

Retail/Restaurant/Office | Marina District

# HARBOR CLUB



**UPT**  
SAN DIEGO  
est. 1989

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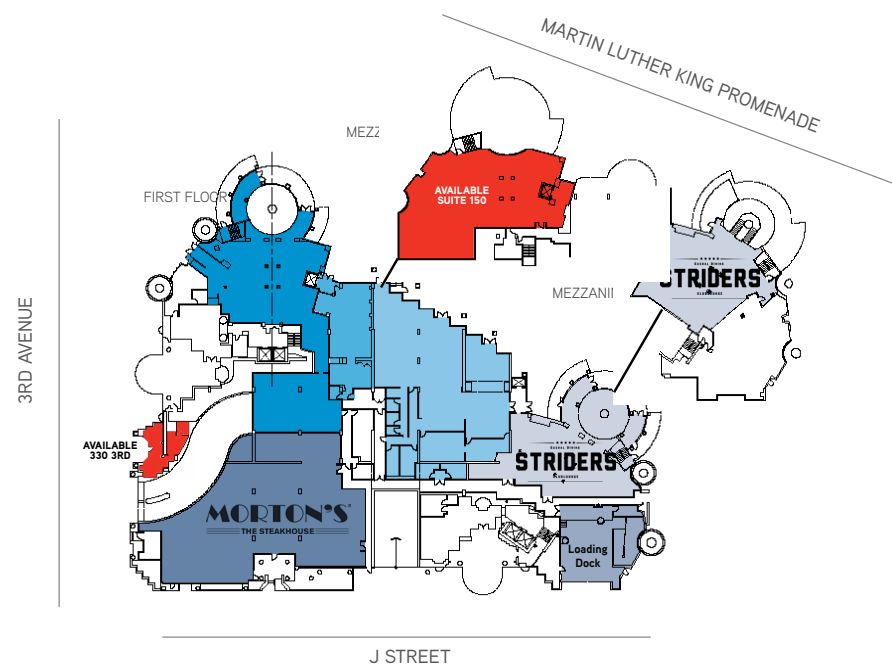
FOR LEASE

# The Property

## PROPERTY HIGHLIGHTS

- Previous spa and food service spaces with numerous built in improvements
- Great neighborhood serving office/retail space on street facing
- Close proximity to the San Diego Convention Center - \$652 million in direct spending
- Harbor Club is downtown's first luxury residential tower, current tenants include: Morton's Steakhouse, Robert Cromeans Salon, Striders Clubhouse, and Luxe Lounge
- Surrounded by multiple luxury hotels including The Pendry, Hilton San Diego, and Hard Rock
- Area tenants include Fleming's, The Old Spaghetti Factory, The Oceanaire Seafood Room, San Diego Chinese Historical Museum, Horton Grand Theatre, and many more
- Immediate proximity to Seaport Village, Gaslamp Quarter, and the Embarcadero

