

Upscale Upscale Full-Service Harbor-Front Hotel Los Angeles Waterfront Location



DoubleTree by Hilton San Pedro

2800 Via Cabrillo Marina, San Pedro, CA 90731 (50 Years New Ground Leased with LA City Harbor Dept)

Number of Rooms: **226** Rooms Lot Size **±7** AC Parking Spaces: **363** Year Built/Renovated **1989/2016**

Building Size: **187,059** SF Typical Floor : **55,244** SF

Meeting Space : **20,758** SF

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Broker does not guarantee the accuracy of financial data, square footage, lot size, zoning. Buyer shall independently verify the accuracy of information and base upon and rely on its own inspection and analysis for its own satisfaction.

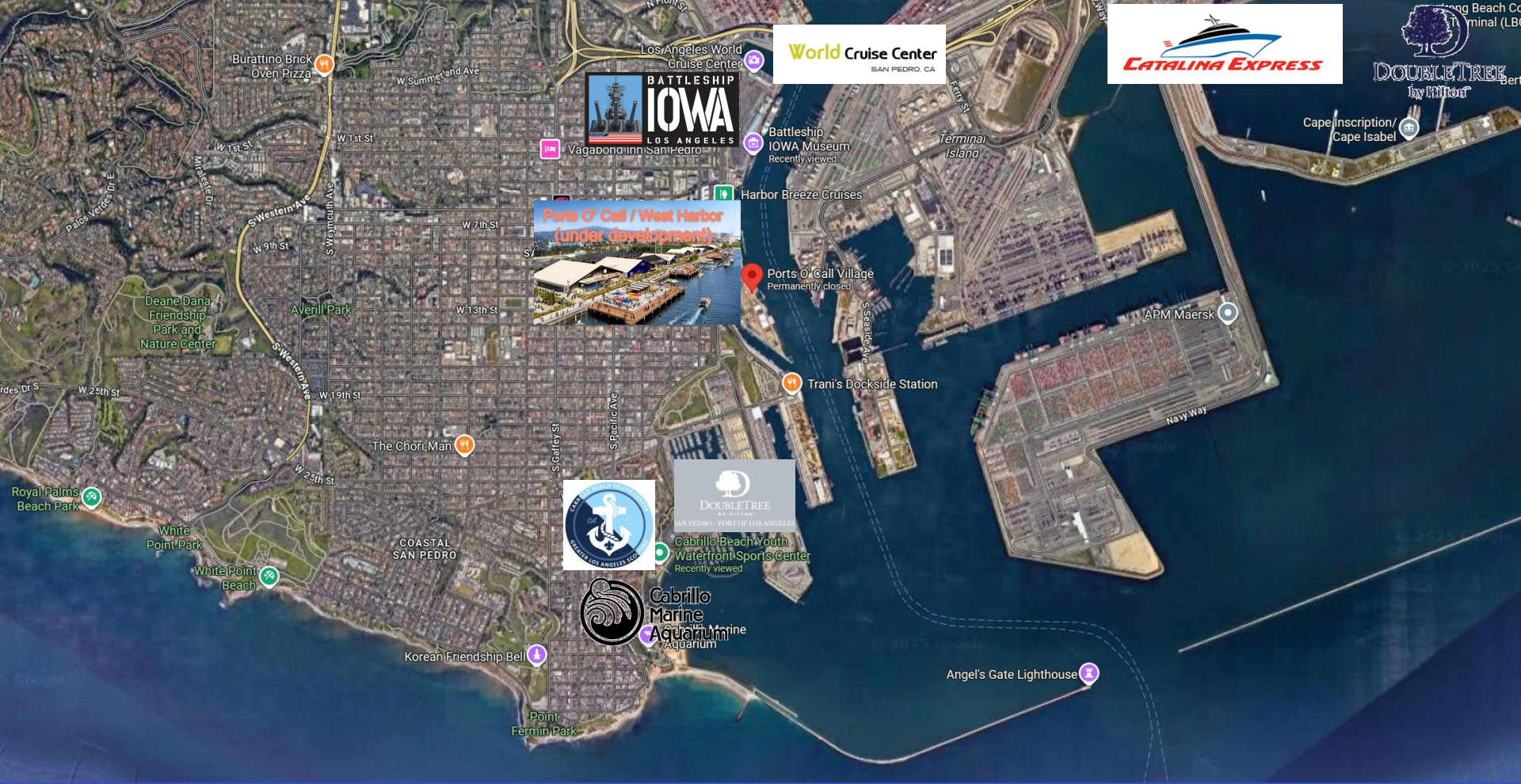
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MORE DETAILS**



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5 Mins Walk to A family-friendly beach, popular with visitors for its swimming, diving, and educational aquarium.



