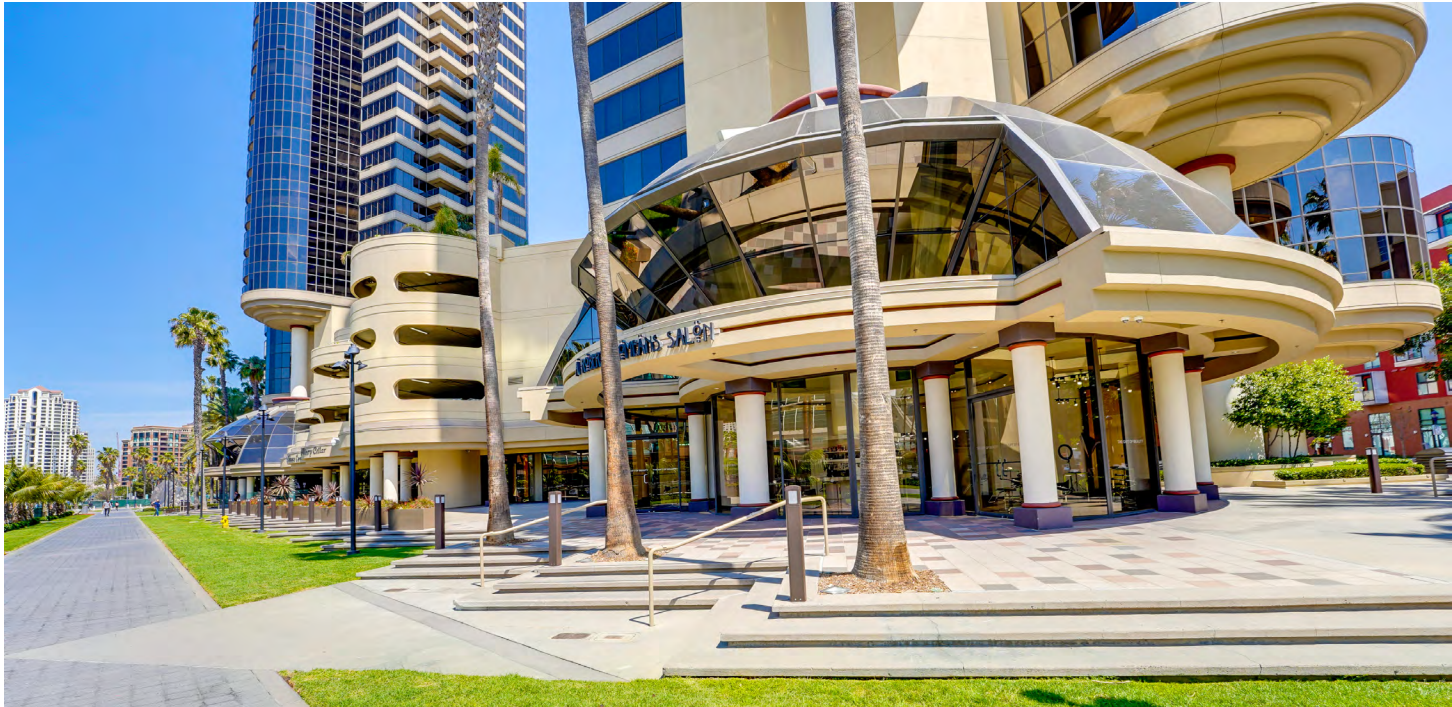


# HARBOR CLUB

Restaurant/Retail/Office | Marina District



**UPG**  
**URBAN**  
**PROPERTY**  
**GROUP** est. 1989

**DAVID MAXWELL**  
dave@upgsocal.com  
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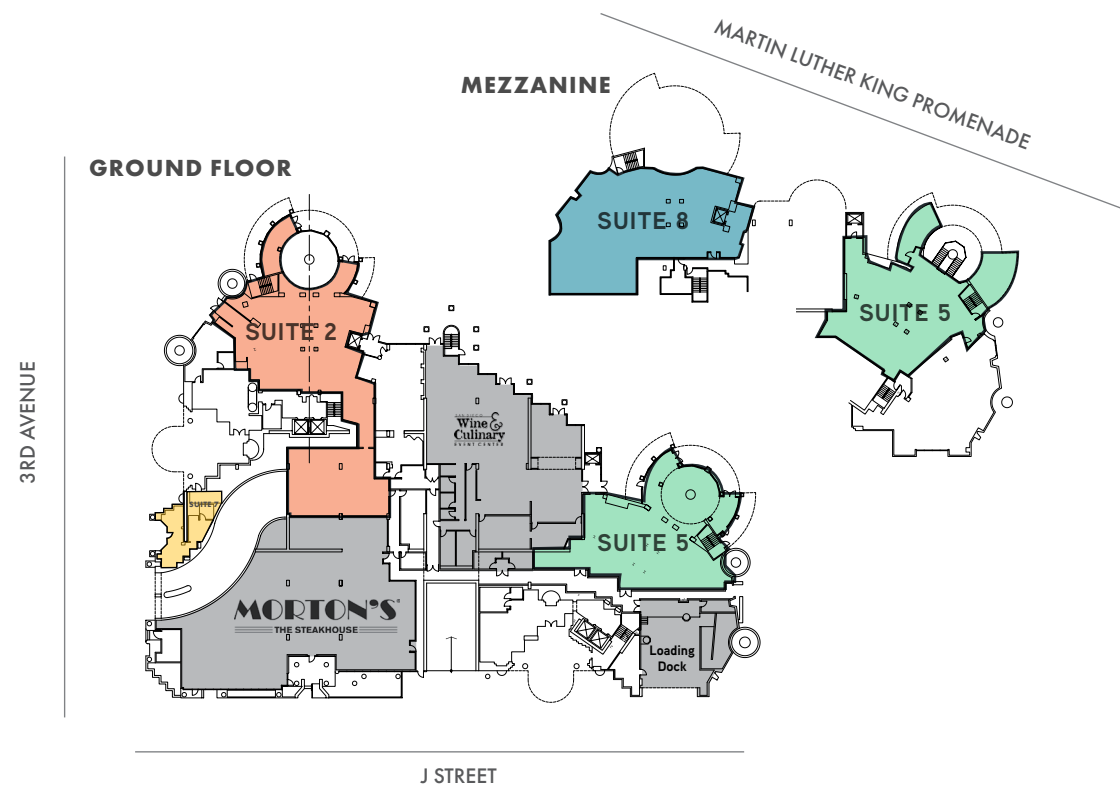
**SERENA PATTERSON**  
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FOR LEASE



# The Property



## PROPERTY HIGHLIGHTS

- Ground floor restaurant/retail/office suites available facing Convention Center and Hilton Gaslamp
- On-site valet and employee parking
- Harbor Club is downtown's first luxury residential tower and features 201 units upstairs
- Surrounded by multiple high-end hotels including The Pendry, Hilton San Diego, and Hard Rock
- Area tenants include Fleming's, The Old Spaghetti Factory, Horton Grand Theatre, and many more
- A few blocks to RaDD, San Diego's newest life science district, and Campus of Horton, bringing over 8,000 jobs to Downtown
- Immediate proximity to Seaport Village, Gaslamp Quarter, and the Embarcadero

