

EST. RETAIL DELIVERY: JUN 2028 | EST. OPENING: AUG 2028



625 S BEACON ST | CORNER OF BEACON & 6TH | SAN PEDRO, CA

# Jules

SAN PEDRO



CONCEPTUAL RENDERING

A NEW

# Mixed-Use Address

AT THE CENTER OF SAN PEDRO'S WATERFRONT DISTRICT

Jules San Pedro is a new eight-story, mixed-use multifamily development by High Street Residential / Trammell Crow Company and Haseko North America, now under construction at 625 S Beacon Street. Located at the corner of Beacon St and 6th St, the project will introduce **281 market-rate apartments** to a prominent downtown block within the San Pedro Waterfront District, placing retail at the front edge of one of the neighborhood's most visible new residential addresses.

The retail opportunity is a single **1,276 SF ground-floor suite** designed to function as a true neighborhood-serving anchor rather than generic inline space. With corner exposure, storefront presence on both Beacon Street and 6th Street, and an approximately **945 SF patio area** engaging the public realm, the space is especially well suited for a market, bodega, specialty provisions, prepared foods, coffee, grab-and-go, or other daily-use convenience concept positioned to serve both immediate residents and the district's growing waterfront activity over time.

one suite. one corner. one opportunity to define  
the daily retail experience of the project



SMALL FORMAT

# Big Impact

With a double-height component, patio activation and storefront presence on both street fronts, the suite can read larger than its square footage and function as a genuine neighborhood amenity. The right operator has the chance to become part of the daily routine: morning coffee, midday pickup, early evening provisions, and the reliable stop residents return to throughout the week.

## PROPERTY HIGHLIGHTS

- 625 S Beacon Street, San Pedro, CA 90731
- 1,276 SF ground-floor retail suite
- Approximately 945 SF patio area
- 281 market-rate apartments
- Eight-story mixed-use multifamily development
- Construction underway
- Estimated retail delivery: June 1, 2028
- Estimated retail opening: August 1, 2028





LOCATED WITHIN SAN PEDRO'S

# Waterfront Reintroduction

Jules San Pedro sits in the San Pedro Waterfront District, where public investment, new housing, and waterfront placemaking are reshaping how the neighborhood is experienced day to day. This is a part of San Pedro becoming more walkable, more residential, and more active, with a growing mix of locals, new residents, and visitors moving between downtown streets and the waterfront.

The corner of Beacon Street and 6th Street benefits from that long-view momentum while still reading as a true neighborhood location. Near West Harbor and within a district already seeing meaningful mixed-use investment, Jules is well positioned for a concept that serves everyday needs with quality, ease, and personality. The opportunity is not simply to lease space near the waterfront. It is to open within a neighborhood that is actively defining its next chapter.



TIMED TO OPEN INTO A

# New Market Chapter

Jules San Pedro is arriving on a schedule that matters. With land acquisition and financing secured in early 2026, groundbreaking completed, and retail delivery targeted for June 2028, the project offers a clear runway for operators who want to open into the district's next phase rather than chase it later.

## WHY EARLY LEASING MATTERS

A compact, food-capable corner is most valuable when the operator has time to shape it with intention. Securing a tenant well ahead of delivery allows coordination around utilities, venting, patio use, signage, equipment layout, and merchandising strategy, helping the business open with clarity rather than compromise. It also allows the operator to establish a brand position before the next wave of district attention fully arrives.



## Milestone Timeline

**JAN 2026**

Land acquisition and financing momentum position the project to move forward

**FEB 2026**

Land closing and construction financing are publicly announced, reinforcing project momentum and capital readiness