1Mile from The primary cruise departure port of Los Angeles (serving Princess, Norwegian, and Royal Caribbean).



1.5 Miles from A historic battleship museum that attracts hundreds of thousands of visitors each year.



1 Mile from The ongoing \$4 Billion Los Angeles Waterfront Revitalization and West Harbor retail and dining complex (opening 2025) in the immediate area.



300,000 – 350,000 passengers pass through the San Pedro Ferry Terminal annually.

DoubleTree by Hilton San Pedro

Rare marina-adjacent hospitality asset with

strong brand affiliation and multiple revenue streams.



Location! Location! Location! Anchored on the San Pedro waterfront near the Port of Los Angeles and Cabrillo Marina, this upscale DoubleTree delivers a resort-style setting with 226 keys across three floors and a 2016 renovation. Guests enjoy seamless arrivals with ample surface parking (363 stalls), Digital Key access, and high-speed connectivity, while on-site dining, a lounge/bar, pool, fitness center, tennis, and generous meeting/event venues support leisure, group, cruise, and wedding demand. The smoke-free hotel spans 187,059 SF on approximately ± 7 acres, offering a rare marina-adjacent hospitality asset with strong brand affiliation and multiple revenue streams. Compelling tailwinds ahead: the 2028 Olympic sailing events are slated for the nearby waterfront, the \$4Billion Port of LA waterfront revitalization is underway, and the West Harbor retail/dining district is scheduled to open next year—driving incremental demand and exposure for this best-in-class location.



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Building Amenities

Room Features

Digital key
High Speed Internet Access

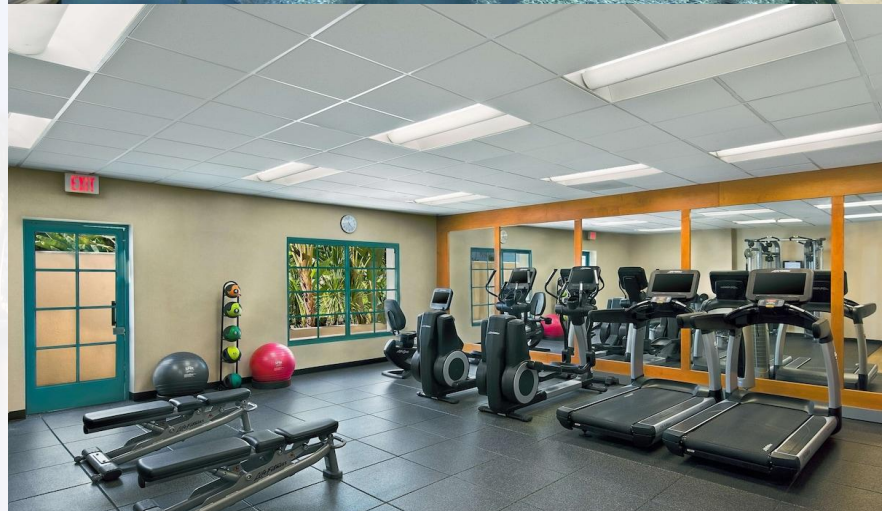
Property Features

Business Center
Fitness Center
Meeting Event Space
On-Site Bar
Pool



Multi-Room Suites
Patio

Public Access Wifi
Restaurant
Smoke-Free
Tennis
Wedding Venue



DoubleTree by Hilton San Pedro - Port of Los Angeles

Upscale hotel near World Cruise Center

Located close to Cabrillo Beach, DoubleTree by Hilton San Pedro - Port of Los Angeles provides a marina, a garden, and dry cleaning/laundry services. For some rest and relaxation, visit the hot tub. The on-site restaurant, 2800 Kitchen and Lounge, offers breakfast, lunch, and dinner. Free WiFi in public areas, with speed of 100+ Mbps (good for 1-2 people or up to 6 devices), is available to all guests, along with car rentals on site and a bar.

