



THE HEADQUARTERS
AT SEAPORT DISTRICT

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A LIFESTYLE
landmark

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CRAFTED CUISINE



LOCAL SHOPPING



COASTAL LOCATION



RICH HISTORY

about THE HEADQUARTERS

The Headquarters at Seaport District is a destination for locals and tourists alike to experience elevated shopping and some of the culinary treasures of San Diego. HQ features a mix of best-in-class and up-and-coming brands amidst a centuries-old historic site. Whether taking a walk down San Diego's iconic waterfront, attending an event at the convention center, or residing downtown, The Headquarters offers a fresh experience for all.

history

OF THE HEADQUARTERS

The Headquarters at Seaport District dates back to 1939 when the property served as the San Diego Police Headquarters. After the department outgrew the facility, its historic designation in 1998 saved the site from demolition. The Headquarters eventually was reimagined to become a dynamic dining, shopping, and event destination. This property's unique open courtyard, mixed architectural styles, and eclectic different buildings demands attention as a gem of downtown.



1889

San Diego Police Department established under Chief of Police Joseph Coyne

1939

SDPD moves in. Crime lab established

1938

Charles Quayle, Edward Quayle and Alberto Treganza design the SDPD headquarters

1945

SDPD officers get first formal training

1976

First female sergeant promoted

1987

Flag lowered at Old Police Headquarters for the last time

1998

Old Police Headquarters added to the National Register of Historic Places

2013

The Headquarters Opens

neighborhood

AT A GLANCE

San Diego, California

BALBOA PARK

LITTLE ITALY

GASLAMP QUARTER

CRUISE SHIP TERMINAL

USS MIDWAY
10M visitors/year

IQHQ
1,600,000 SF of lab,
office & retail with Q1
2024 delivery

THE GRAND HYATT
1,628 rooms

THE HEADQUARTERS

SEAPORT VILLAGE
3M visitors/year

explore

THE NEIGHBORHOOD



- 1 Little Italy (1.2 miles)
- 2 USS Midway (0.8 miles)
- 3 IQHQ (0.6 miles)
- 4 The Marina District (0.3 miles)
- 5 Seaport Village (0.2 miles)
- 6 The Rady Shell at Jacobs Park (1.5 miles)
- 7 Convention Center (0.7 miles)
- 8 Petco Park (1 mile)
- 9 Gaslamp Quarter (0.8 miles)
- 10 The Campus at Horton (0.8 miles)
- 11 Civic Center (1.2 miles)



explore

THE NEIGHBORHOOD

SHOREBIRD

Coming Soon

Known for chef curation, daily seafood recipes, and unparalleled ingredients, Shorebird promises an unforgettable dining journey. Explore our dynamic beverage program, featuring inventive mixology, a distinctive wine selection, and rotating draught beers for a truly exceptional experience.



WEDGEWOOD WEDDINGS

From intimate gatherings to grand celebrations, these meticulously maintained venues provide the perfect backdrop for your special day. With customizable packages and unparalleled service, Wedgewood Weddings is dedicated to ensuring your wedding is flawless and uniquely yours. Choose from an exquisite selection of romantic venues and let them transform your dream wedding a reality.



