

900 & 901 BAYFRONT COURT, SAN DIEGO, CA 92101

WATERFRONT

Restaurant & Retail Space Available

± 1,185^{SF} - ± 7,691^{SF}

Join...
SENECA, GARIBALDI,
BEACH HUT DELI,
& ELEVATE,
TRAINING.



LOOK FOR PROTECTOR BREWERY AND SIXT
CAR RENTAL JOINING BRIC THIS SPRING.



Eat, Sleep, Play, Shop, Work, Relax

with breathtaking water views and something for everyone.



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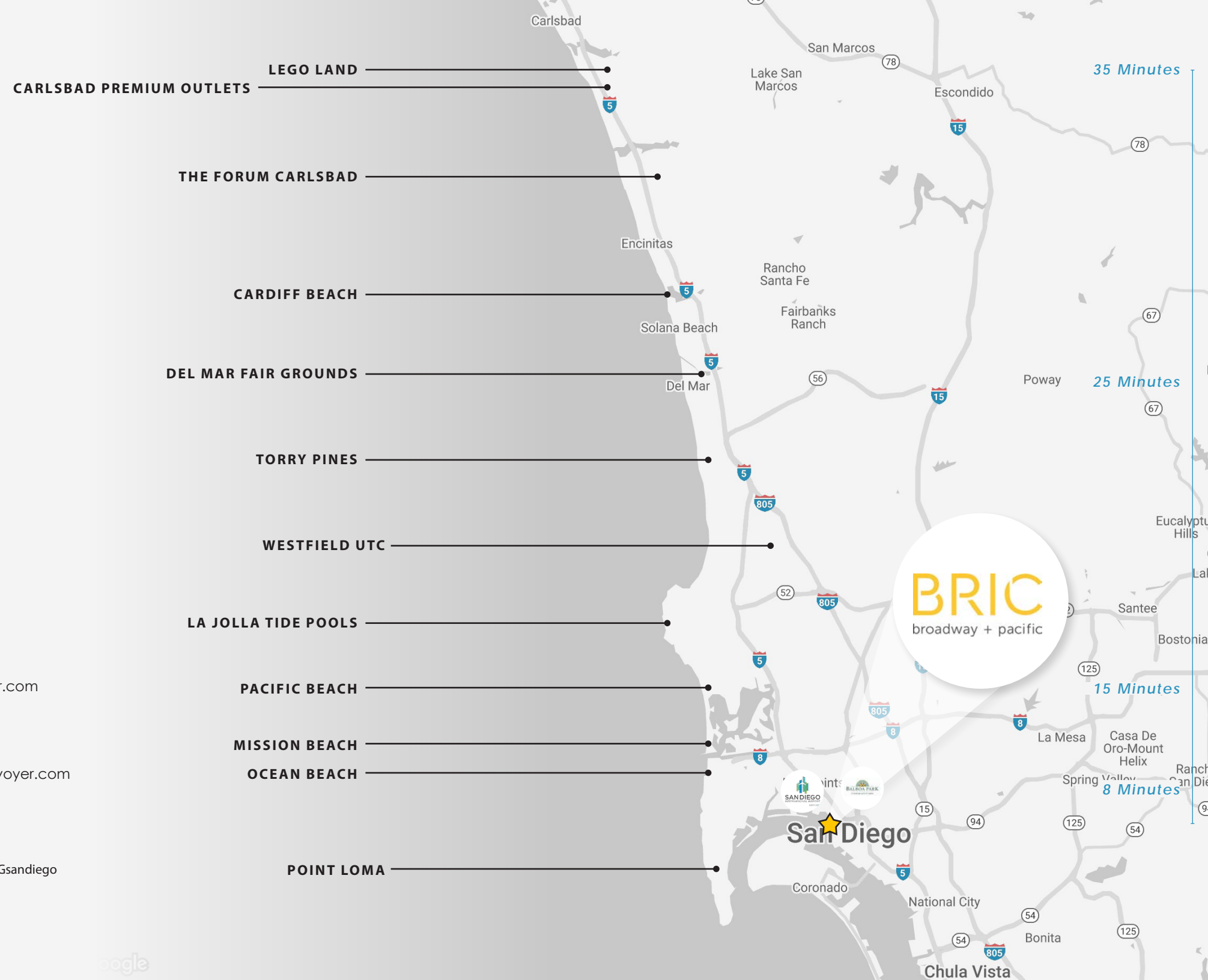
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- LEGO LAND
- CARLSBAD PREMIUM OUTLETS
- THE FORUM CARLSBAD
- CARDIFF BEACH
- DEL MAR FAIR GROUNDS
- TORRY PINES
- WESTFIELD UTC
- LA JOLLA TIDE POOLS
- PACIFIC BEACH
- MISSION BEACH
- OCEAN BEACH
- POINT LOMA