**MAR 2026**

Groundbreaking is announced and construction is underway

**JUN 2028**

Estimated retail delivery

**AUG 2028**

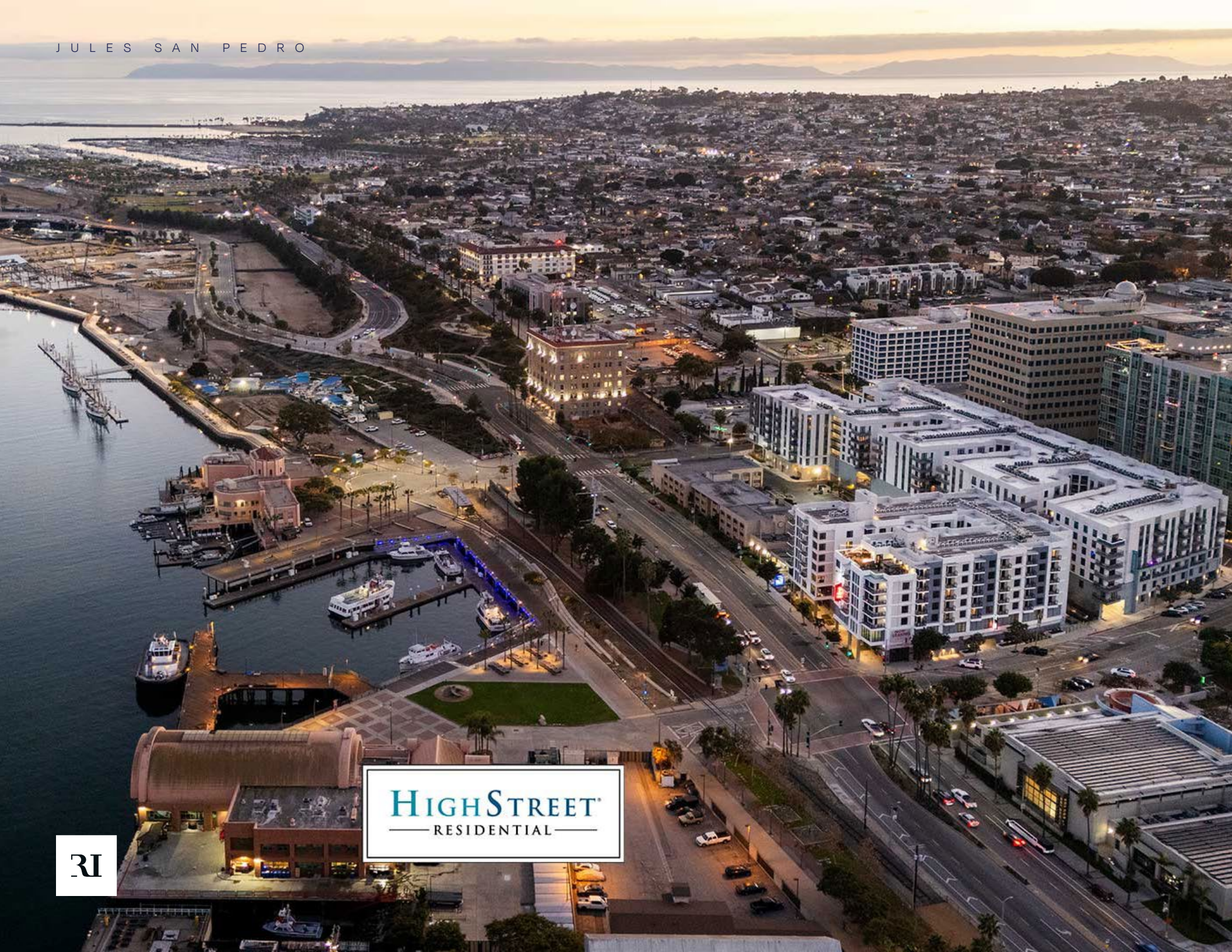
Estimated retail opening

## 2028 DISTRICT CONTEXT

Jules is positioned to debut as San Pedro's waterfront district enters a more visible, investment-backed chapter, with West Harbor and related neighborhood improvements continuing to reshape activity patterns.

JULES SAN PEDRO INTERIOR CONCEPTUAL RENDERINGS





INSTITUTIONAL SPONSORSHIP,  
**Local Relevance**

AN OPERATOR-READY OPPORTUNITY BACKED BY EXPERIENCE DEVELOPMENT LEADERSHIP

Jules San Pedro is backed by High Street Residential / Trammell Crow Company and Haseko North America, giving the retail opportunity a level of sponsorship, capitalization, and execution credibility that matters to serious operators. This is an institutional-quality, mixed-use development with public land-closing, financing, and groundbreaking milestones already established, reducing the uncertainty that often surrounds early-stage retail opportunities.

Just as important, the project is not arriving in isolation. Jules builds on the development team's existing presence in San Pedro and follows the nearby Vivo on Harbor project, reinforcing that this is part of a longer-term investment thesis in the neighborhood. For tenants evaluating a 2028 opening, that context supports confidence in both delivery and district conviction.