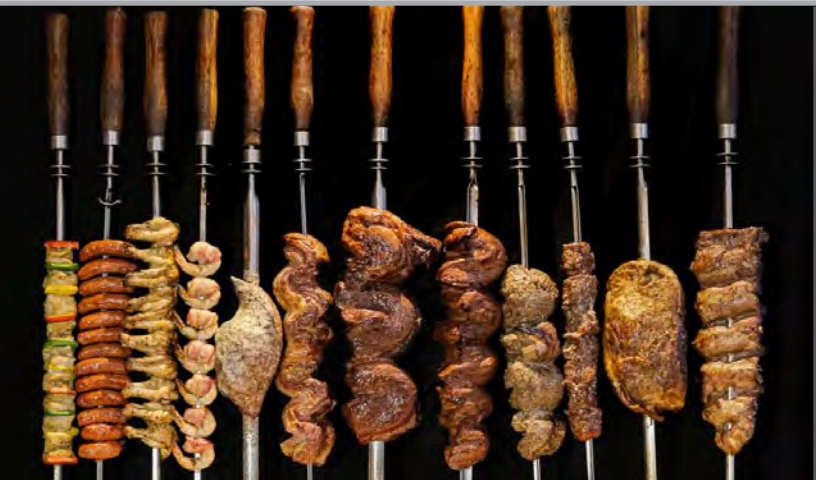
MALIBU FARMS

From backyard cooking classes to a coastal culinary empire, Malibu Farm stays true to its roots with simply prepared, locally sourced dishes. With locations across California, Hawaii, and Florida, each bite reflects a commitment to freshness and quality.



GALPAO GAUCHO

Galpão Gaucho celebrates the heritage of Brazilian cowboy dining with a diverse menu featuring 17 cuts of meat, including beef, pork, chicken, lamb, and fish, alongside a gourmet salad bar offering nearly 40 enticing items, from hearts of palm to imported cheeses. Experience the authentic flavors of Brazil in every savory bite.



ZYTOUN GOURMET MEDITERRANEAN

A Mediterranean and Greek culinary adventure awaits at The Headquarters. From globally-inspired salads to savory shish kabobs and more, our dishes are authentically crafted to delight. Nestled along the boardwalk, our ample patio seating offers stunning views of the San Diego Bay. Join us for a taste journey that's fresh, flavorful, and unforgettable.



GLADSTONES

Coming Soon

Established in 1972 right on the Malibu beachfront, Gladstone's restaurant embodies the essence of Los Angeles and the Southern California lifestyle. Owned by former Los Angeles Mayor Richard J. Riordan, this timeless establishment has set the standard for quality, warmth, and exceptional seafood, standing as a symbol of culinary excellence for nearly half a century.



CORK & BATTER

Coming Soon

Embark on a culinary journey at Cork & Batter, where exceptional menu offerings, attentive service, and vibrant ambiance await. Savor a diverse menu at Cork & Batter, offering fresh sliders, sandwiches, flatbreads, pasta, and more to satisfy every appetite. Explore a wide range of beers, wines, and cocktails expertly paired with each dish.



about

THE RESEARCH & DEVELOPMENT DISTRICT

IQHQ is developing one of the largest, most transformational projects in downtown San Diego to be delivered Q1 of 2024. The project titled the Research and Development District, (RaDD) will be taking over eight acres and three city blocks. The Research and Development District will create a life science city along San Diego's Bay and become the largest urban commercial waterfront site alongside California's Pacific Coast. The lab-filled campus will draw even more daytime population to the area and continue to grow the biotech presence in San Diego.



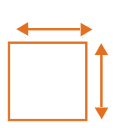
LOCATION
N. Harbor Drive



BUILDINGS
Five



PROPERTY TYPE
Lab, Office & Retail



SQUARE FEET
1,600,000 SF

available spaces

110	AVAILABLE PARTIALLY BUILT OUT RESTAURANT	4,333 SF
113	HI POKE	
114	AVAILABLE	696 SF
115	AVAILABLE	742 SF
116	SUNGLASS HUT	
117	BROADY'S HOUSE OF FLAVORS	
118	URBAN BEACH HOUSE	
121	THE HOPPER	
122	VINICOLA VARGA WINE BAR	
124	COCO ROSE	
127	THE VAULT MED SPA	
132	THE CHEESECAKE FACTORY	
134	GALPAO GAUCHO STEAKHOUSE	
142	CALI STRONG	
144	AVAILABLE	1,280 SF
146	APOSTROPHE HOME	1,711 SF
148	WEDGEWOOD WEDDING	
151	AVAILABLE	2,011 SF
152	PERFUME GALLERY	
154	SEAPORT NAILS & SPA	
155	PUESTO	
156	PUESTO EXPANSION	
158	EDDIE V'S	
159	STARBUCKS	



demographics

OF THE NEIGHBORHOOD

The Headquarters is located in the heart of downtown in the Marina District.