RETAIL / RESTAURANT SPACES FOR LEASE

GROUND-FLOOR LOCATIONS

SHARES PROPERTY WITH:
INTERCONTINENTAL HOTEL - 400 ROOMS
SPRINGHILL SUITES - 253 ROOMS
RESIDENCE INN - 147 ROOMS
ON-SITE PARKING

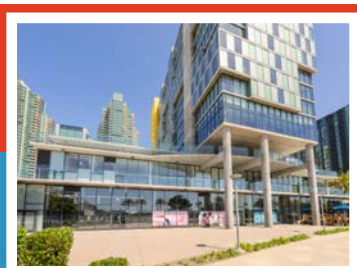
IDEAL F&B USER TO ACCOMMODATE HOTEL GUESTS VISITING AS WELL AS SURROUNDING TENANTS FOR LUNCH AND AFTER-WORK MEETUPS

EASY ACCESS TO THE 5 FREEWAY

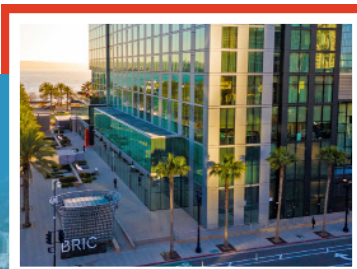
WALKING DISTANCE TO LITTLE ITALY, SEAPORT VILLAGE AND GASLAMP DISTRICT

CLOSE PROXIMITY TO THE USS MIDWAY MUSEUM, CRUISE SHIP TERMINAL, SAN DIEGO CENTRAL COURTHOUSE AND WATERFRONT PARK

Waterfront Facing

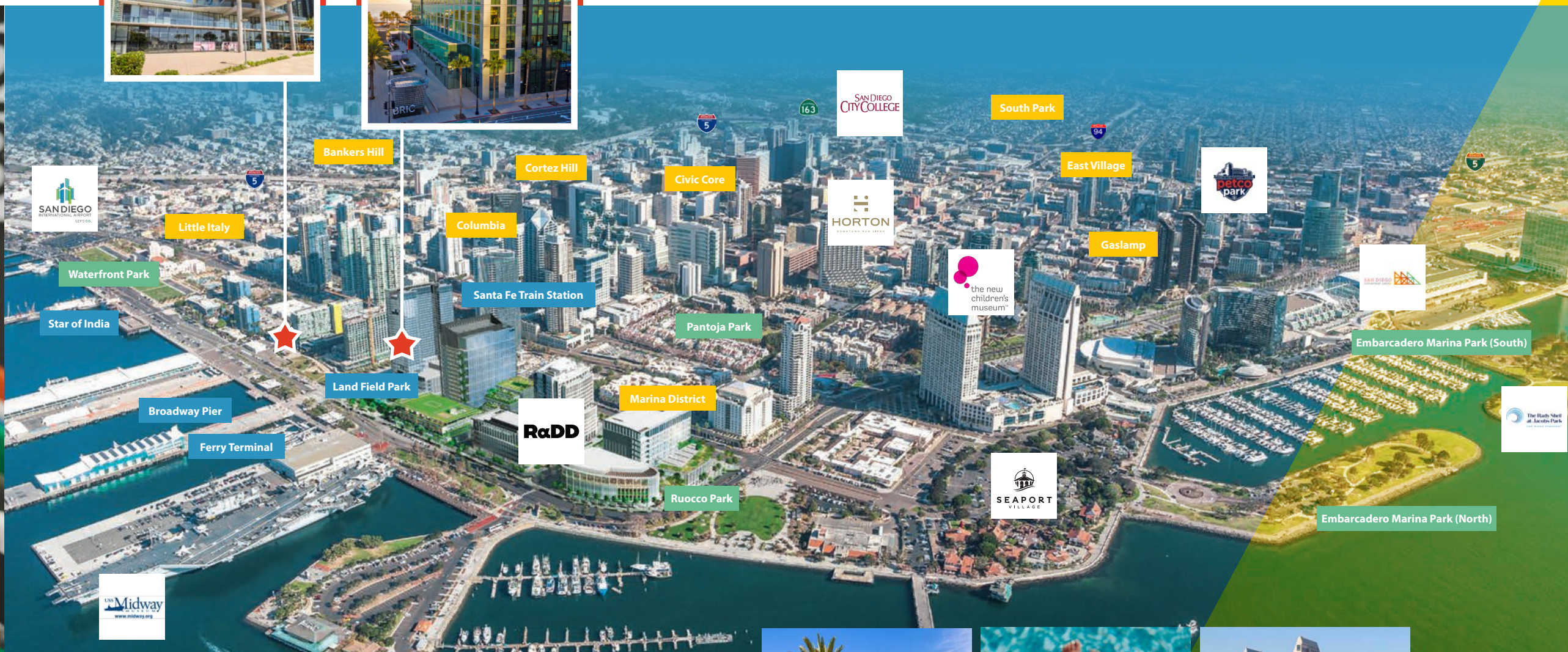


Broadway Facing



DID YOU KNOW.... USS MIDWAY MUSEUM ATTRACTS OVER 1,000,000 VISITORS ANNUALLY.

passporttosandiego.com



Nested between...

Waterfront Park and the new RaDD (Research & Development District)

Waterfront Park

- 12-acres
- 830-foot-long fountain
- Underground parking
- Grassy area for picnicking with a water views, gardens, workout area, off-leash dog park, tennis/basketball/pickelball courts, and a large playground.