You'll also enjoy perks such as:

- An outdoor pool along with sun loungers
- Cooked-to-order breakfast (surcharge), a free area shuttle, and self parking (surcharge)
- Express check-out, express check-in, and a front-desk safe
- Concierge services, a porter/bellhop, and smoke-free premises
- Guest reviews say great things about the helpful staff

Room features

All 226 rooms have comforts such as premium bedding and air conditioning, in addition to thoughtful touches like safes and high-speed internet. Guest reviews speak positively of the clean rooms at the property.

Other conveniences in all rooms include:

- Bathrooms with designer toiletries and hair dryers
- 32-inch LCD TVs with premium channels
- Coffee/tea makers, daily housekeeping, and desks



Enjoy a king size bed

Room

8.8 Excellent
91 reviews

299 sq ft

Sleeps 2

1 King Bed

High-speed internet access

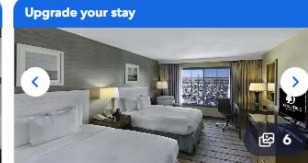
Fully refundable ⓘ
Before Thu, Oct 30

[More details >](#)

Extras per night

☒ No extras + \$0

☐ Breakfast + \$35



Upgrade your stay

Marina View - 2 Queens

7.4 Good
20 reviews

300 sq ft

Sleeps 4

2 Queen Beds

High-speed internet access

Fully refundable ⓘ
Before Thu, Oct 30

[More details >](#)

Extras per night

☒ No extras + \$0

☐ Breakfast + \$35



Full Size-King Suite

8.0 Very good
2 reviews

625 sq ft

1 bedroom

Sleeps 2

1 King Bed

High-speed internet access

Microwave Mini-fridge

Fully refundable ⓘ
Before Thu, Oct 30

[More details >](#)

Extras per night

☒ No extras + \$0

☐ Breakfast + \$35



Room, 1 King Bed, Accessible, Non Smoking

7.6 Good
14 reviews

299 sq ft

Sleeps 2

1 King Bed

High-speed internet access

[More details >](#)

We are sold out



Room

625 sq ft

Sleeps 2

1 King Bed

High-speed internet access

[More details >](#)

We are sold out



Room, 2 Queen Beds, Non Smoking, Marina View

8.8 Excellent
13 reviews

300 sq ft

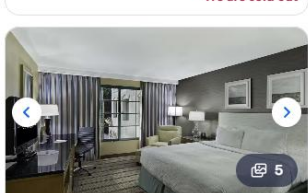
Sleeps 4

2 Queen Beds

High-speed internet access

[More details >](#)

We are sold out



Room, 1 King Bed, Accessible, Non Smoking

10.0 Exceptional
2 reviews

299 sq ft

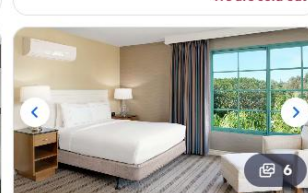
Sleeps 2

1 King Bed

High-speed internet access

[More details >](#)

We are sold out



Room, Accessible, Non Smoking

7.4 Good
3 reviews

299 sq ft

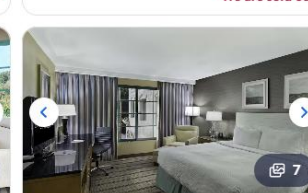
Sleeps 2

1 Queen Bed

High-speed internet access

[More details >](#)

We are sold out



Marina View - King

8.6 Excellent
19 reviews

299 sq ft

Sleeps 2

1 King Bed

High-speed internet access

HDTV

[More details >](#)

We are sold out



Exceptional service & staff
The top-rated staff and service will ensure you feel welcome and pampered.




On-site fitness center
A rare find - enjoy convenient access to fitness facilities during your stay.