## MEET YOUR NEIGHBORS





# The Plans

200 HARBOR DRIVE  
SUITE 2



± 7,243 SF + 3,000 SF Patio  
Available Space



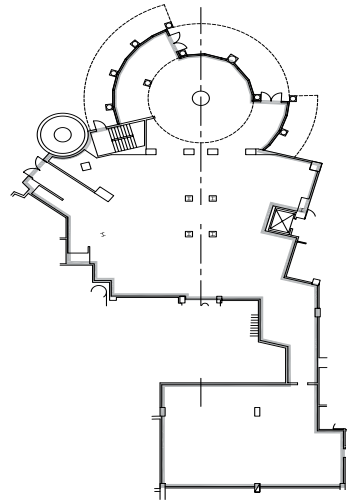
\$1.95 psf, NNN  
Rate



Previous Salon  
Condition

3RD AVENUE

MARTIN LUTHER KING PROMENADE



200 HARBOR DRIVE  
SUITE 5



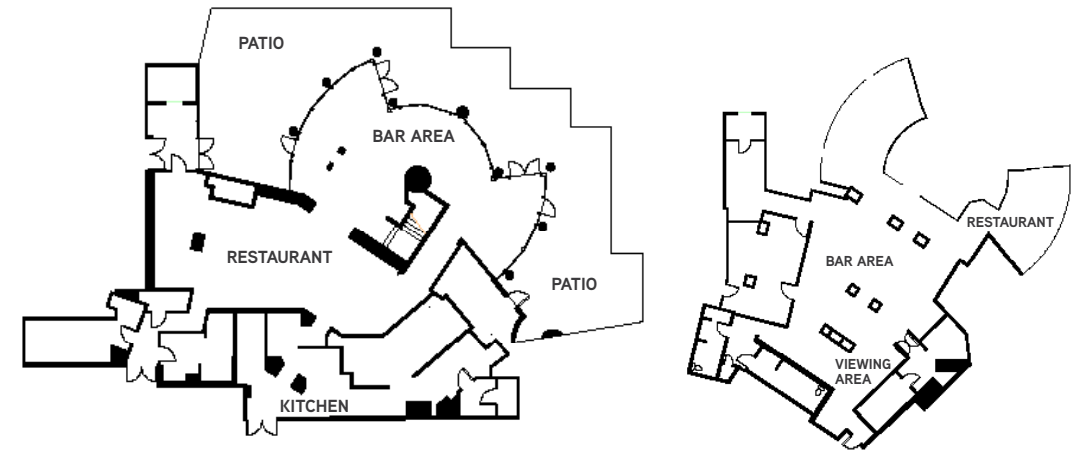
± 8,664 SF + 2,360 SF Patio  
Available Space



\$1.95 psf, NNN  
Rate



Previous Restaurant  
Condition



GROUND FLOOR | 4,447 SF

MEZZANINE | 4,217 SF

200 HARBOR DRIVE  
SUITE 7



± 705 SF  
Available Space

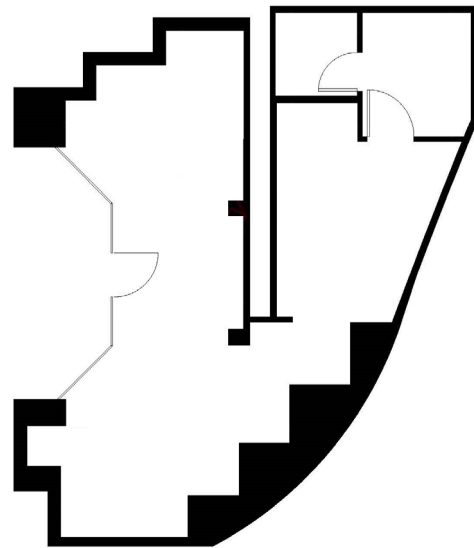


\$3.55 psf, NNN  
Rate



Previous Office  
Condition

3RD AVENUE



200 HARBOR DRIVE  
SUITE 8



± 5,360 SF  
Available Space

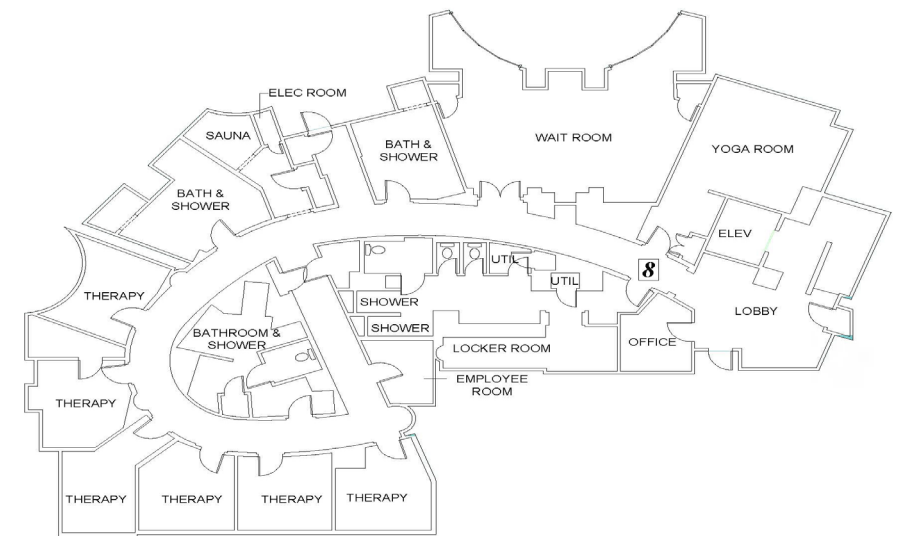


\$1.95 psf, NNN  
Rate



Previous Retail  
Condition

MARTIN LUTHER KING PROMENADE



\* Contiguous with Suite 2



# The Photos



Suite 2 & 8



Suite 2



Suite 7



Suite 5



Suite 5



Suite 5



Suite 2 & 8



Suite 2



Suite 5



Suite 5



# Downtown San Diego



Downtown is a regional employment center, a public transportation hotspot, and the number one space for innovation firms and startup growth in the region. It's an urban core that ignites the economic engine of greater San Diego.