DEVELOPER

High Street Residential  
/ Trammell Crow  
Company

JV PARTNER

Haseko North America

ARCHITECT

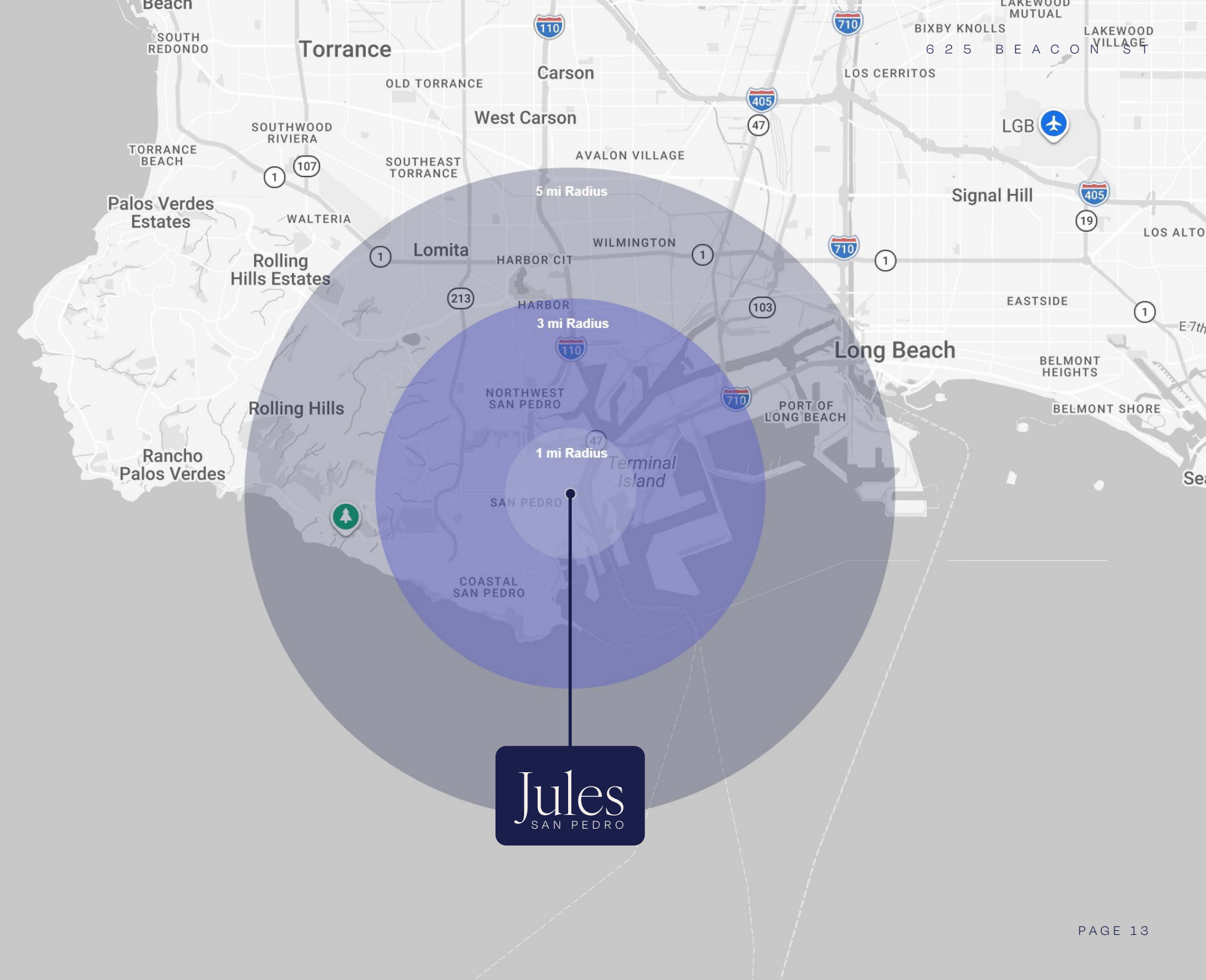
KFA Architecture

GEN CONTRACTOR

Westport Construction

# Demographics

	1 MILE	3 MILES	5 MILES
EST POPULATION	28,482	104,529	203,831
AVG HOUSEHOLD INCOME	\$82,379	\$129,126	\$132,377
MED HOUSEHOLD INCOME	\$61,692	\$98,599	\$98,793
MEDIAN AGE	34.9	39.0	39.7



# Jules

## SAN PEDRO

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CONCEPTUAL RENDERING