Discover nearby landmarks
Walk to Cabrillo Beach



Building Amenities

 Extra beds/cribs

Popular amenities


 Hot Tub

 Bar

 24/7 front desk

 Housekeeping


 Pool


 Pet friendly

 Free WiFi




 Restaurant

 Parking available

 Breakfast available

 Gym

 Laundry

 Air conditioning

 Business services

Parking and transportation

Free area shuttle up to 3 mi

Secured self parking on site (USD 25 per night; includes in/out privileges)

Wheelchair-accessible parking and van parking available

Food and drink

Cooked-to-order breakfast available for a fee 6:00 AM to 11:00 AM on weekdays and 7:00 AM to 11:00 AM on weekends; USD 13 to 17 for adults and USD 13 to 17 for children

A bar/lounge

A restaurant

Coffee and tea in common areas

Internet

Available in all rooms: WiFi (USD 7.95 per stay)

In-room WiFi speed: 100+ Mbps (good for 1–2 people or up to 6 devices)

Available in some public areas: Free WiFi

Things to do

Gym

Hot tub

Outdoor pool

Family friendly

Children's toys


Free area shuttle

Laundry facilities

Outdoor pool

Rollaway/extra bed (s

 **Bedroom**
Blackout drapes
Premium bedding
Rollaway/extra bed (surcharge)

 **Bathroom**
Designer toiletries
Hair dryer
Private bathroom
Shampoo
Soap
Toilet paper
Towels provided

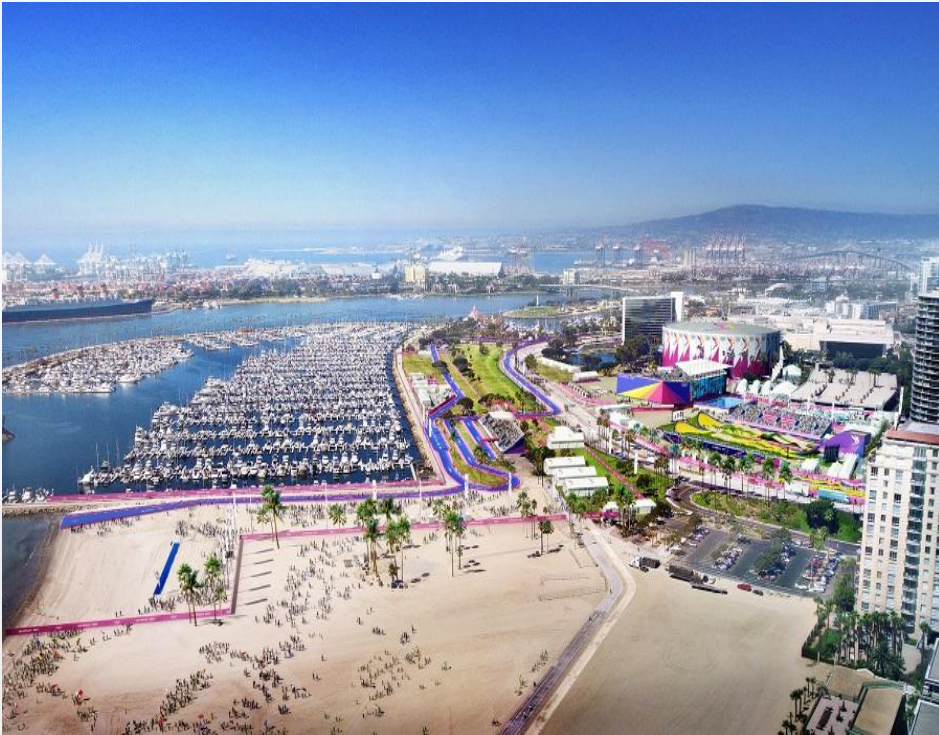
✓ **Entertainment**
32-inch LCD TV with premium cable channels
Pay movies

 **Food and drink**
Champagne service
Coffee/tea maker

✓ **More**
Air conditioning (climate-controlled)
Connecting rooms available
Desk
Iron/ironing board
Mobile key entry
Phone
Safe



INVESTMENT HIGHLIGHTS



Olympic Tailwinds

The 2028 Los Angeles Olympic sailing events will be hosted nearby at Cabrillo Beach, offering strong visibility and demand for premium waterfront accommodations.

Attractive Buy for Long-Term Hold Investors

A stabilized, institutional-quality Hilton asset with strong historical performance and minimal near-term capital needs—ideal for investors seeking steady income, brand stability, and long-term appreciation potential in coastal Southern California.

