

MARINA DISTRICT
AT THE
HARBOR CLUB

200 W HARBOR DRIVE

SAN DIEGO, CA 92101

BUILT OUT 2ND GEN.
RESTAURANT
**±8,664 SF
FOR SALE**

IDEAL OWNER/USER
SELLER FINANCING
AVAILABLE



EXECUTIVE SUMMARY

OFFERING

Prime Location in the Heart of Downtown San Diego's Marina District, situated at the base of the prestigious Harbor Club, one of the city's most desirable luxury high-rises.

Located in an extremely dense submarket, directly across from the San Diego Convention Center, and within walking distance to the Gaslamp Quarter (10M+ annual visitors) and Petco Park, home of the San Diego Padres (3.3M+ annual attendees).

SUMMARY

GROSS LEASABLE AREA
± 8,664 SF

YEAR BUILT
1993

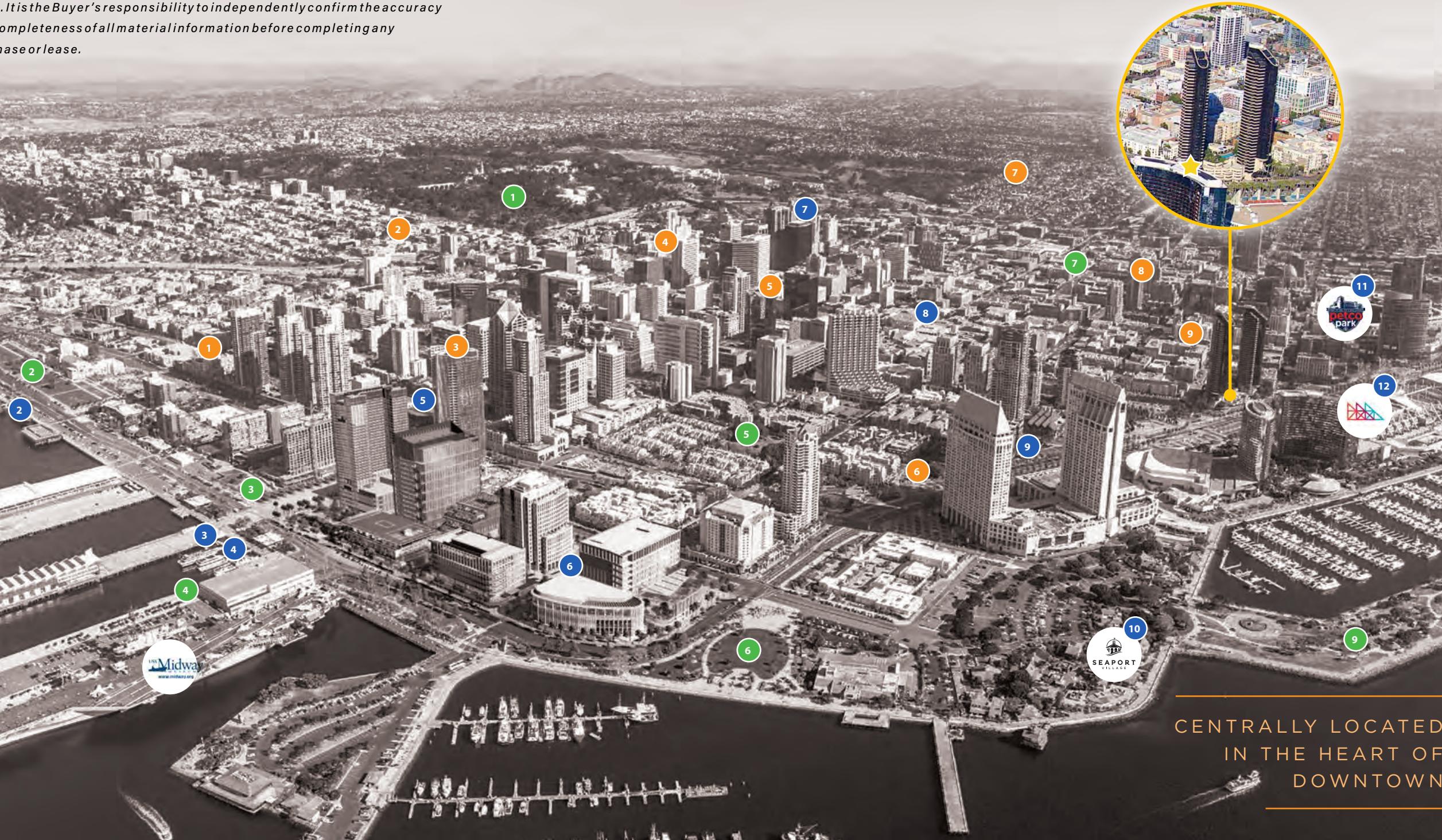
PRICE
Contact Broker
Seller Financing Available

NEIGHBORHOOD
Marina District

Pasquale Iole
pasquale@upgsocal.com
Lic No 01488187

UPG URBAN
PROPERTY
GROUP est. 1989

The Seller reserves the right to sell the property at any time during the marketing period without prior notice. The property will be sold on an "as-is" basis. It is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase or lease.