RaDD

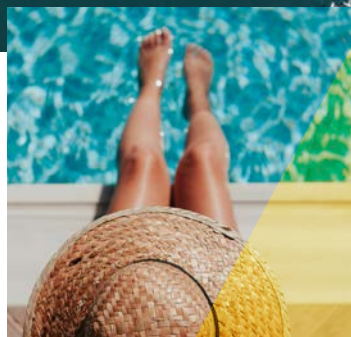
- 8-acre (5-block) waterfront
- According to a press statement, the project is expected to generate \$15 billion in economic benefits, more than 4,000 employment, and \$50 million in annual taxes and fees. <https://jdpropmgmt.com>

Lane Field Park

- Original home of the San Diego Padres
- Sprawls 50,000 FT
- Multi-purpose outdoor event space
- Weekend street food market

Bordered by the ocean and Interstate-5, Downtown San Diego is a thriving city center bustling with exciting attractions, restaurants and entertainment.

Although it serves as a hub for over 4,000 businesses and a variety of tourist amenities, Downtown is also a place people call home. Since 2000 the population has grown by 97%, with projections showing increasing numbers.



FREEDOM PARK AT NAVY PIER - 10 ACRES

West Coast's largest veterans park is under construction.

Waterfront experience with public amenities such as: a nature garden, memorials and monuments, play structures, seating and shading, and interpretive signage.