1 MILE

Daytime Population	62,322
Population	36,028
Average HH Income	\$112,988

3 MILES

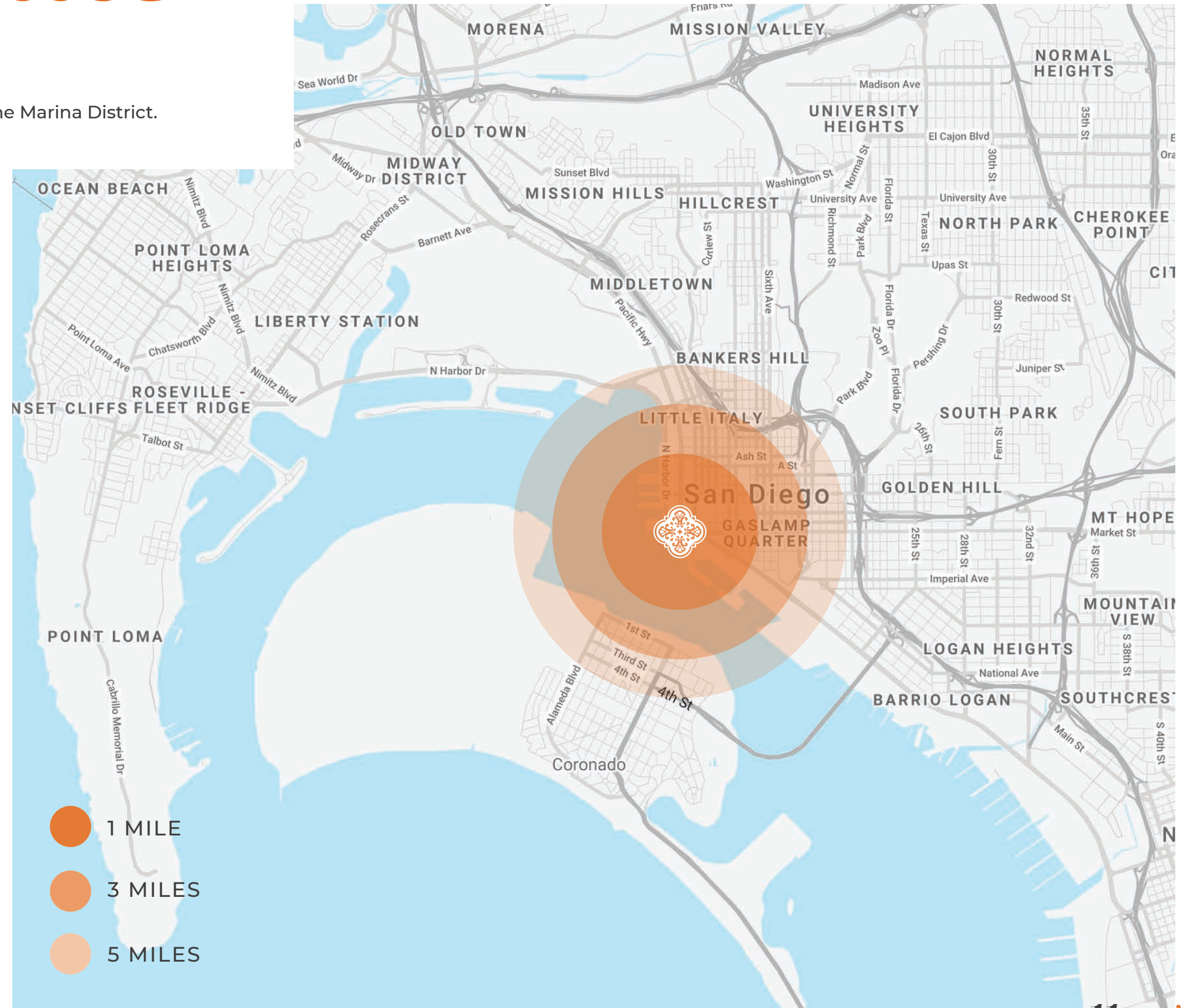
Daytime Population	153,236
Population	155,177
Average HH Income	\$105,785