NEIGHBORHOODS

1. Little Italy
2. Bunker Hill
3. Columbia
4. Cortez Hill
5. Civic Core
6. Marina District
7. South Park
8. East Village
9. Gaslamp

LANDMARKS

1. San Diego International Airport
2. Star of India
3. Broadway Pier
4. Ferry Terminal
5. Santa Fe Train Station
6. R&D
7. San Diego Community College
8. Horton Campus
9. The New Children's Museum
10. Seaport Village
11. Petco Park
12. San Diego Convention Center

PARKS

1. Baboo Park
2. Waterfront Park
3. Lane Field Park
4. Freedom Park (in construction)
5. Panjoja Park
6. Rucco Park
7. East Village Green (in construction)
8. Embarcadero Marina Park (North)
9. Embarcadero Marina Park (South)

Key Features

Located at the base of a twin 20-story highrise, the Harbor Club Towers, which together comprise 201 luxury residential units, the Harbor Club East Tower features 101 units while the West Tower offers 100 units, .

Directly across from the San Diego Convention Center, which hosts over 100 events and attracts more than 736,000 visitors annually, the location benefits from exceptional visibility and foot traffic.

The surrounding area boasts a population of over 442,000 residents within a five-mile radius, with an average household income exceeding \$108,000 within three miles.

Current Harbor Club tenants include: Morton's Steakhouse, Robert Cromeans Salon, and San Diego Wine & Culinary Event Center.

THIS IS A MUST-SEE
OPPORTUNITY IN A THRIVING
URBAN MARKET!

CALL BROKER FOR PRICING
GUIDANCE.



1. CONVENIENT TROLLEY ACCESS
2. FACING MARTIN LUTHER KING PROMENADE
3. ACROSS FROM THE CONVENTION CENTER & THE NEW CHILDREN'S PARK



