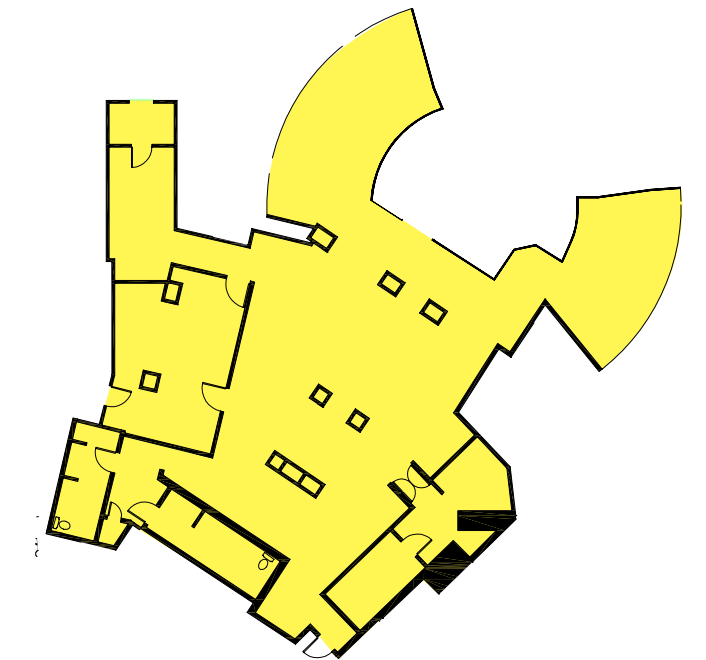
CLICK HERE FOR
A **VIRTUAL TOUR**

2ND GEN RESTAURANT SPACE

FIRST FLOOR
±4,447 SF



MEZZANINE
±4,217 SF

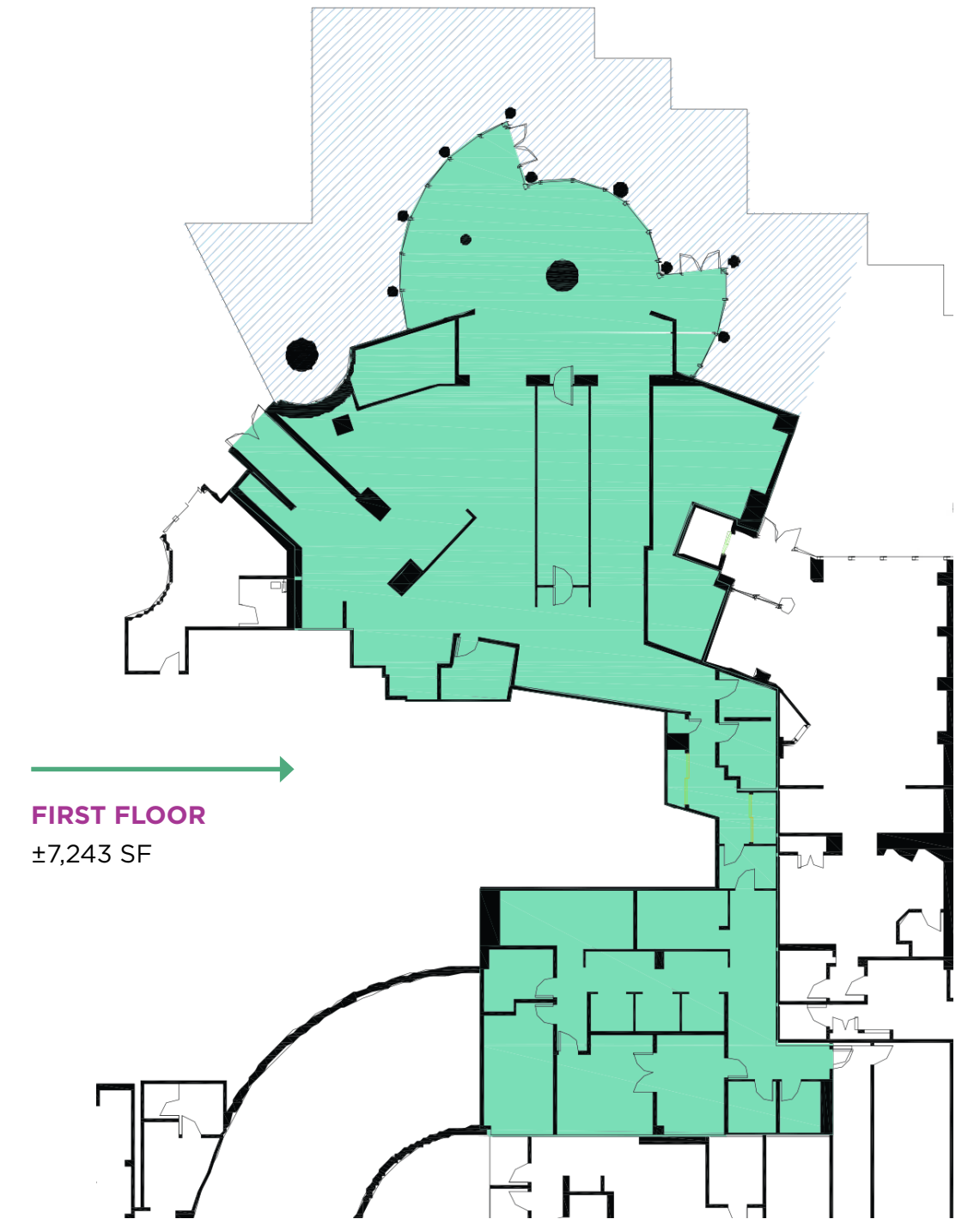


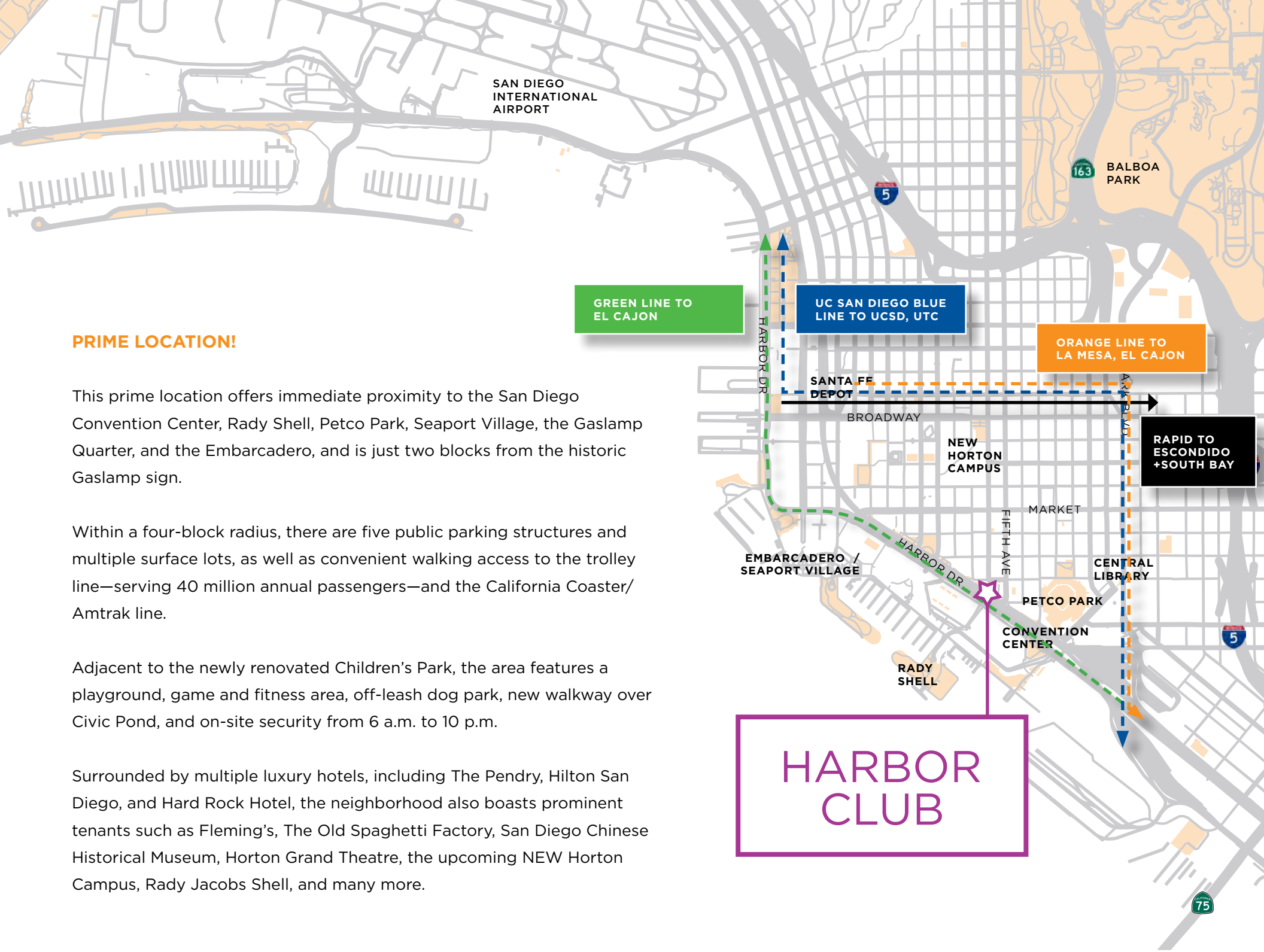
2ND GEN SALON SPACE FOR SALE OR LEASE

200 W HARBOR DR, SUITE 2

APN:	535-347-10
Available Space:	±7,243 SF
Space Use:	Retail
Pricing:	Contact Broker

- Existing second-generation salon space with improvements already in place
- Seeking salon/retail/office tenant
- Large patio space
- Just steps to San Diego Convention Center with over 730,000 annual visitors





PRIME LOCATION!

This prime location offers immediate proximity to the San Diego Convention Center, Rady Shell, Petco Park, Seaport Village, the Gaslamp Quarter, and the Embarcadero, and is just two blocks from the historic Gaslamp sign.