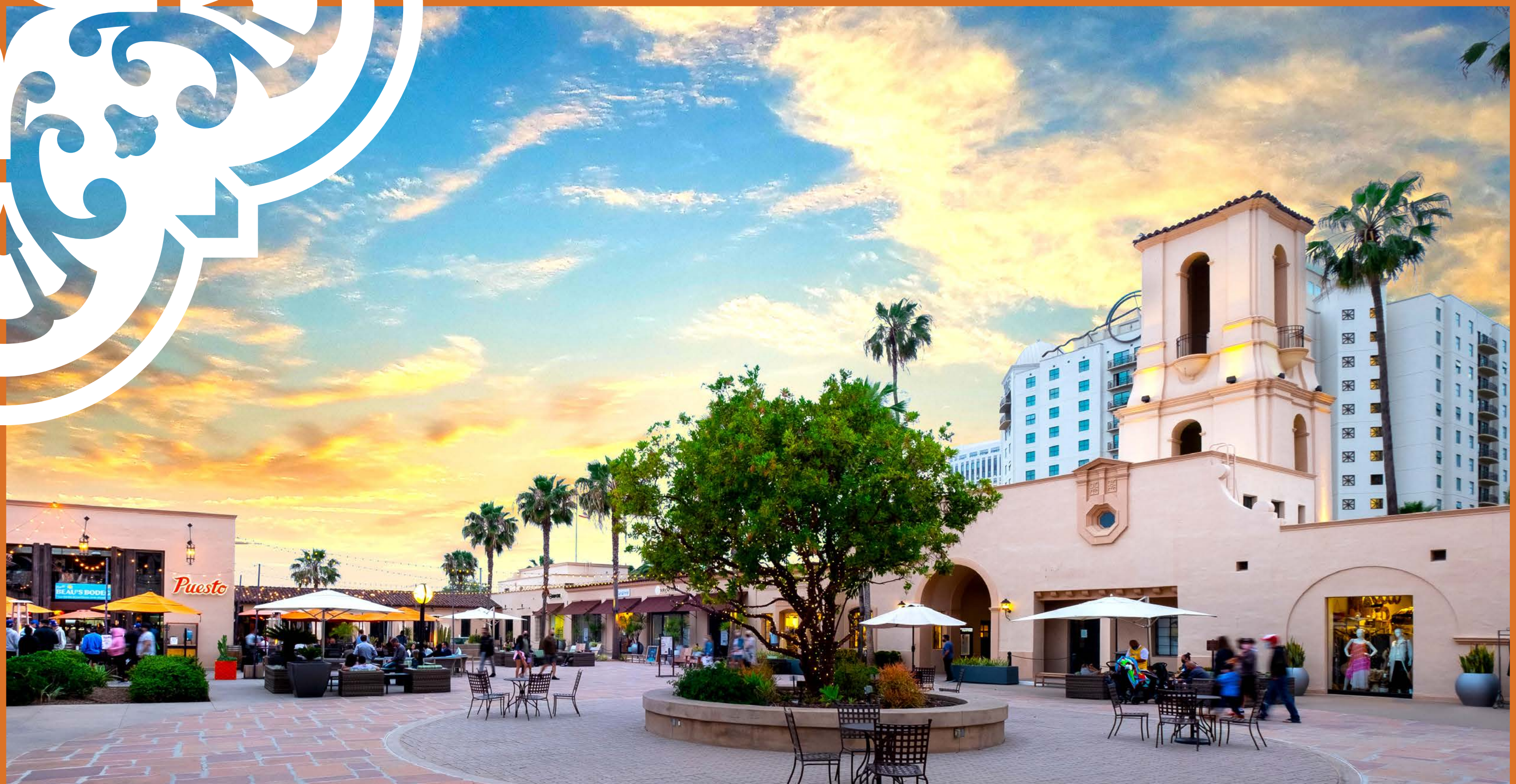
5 MILES

Daytime Population	323,609
Population	432,463
Average HH Income	\$97,572

TRAFFIC COUNT

W. Harbor Drive **22,400 ADT**





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