MORTON'S
THE STEAKHOUSE

MORTON'S STEAKHOUSE
7,250 SF



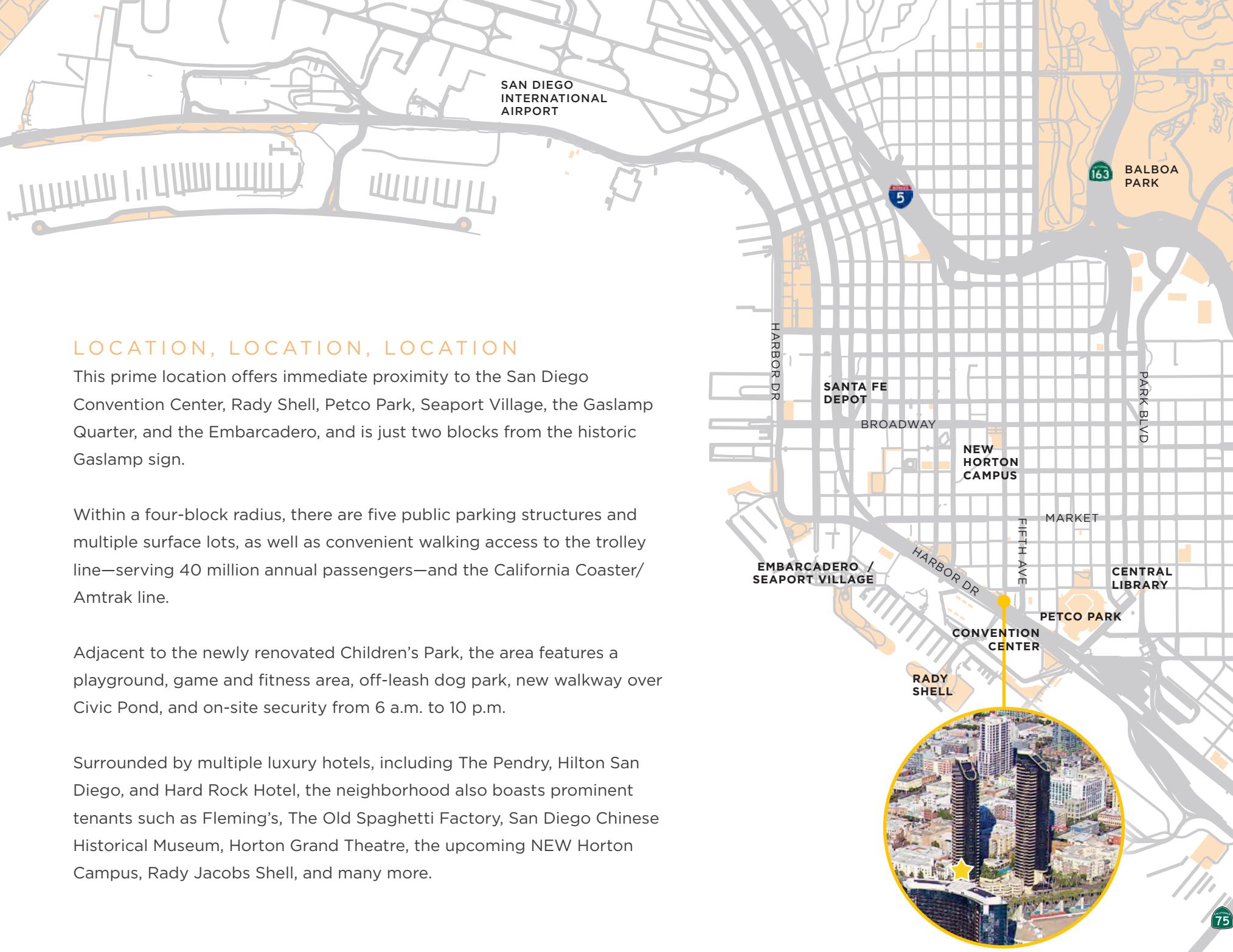
SAN DIEGO
Wine & Culinary
EVENT CENTER

SAN DIEGO WINE & CULINARY
6,180 SF



Very Pretty Skin
VERY PRETTY SKIN
500 SF

EXISTING
TENANTS



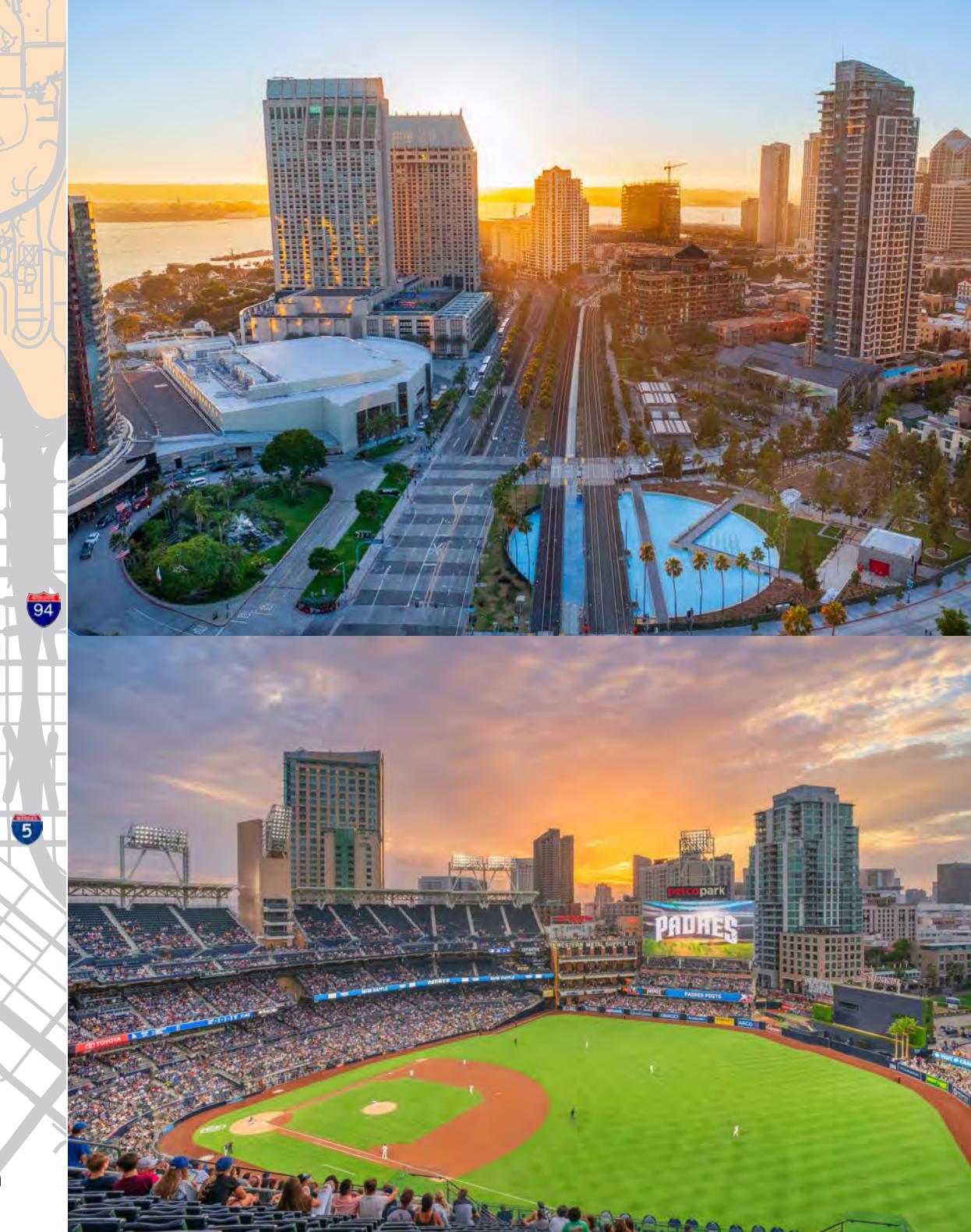
LOCATION, LOCATION, LOCATION

This prime location offers immediate proximity to the San Diego Convention Center, Rady Shell, Petco Park, Seaport Village, the Gaslamp Quarter, and the Embarcadero, and is just two blocks from the historic Gaslamp sign.

Within a four-block radius, there are five public parking structures and multiple surface lots, as well as convenient walking access to the trolley line—serving 40 million annual passengers—and the California Coaster/Amtrak line.

Adjacent to the newly renovated Children's Park, the area features a playground, game and fitness area, off-leash dog park, new walkway over Civic Pond, and on-site security from 6 a.m. to 10 p.m.

Surrounded by multiple luxury hotels, including The Pendry, Hilton San Diego, and Hard Rock Hotel, the neighborhood also boasts prominent tenants such as Fleming's, The Old Spaghetti Factory, San Diego Chinese Historical Museum, Horton Grand Theatre, the upcoming NEW Horton Campus, Rady Jacobs Shell, and many more.