As the national trend to trade in your car for a short walk to work and consistent connectivity to amenities increases, Downtown continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy.

With San Diego's largest employers having offices in Downtown, it allows employees to walk, bike, take public transportation, or drive only a few minutes to work.



Population

**37,000**



Convention Center Regional Impact

**\$977.4M**



Padres Attendance

**2.9M**



Annual Visitors

**25M**



Residential Units

**20,135**



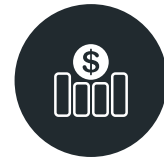
Residential Units U/C & Proposed

**7,417**



Hotel Rooms

**15,894**



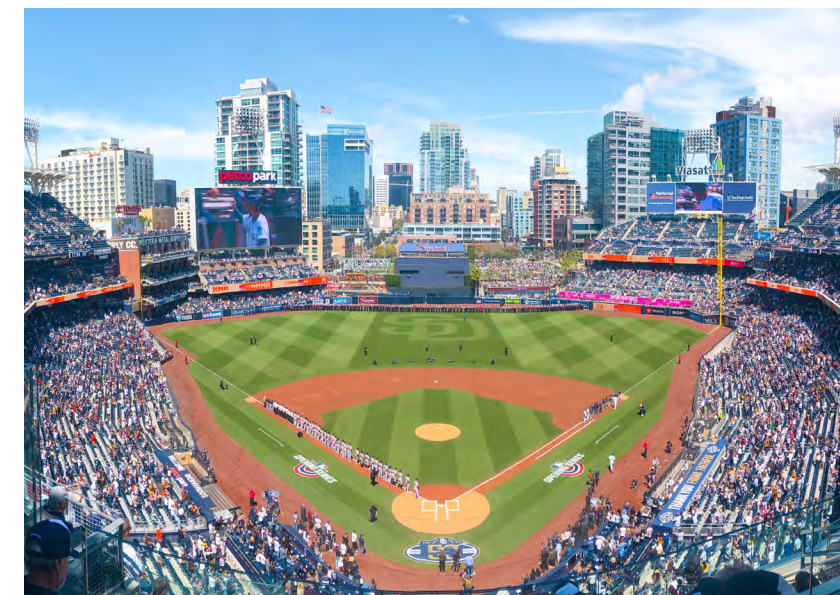
Avg. Income

**\$116,137**

## Downtown's Employers

The city's tech scene is putting San Diego on a fast track toward new heights of success. These tech companies in downtown San Diego making it all happen.

- ClickUp
- Houzz
- Measurable
- Shield AI
- Procore Technologies
- Mitek Systems
- SOCi
- Classy
- GoFormz
- Flowmon Networks
- Jungo
- Certify
- Reflexion Health
- Mirum Agency



*\*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.*



# Downtown Activated



**RaDD**  
Downtown San Diego's Research and Development District (RaDD) being developed by IQHQ is an 8 city block, \$1.5 billion life science campus that is comprised of 5 buildings for lab, office and retail use.

**Campus at Horton**  
The Campus at Horton is expected to generate over \$1.8 billion in annual regional economic activity annually and create 3,000 to 4,000 high paying jobs for Downtown San Diego.

**Convention Center**  
The 5 acre rooftop waterfront park will include a 350 Seat, 5,000 SF pavilion with a main stage allowing events of all sizes, a central gathering area and a coastal chaparral: a garden area complete with vegetation and landscape representative of California.

**Children's Park**  
Redesigned by The Miller Hull Partnership and Spurlock Landscape Architects, the 1.6 acre park is undergoing a \$9 million renovation to include a playground, adult exercise area, dog park, vendor Kiosk, public restrooms, and on-site attendants 24-hours-a-day.

**Tailgate Park**  
The transformation of Tailgate Park will include residential space, 50,000 square feet of neighborhood-serving retail, 1.3 acre public park, 1.4 million square feet of office space targeted to technology and biotechnology companies, and 1,600 parking spaces.

**Seaport Village**  
The \$1.6 billion project will redevelop 70 acres that will include hotels, retail, office, parking, waterside docks, an education center, observation tower and aquarium, paddle board dock, a beach and a bridge that connect to Embarcadero Marina Park South.





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