FREEDOM

FREEDOM PARK at NAVY PIER

6 Minutes to walk to Waterfront Park

4 Minutes to walk to Santa Fe Train Station

6 Minutes to walk to Navy Pier

13 Minutes to walk to Seaport Village

15 Minutes to walk to Horton

11,300
HOMES WITHIN 3/4 MILE
WALKING DISTANCE

333,200
HOMES WITHIN 5 MILE
BIKING DISTANCE

1 MILLION
MILLENNIAL'S LIVE IN
SAN DIEGO

5 MINUTES
DRIVE TIME TO THE
SAN DIEGO AIRPORT

1 BLOCK
AWAY FROM SANTA FE DEPOT/AMTRAK
STATION FOR A 3 HR TRAIN RIDE TO LA

1 BLOCK
AWAY FROM CRUISE SHIP TERMINAL OR
BROADWAY PIER FOR A 15 MINUTE
FERRY RIDE TO CORONADO ISLAND

KNOW YOUR NEIGHBORS

Join these Tenant's

SENECA TRATTORIA
Italian Restaurant

VISTAL
Seafood Restaurant

DEL FRISCO'S DOUBLE EAGLE
Steakhouse

SIXT
Car Rental

RYAN BROS
Coffee

PROTECTOR
Brewery

ELEVATE TRAINING
Fitness Studio

SAN DIEGO FOOD & CRAFT MARKET
Weekend Food Market

HARBOR MARKET
Convenient Store

HARBOR & SKY ROOFTOP
Bar and Lounge

GARIBALDI
Southern Italian Cuisine

INTERCONTINENTAL SAN DIEGO
Hotel

BEACH HUT DELI
Fast Casual

LAYOVER
Bar and Lounge

BAYSIDE NAIL & SPA
Nail Salon

RESIDENCE INN SAN DIEGO
Hotel

STARBUCKS
Coffee

SPRINGHILL SUITES SAN DIEGO DOWNTOWN
Hotel

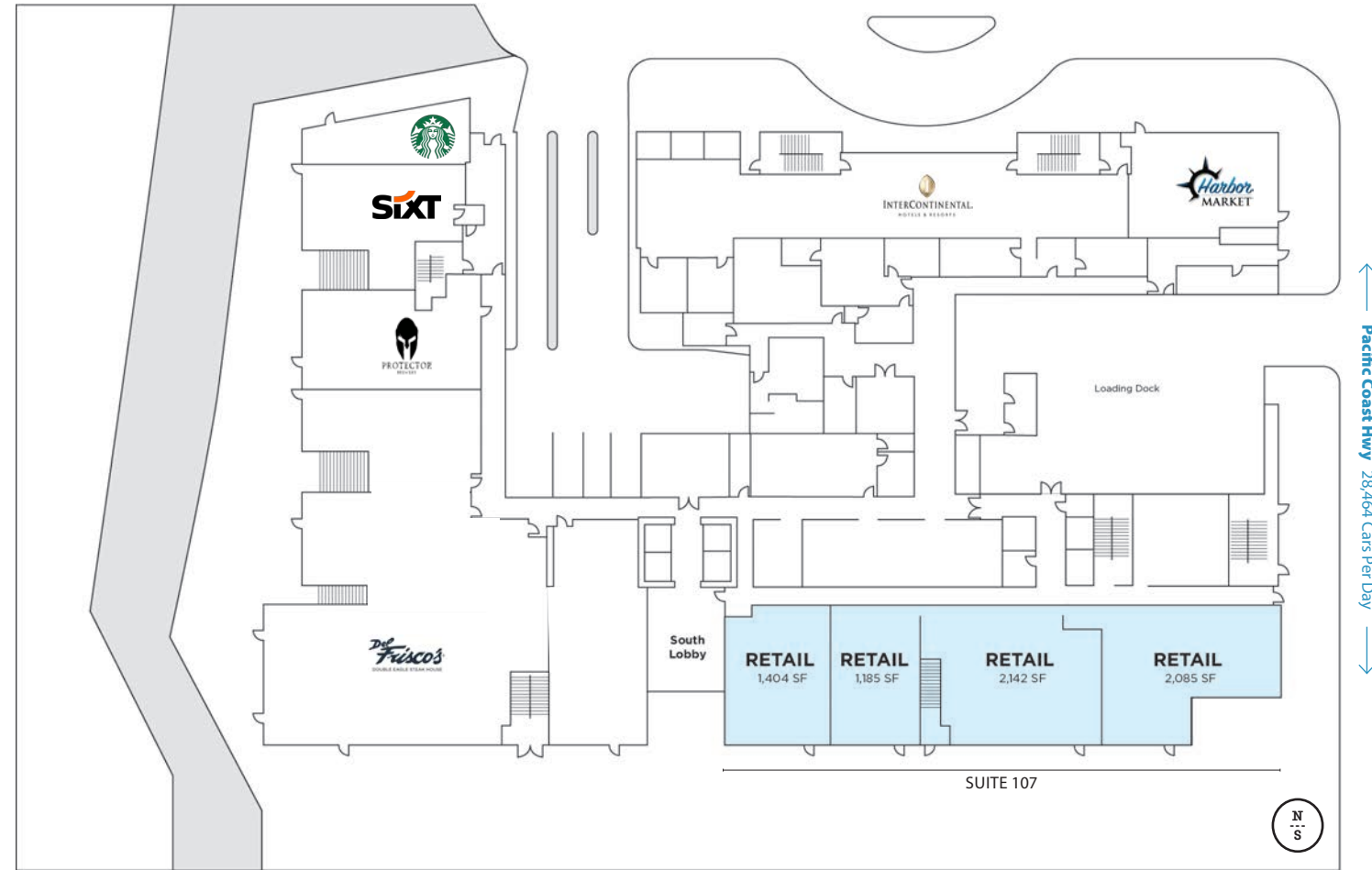
THE LANE
Event Space



Site Plan

Broadway & Pacific Highway

AVAILABLE NOW 901 Bayfront Court, San Diego, CA 92101
 SIZE ± 1,185 SF - ± 7,691 SF
 FEATURES Lots of foot traffic, 1 block from Broadway Pier, water views, on-site parking, plenty of street parking/nearby parking lots