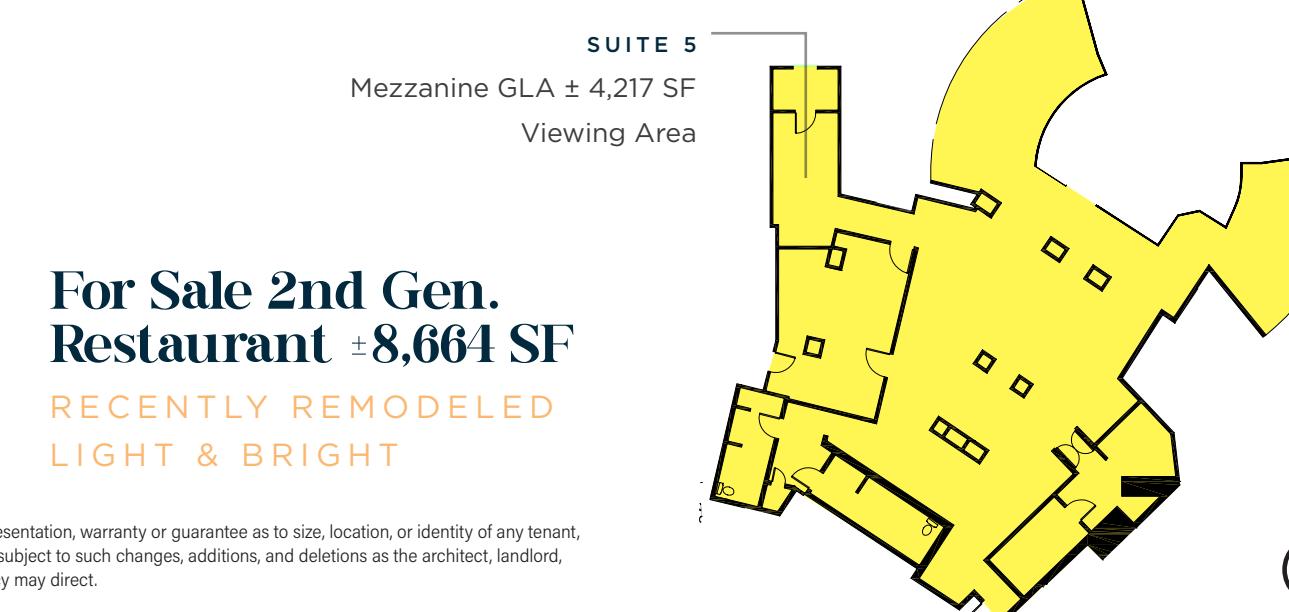
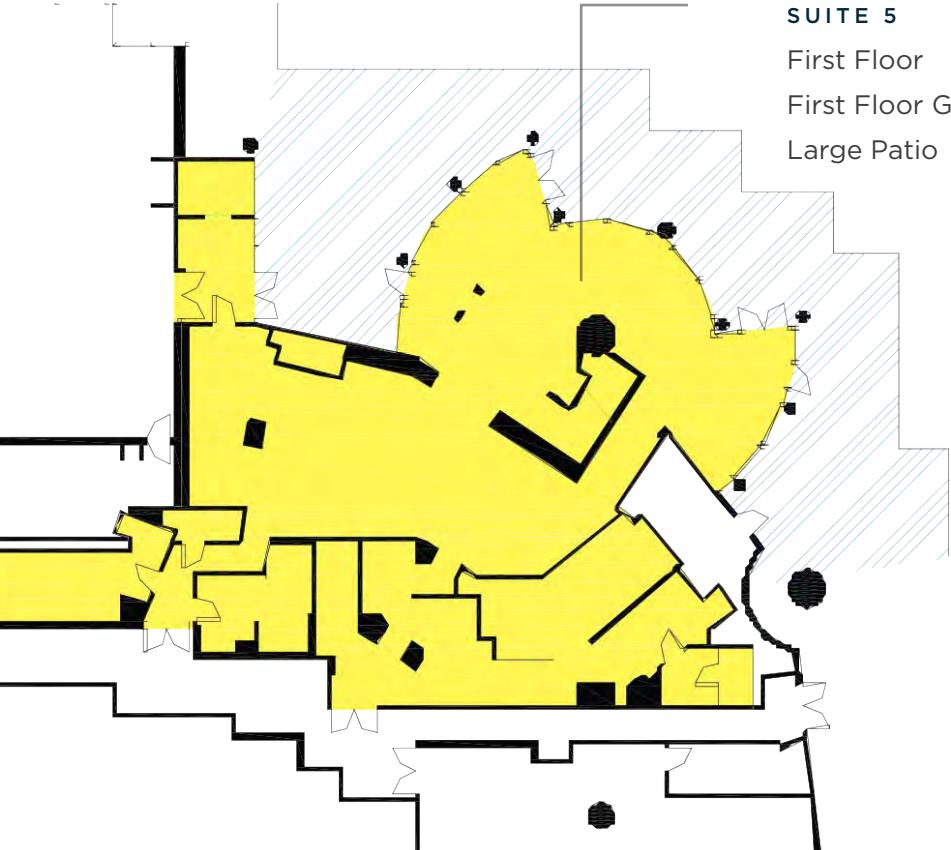
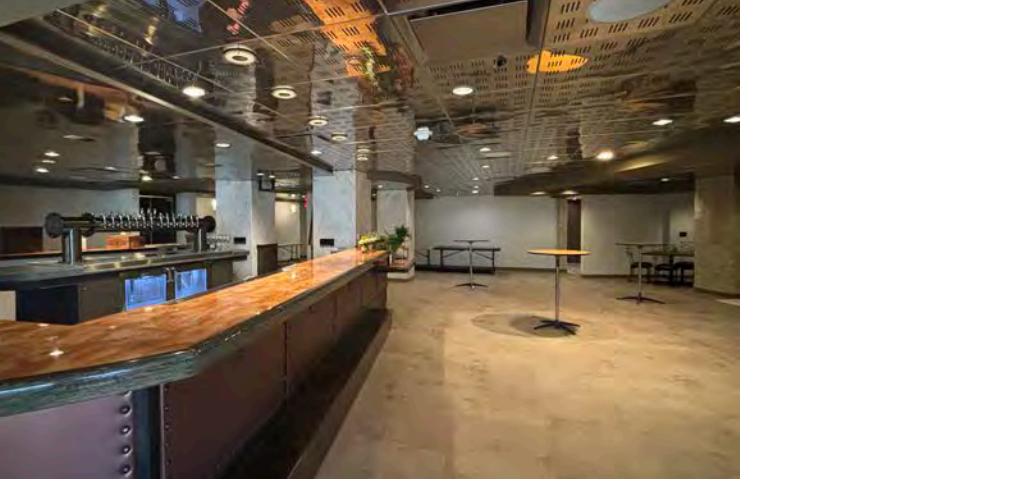
Offering Overview