Within a four-block radius, there are five public parking structures and multiple surface lots, as well as convenient walking access to the trolley line—serving 40 million annual passengers—and the California Coaster/ Amtrak line.

Adjacent to the newly renovated Children’s Park, the area features a playground, game and fitness area, off-leash dog park, new walkway over Civic Pond, and on-site security from 6 a.m. to 10 p.m.

Surrounded by multiple luxury hotels, including The Pendry, Hilton San Diego, and Hard Rock Hotel, the neighborhood also boasts prominent tenants such as Fleming’s, The Old Spaghetti Factory, San Diego Chinese Historical Museum, Horton Grand Theatre, the upcoming NEW Horton Campus, Rady Jacobs Shell, and many more.



**DOWNTOWN
SAN DIEGO
MARINA DISTRICT**

**LOCATED IN BUSTLING SAN DIEGO,
AT THE BASE OF 201 LUXURY
RESIDENTIAL UNITS**

San Diego International Airport
13 MINUTES
Drive Time

MTS
1 BLOCK
from the Trolley

Walkability
97%
Daily errands do not require a car

SAN DIEGO VISITOR INDUSTRY STATISTICS CY 2025

32.5M

Visitors to San Diego County

18M were overnight and 14.5M were day visitors

\$14.8B

Visitor Spending

Nearly 70% spent at businesses other than lodging

92

Primary Conventions & Trade Shows

San Diego Convention Center

674

Hotel Properties

With over 68,400 rooms (San Diego County)