## SITE PLAN



## 200 HARBOR DRIVE | SUITE 150



5,360 SF  
Available Space



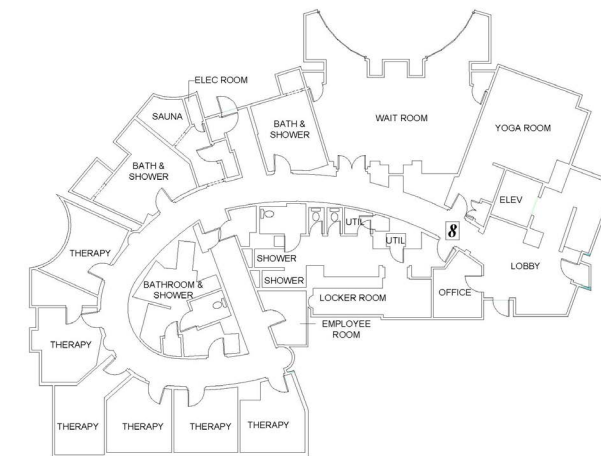
\$1.95 psf, NNN  
Rate



Previous Retail  
Condition



MARTIN LUTHER KING PROMENADE



## 330 THIRD AVE



705 SF  
Available Space



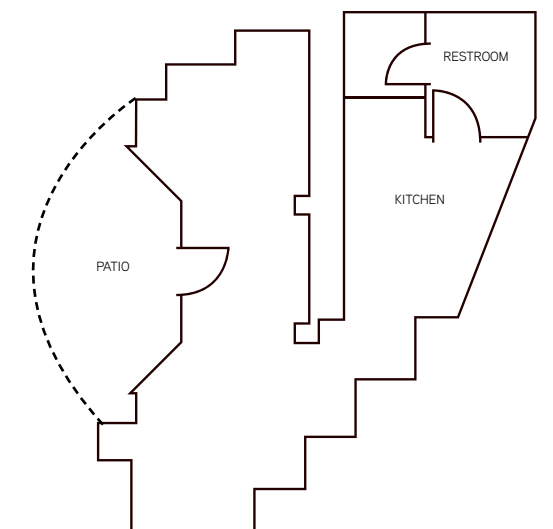
\$3.50 psf, NNN  
Rate



Previous Retail  
Condition



3RD AVENUE



# The Location

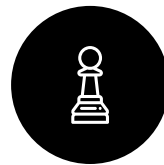
Imagine a sunny afternoon with blue cloudless skies and a little “you” time. The temperature is in the mid-seventies, and you’re lying on the grass under the shade of a tall tree; you can hear the faint sounds of children laughing at the buskers of Seaport Village behind you. The crisp white sails of a sloop catch your eye as it glides across the blue water of San Diego Bay. Two colorful delta kites commune with nature high above as a young mother jogs by, pushing a double stroller. While you lie there soaking it in, a slight breeze rustles the leaves overhead, and you know you’ve found paradise. Welcome to the Embarcadero Marina Park North; welcome to San Diego’s Downtown Marina District.

## THE MARINA DISTRICT



**200,000**

Annual Visitors to Children’s Museum



**3**

Major Entertainment Venues



**2,197**

Residential Units within 5 Blocks

- Sophisticated district that is surrounded by prime hotels featuring a waterfront location that attract a steady flow of visitors including the Manchester Grand Hyatt and the San Diego Marriott Marquis
- Popular museums on the stunning embarcadero including the Maritime Museum and the USS Midway Museum
- Close proximity to the Gaslamp Quarter and Seaport Village
- Steps to San Diego Convention Center and Petco Park, home of the San Diego Padres



## MEET YOUR NEIGHBORS



# Downtown San Diego

The heartbeat of every city lives in its downtown, and San Diego is no exception. Located only minutes from the airport, San Diego's thriving urban center offers an abundance of options for accommodations, activities, dining and cultural attractions, all easily accessible by foot, bike, car or public transportation.

Where modern architecture and Victorian-Age buildings stand side-by-side, you'll discover eclectic galleries, chic boutiques, trendy nightclubs, rooftop bars, gastropubs, craft beer hangouts and fine dining restaurants lining the streets.

## DOWNTOWN AT A GLANCE



**35,000,000**

Visitors to San Diego



**16,962**

Hotel Rooms



**2.1 M**

Annual Petco Park Attendees



**792,165**

Annual Ferry & Cruise Passengers



**37,095**

Residential Population



**64,718**

Daytime Population



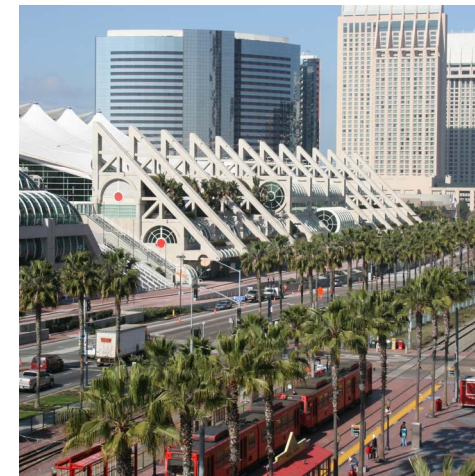
**3,723**

Total Businesses



**10,997,805**

Total Office SF



## SAN DIEGO TOURISM

- × 35 million visited San Diego and spent over \$10.8 billion
- × 10 million visit the Gaslamp Quarter
- × 4 million visit Seaport Village
- × 5 million visit the San Diego Zoo
- × 2.2 million attendees at Petco Park
- × 1.05 million visit the USS Midway Museum
- × 600,000 Ferry passengers across the bay to Coronado
- × 244,535 cruise passengers annually
- × \$90 million economic impact from home-ported ships
- × 11 million arrive at San Diego International Airport

## CONVENTION CENTER

- × 898,913 visitors at 149 events at the Convention Center
- × \$673.9 million direct spending
- × \$46 million attendee retail expenditures
- × \$85 million attendee restaurant/bar expenditures
- × \$1.1 billion economic impact
- × \$255 million attendee lodging expenditures

## ATTRACTIONS

- × Historic Gaslamp Quarter
- × Horton Plaza
- × Balboa Theatre
- × House of Blues
- × Horton Grand Theater
- × San Diego Civic Center
- × Spreckels Theatre
- × Seaport Village
- × Waterfront Park
- × Embarcadero/Broadway Pier
- × USS Midway

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