INVESTMENT OR OWNER/USER IN DOWNTOWN SAN DIEGO MARINA DISTRICT

LOCATED IN BUSTLING SAN DIEGO AT THE BASE OF 201 LUXURY RESIDENTIAL UNITS

San Diego International Airport
13 MINUTES
Drive Time

MTS
1 BLOCK
from the Trolley
 Walkability
97%
Daily errands don't require a car



For Sale 2nd Gen. Restaurant ± 8,664 SF

RECENTLY REMODELED
LIGHT & BRIGHT

*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



SITE
PLAN

SAN DIEGO VISITOR INDUSTRY STATISTICS CY 2023

Total Visitors	31.8 Million
Visitor Purpose	Typically 78% Leisure, 15% Business, 6% Other (all visitors)
Total Overnight Visitors	17.3 Million
Hotel or Motel	9.8 Million
Private Home Guests	6.4 Million
Total Day Visitors	14.5 Million
Day Visitors (Excl. Mex.)	10.6 Million
Mexican Day Visitors	3.9 Million
Total Direct Visitor Spending	\$14.3 Billion
Hotel Room Nights Available	23.4 Million
Hotel Room Nights Sold	17.2 Million
Average Hotel Occupancy	73.4%
Average Daily Rate	\$209.87
Total County Wide TOT	(FY23) \$418 Million
City of San Diego TOT	(FY23) \$304.2 Million

www.sandiego.org



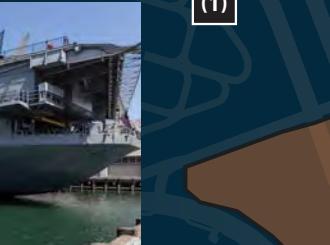
SAN DIEGO INTL. AIRPORT
3.9 Miles Away

- 20.6M annual air passengers



LITTLE ITALY
1.8 Miles Away

- 10,000 daytime population
- Weekly Farmers' Market



USS MIDWAY
1.4 Miles Away

- Historic naval ship museum
- 1.5M+ annual visitors



SEAPORT VILLAGE
1 Mile Away

- 4M annual visitors



CONVENTION CENTER
0.9 Mile Away

- ±836,000 annual attendees
- 10M+ annual visitors
- Largest event: San Diego Comic-Con (135,000 attendees)



GASLAMP QUARTER
0.4 Mile Away

- 10M+ annual visitors

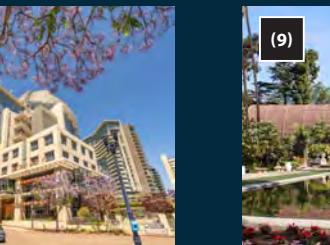


PETCO PARK
0.6 Mile Away

• 3.3M+ annual attendees

• Home of San Diego Padres

• Gate receipts of the San Diego Padres amounted to 123 million U.S. dollars. www.statista.com