1. *Rare Harbor-Front Hilton Opportunity*

A premier Hilton-branded, full-service hotel located directly on the Cabrillo Marina waterfront within the Port of Los Angeles.

2. *Long-Term Stability with New 50-Year Ground Lease*

Seller will execute a new 50-year ground lease with the Los Angeles Harbor Department, providing long-term security and predictable occupancy cost for the next five decades.

3. *Proven Performance & Multiple Demand Drivers*

Located minutes from the World Cruise Center, Port of LA Headquarters, Cabrillo Marina, and West Harbor Retail Redevelopment, capturing demand from cruise passengers, corporate maritime travelers, weddings, and leisure guests.

4. *Strong Brand Affiliation & Upscale Positioning*

Affiliated with DoubleTree by Hilton, part of the globally recognized Hilton Worldwide portfolio, ensuring strong reservation contribution, loyalty traffic, and marketing reach.

5. *High-Quality Physical Plant with Recent Renovation*

The property underwent a major renovation in 2016, offering 226 spacious rooms, a full-service restaurant and lounge, outdoor pool, fitness center, tennis courts, and over 16,000 SF of meeting and event space.

6. *Exceptional Waterfront Site*

Sitting on approximately ± 7 acres of leased waterfront land (187,059 SF building), the hotel offers unobstructed harbor and marina views, direct waterfront access, and a serene resort-like environment.

7. *Major Upside from West Harbor & LA Waterfront Redevelopment*

The ongoing \$4 Billion Los Angeles Waterfront Revitalization and West Harbor retail and dining complex (opening 2025) are expected to significantly enhance tourism, dining, and entertainment demand in the immediate area.

MARKET OVERVIEW

SAN PEDRO / PORT OF LOS ANGELES AREA

Gateway to the Pacific - The Port of Los Angeles

San Pedro is the southernmost coastal community of the City of Los Angeles, anchored by the Port of Los Angeles, the busiest container port in North America. The port handles over 9 million TEUs annually, serving as a critical hub for global trade, logistics, and maritime industries.

A Vibrant Waterfront Community

Beyond its industrial legacy, San Pedro has evolved into a dynamic mixed-use waterfront district combining residential neighborhoods, tourism, and creative industries. The area offers a relaxed coastal lifestyle with marinas, parks, seafood restaurants, and oceanfront attractions—all within 30 minutes of Downtown Los Angeles.



San Pedro represents one of the most exciting transformation stories within Greater Los Angeles — a shift from a historic port town to a modern coastal destination combining tourism, innovation, and lifestyle.

Economic & Investment Outlook

1. Population Growth: LA's South Bay continues steady demographic expansion.
2. Job Diversity: Strong employment in logistics, tourism, maritime trade, and defense sectors.
3. Public Investment: Over \$1B in infrastructure improvements, including new roadways, landscaping, and public amenities.

Accessibility & Infrastructure

1. Highway Connectivity: Direct access to I-110 (Harbor Freeway), linking to I-405 and I-10.
2. Air Access: Approx. 25 miles to LAX, 17 miles to Long Beach Airport (LGB).
3. Maritime Access: Adjacent to World Cruise Center, Cabrillo Marina, and Catalina Island Ferry Terminal.
4. Public Transit: Connected via Metro bus and soon-to-be-expanded LA Metro light rail to Downtown LA.



Public Transportation		
Airport	Drive	Distance
Long Beach (Daugherty Field)	27 min	14.5 mi
Los Angeles International	34 min	22.4 mi
John Wayne/Orange County	49 min	34.7 mi

San Pedro

Located on the waterfront, DoubleTree by Hilton San Pedro - Port of Los Angeles is in Coastal San Pedro, a neighborhood in San Pedro. World Cruise Center and Port of Long Beach are worth checking out if an activity is on the agenda, while those wishing to experience the area's natural beauty can explore Cabrillo Beach and Mother's Beach. Looking to enjoy an event or a game? See what's going on at Long Beach Convention and Entertainment Center, or consider Porsche Experience Center for a night out. Sailing and surfing/body boarding offer great chances to get out on the surrounding water, or you can seek out an adventure with hiking/biking trails nearby.