12.5M

Arrivals

San Diego International Airport

3.3M+

Population

San Diego County

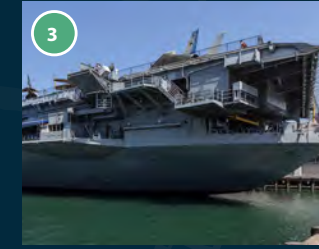
<https://www.sandiego.org>



SAN DIEGO INTERNATIONAL
3.9 Miles Away
25.32M Annual Passengers



LITTLE ITALY
1.8 Miles Away
10,000 Daytime Population



USS MIDWAY
1.4 Miles Away
1.5M+ Annual Visitors



SEAPORT VILLAGE
1 Mile Away
4M Annual Visitors



CONVENTION CENTER
0.9 Mile Away
730,000+ Annual Visitors



GASLAMP QUARTER
0.4 Mile Away
10M+ Annual Visitors



PETCO PARK
0.6 Mile Away
3.4M+ Annual Visitors



CENTRAL LIBRARY
0.3 Mile Away
1M Annual Visitors



SD ZOO/BALBOA PARK
2.5 Miles Away
12M Combined Annual Visitors



SAN DIEGO CONVENTION CENTER BY THE NUMBERS

GATHERINGS

92 EVENTS

Conventions, meetings, and events

ATTENDANCE

730,000+

Visitors from around the world

HOTEL ROOMS

934,000

Nights for visiting attendees and visitors

DIRECT ATTENDANCE SPENDING

\$921M+

Spending at restaurants, hotels, attractions, and more

HOTEL & SALES TAX REVENUE

\$38M+

Supporting core City services such as road repair and public safety

REGIONAL IMPACT

\$1.57B

Total value to the San Diego economy, directly and indirectly



HARBOR CLUB



REGIONAL IMPACT TOP ECONOMIC GENERATORS

- Comic-Con International**
\$161.1M - 135,000 attendees
- American Society of Hematology**
\$125.4M - 28,000 attendees
- American Association for Cancer Research**
\$85.2M - 23,200 attendees
- American Academy of Dermatology**
\$65.9M - \$19,800 attendees
- International Association of Chiefs of Police**
\$60.3M - 15,594 attendees
- BIO International Convention**
\$60.2M, 19,500 attendees
- American Thoracic Society**
\$54.8M - 14,033 attendees
- Esri**
\$54.1M - 17,835 attendees
- American College of Rheumatology**
\$54M - 12,000 attendees
- American Library Association**
\$43M - 13,532 Attendees

Information sourced from visitsandiego.com

ADDITIONAL ATTRACTIONS

- | | |
|--------------------------|---------------------------|
| Historic Gaslamp Quarter | Seaport Village |
| Horton | Waterfront Park |
| Balboa Theatre | Embarcadero/Broadway Pier |
| House of Blues | USS Midway |
| San Diego Civic Center | Rady Shell |

DOWNTOWN BY THE NUMBERS AND FACTS

Easy access to public transportation.

Located in an urban core.

Large employers have offices in Downtown allowing employees to walk, bike, take public transportation, or drive only a few minutes to work.

Hotel and sales tax revenues from the San Diego Convention Center ±\$30 Million, which support the core City services such as road repair and public safety.

Direct attendee spending as a result from the San Diego Convention Center at restaurants, hotels, attractions and ±\$800 Million



1.8M

SF Office Under Review



562,000

SF Retail Under Review



31,689+

Existing Units



37,000

Residents in Downtown



3.3M+

Population of San Diego County



32.5M

Annual Visitors to San Diego

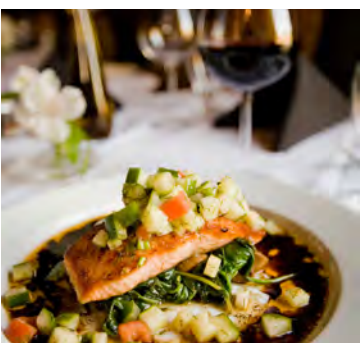
DOWNTOWN'S LARGEST EMPLOYERS



	1 Mile	2 Mile	3 Mile
Population (2025)	51,435	101,902	172,549
Project Population (2030)	52,922	103,990	175,185
Daytime Employment	64,753	116,262	164,827
Total Households	27,626	48,228	77,216
Avg. Household Income	\$123,531	\$122,782	\$123,482
Consumer Spending	\$817.2M	\$1.5B	\$2.4B



- 1 Happy Does
- 2 Lumi Sushi
- 3 Beyond Pilates
- 4 Hasta Manana
- 5 Fleming's
- 6 Morton's
- 7 Fifth & Rose
- 8 Buca Di Beppo
- 9 House of Mandi
- 10 Taco Central
- 11 Lazy Hippo
- 12 Whiskey House
- 13 Blarney Stone Pub
- 14 Kaluu
- 15 Insomnia Cookies
- 16 Prohibition Lounge
- 17 Cali Cream
- 18 Barleymash
- 19 Prince St Pizza
- 20 Garage Kitchen
- 21 Best of Gaslamp
- 22 LV Nails & Spa
- 23 Juan Tequila
- 24 664
- 25 Salt & Whiskey
- 26 Freddy's Chophouse
- 27 La Puerta
- 28 Tiger Cafe
- 29 Cafe 222
- 30 Lani Coffee



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HARBOR CLUB