CENTRAL LIBRARY
0.3 Miles Away

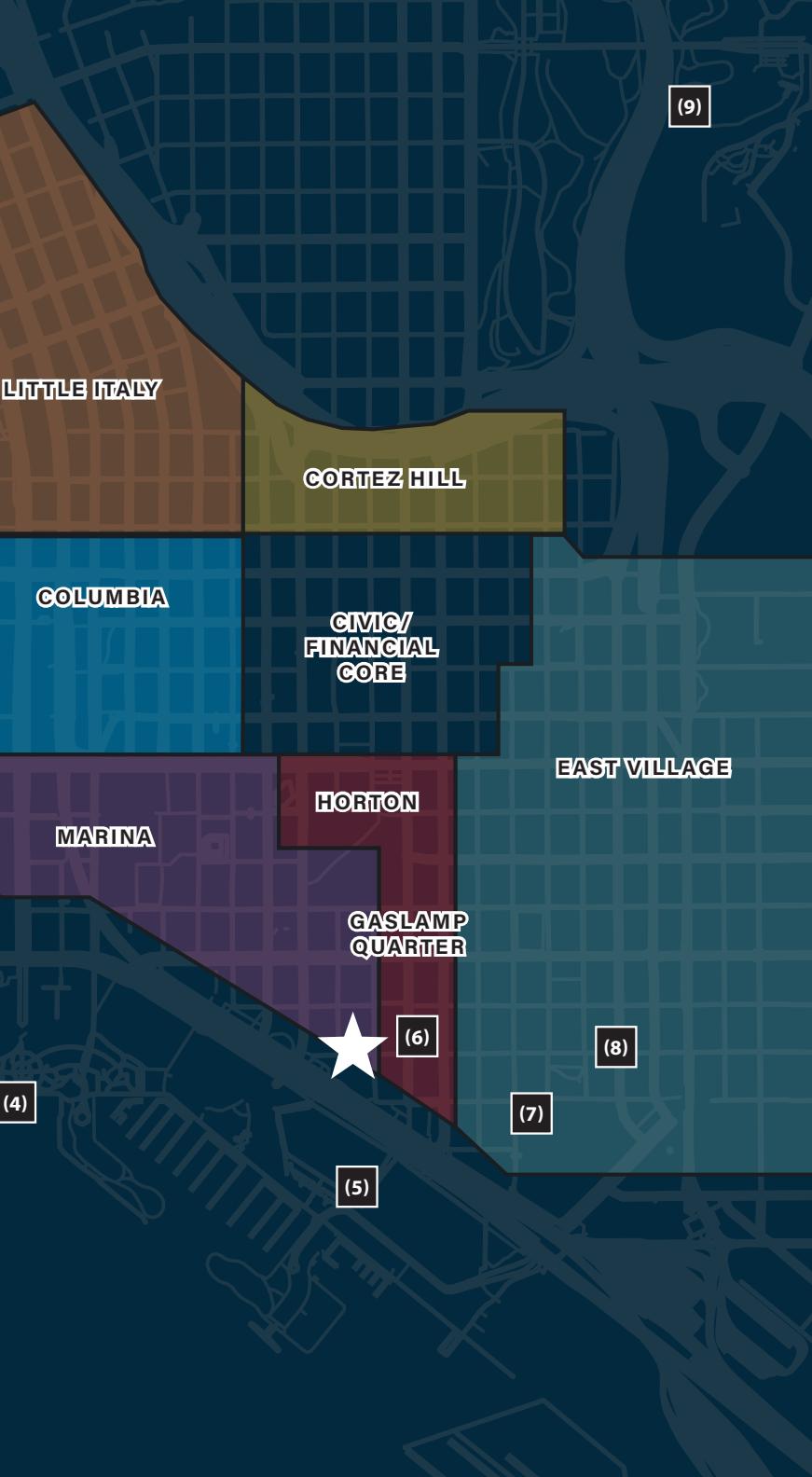
• 1M annual visitors

• ±497,650 SF, nine stories

• 320-seat auditorium

SAN DIEGO ZOO / BALBOA PARK
2.5 Miles Away

• 12M annual visitors combined



BY THE NUMBERS

736,000+

SAN DIEGO CONVENTION CENTER HAS OVER 736,000+ VISITORS FROM AROUND THE WORLD
VISITSAN DIEGO.ORG

\$1.4 Billion

TOTAL VALUE OF THE EVENT TO THE SAN DIEGO ECONOMY, DIRECTLY AND INDIRECTLY
VISITSAN DIEGO.ORG

\$164.1 Million

COMIC-CON INTERNATIONAL REGIONAL IMPACT GENERATED WITH 135,000 ATTENDEES
VISITSAN DIEGO.ORG

San Diego Convention Center

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



CONVENTION CENTER - HIGHLIGHTS...

Over 100 conventions, meetings and events at the Convention Center

\$30+ Million Supporting core City services such as road repair and public safety

\$800+ Million spending at restaurants, hotels, attractions, and more

\$74.2M - TwitchCon regional impact generated with 30,000 attendees

\$66.7M - Society for Neuroscience regional impact generated with 24,327 attendees
Information sourced from visitsandiego.org

ADDITIONAL ATTRACTIONS

Historic Gaslamp Quarter

Horton

Balboa Theatre

House of Blues

San Diego Civic Center

Seaport Village

Waterfront Park

Embarcadero/Broadway Pier

USS Midway

Rady Shell

BY THE NUMBERS

3,314,593

IN 2024, THE PADRES DREW 3,314,593 FANS AT PETCO PARK OVER 80 GAMES.
SPORTSBUSINESSJOURNAL.COM

41,066

PADRES HAVE HAD 56 SELLOUTS IN 2024 AND RANKS FOURTH IN AVERAGE ATTENDANCE (41,066).
SPORTSBUSINESSJOURNAL.COM



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Padres complete a \$20M Makeover of Petco Park's Gallagher Square*



1 Petco Park 2 Sycuan Concert Stage 3 Gallagher Square 4 Baseball Diamond 5 Dog Park 6 Children's Playground 7 PickleBall 8 Concessions

CONCERT LINE UP & EVENTS AT PETCO PARK 2024 PARTIAL LIST...

Chris Stapleton
Padres FanFest
Hot Chocolate 15k Race
KSON CountryFest

Exhibition Series vs Mariners
Petco Park Home Opener
Padres Pedal The Cause
Concert: Billy Joel & Sting
Out At The Park
Mon Laferte Concert
Padres Blood Drive
Mother Mother
Postgame Fireworks

Blink 182
Star Wars Weekend
Comic Con Events
Foo Fighters
Harry Potter Night
Pink
Hispanic Heritage Weekend
Green Day & Smashing Pumpkins & Rancid

5th Annual Dia De Los Delfines
Holiday Bowl 2024

2025 PARTIAL LIST...

Proper Music Festival
San Diego Rodeo After Party
Country Fest
The Driver Era
Teddy Swims

DEMO- GRAPHICS

POPULATION

1 MILE	3 MILES	5 MILES
53,056	175,060	464,222

DAYTIME DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
83,461	171,828	371,262

AVERAGE HHI*

1 MILE	3 MILES	5 MILES
\$133,799	\$139,195	\$129,078

MEDIAN AGE

1 MILE	3 MILES	5 MILES
40	37.6	35.5

*Disclaimer on last page



SURROUNDING COMMUNITIES



SITE PROXIMITY

MISSION HILLS

Upscale neighborhood, with a growing culinary scene.

Close proximity to Little Italy, South Park, Hillcrest & Bankers Hill

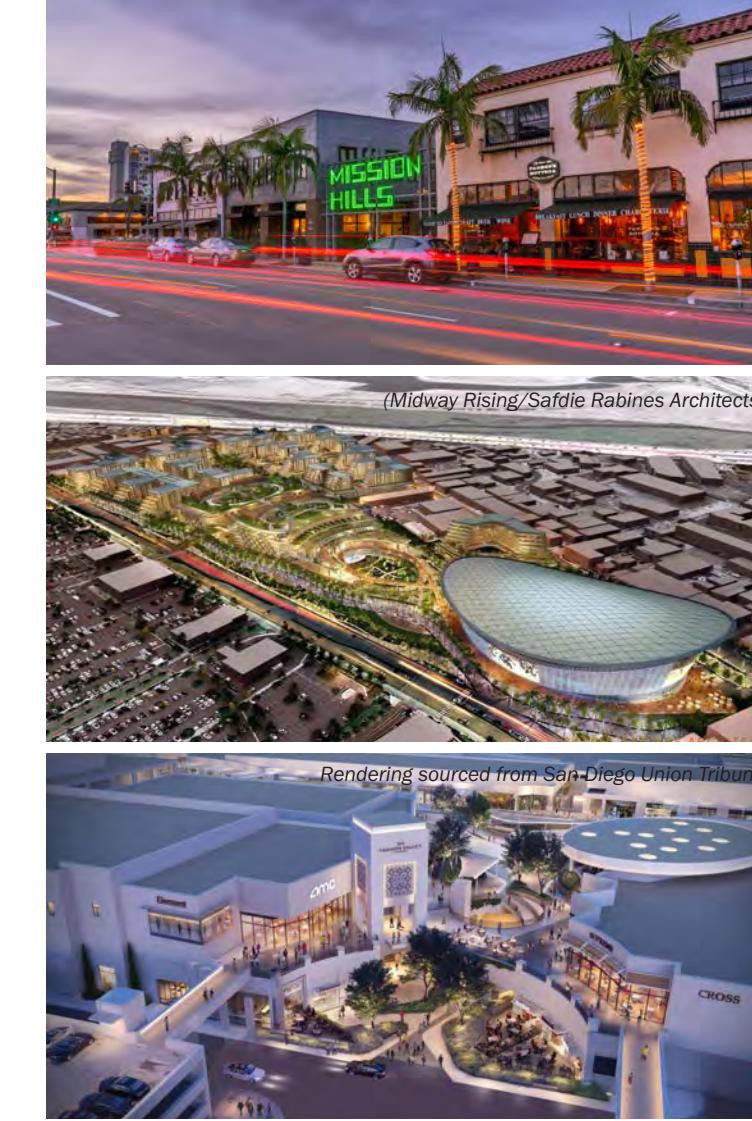
Easy access to interstate 5, 8 and 163.

Has a population of $\pm 9,139$ per square mile.

SPORTS ARENA

Plan to revamp about 50 acres in the Midway district, and the Sports Arena area.

Midway Rising is proposing 4,250 new homes – 2,000 affordable, 250 middle-income, and 2,000 market rate; a 450,000-square-foot arena with capacity for 14,500-16,500 people; a 200-room hotel and 250,000 square feet of retail and more than 11 acres of park and open space along with a 9.4-acre public plaza.



MISSION VALLEY

± 7 million SF of office space
 $\pm 5,600$ hotel rooms
 ± 1.3 million people within a 10-mile radius
 ± 35.8 million tourists in 2018 (up 2.2% over 2017) spending an estimated \$1.5 billion (up 6.1% over 2017)

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