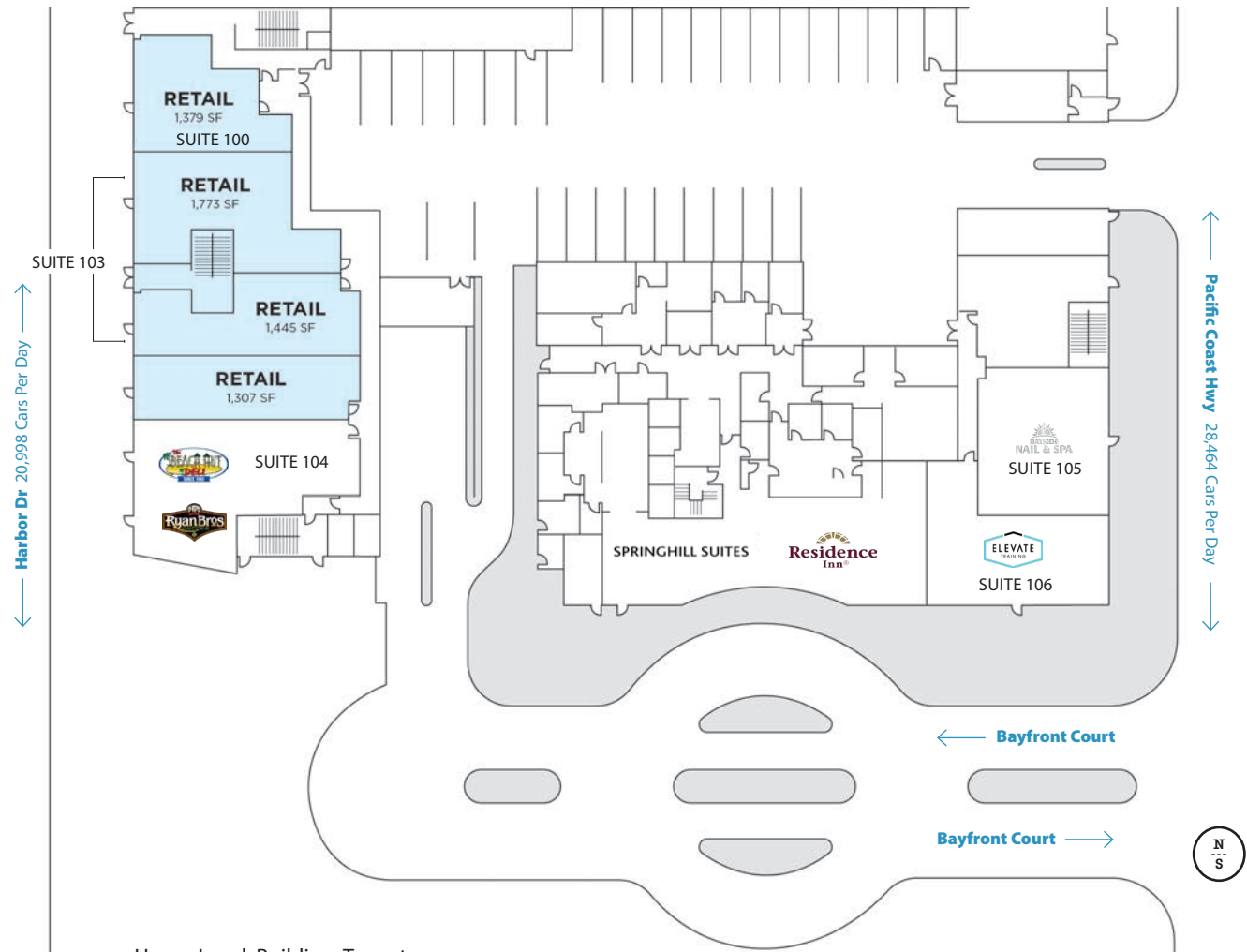
Upper Level Building Tenants



Site Plan

Lane Field

AVAILABLE NOW 900 Bayfront Court, San Diego, CA 92101
 SIZE ± 1,479 SF - ± 5,178 SF
 FEATURES Lots of foot traffic, 1 block from Broadway Pier, water views, on-site parking, plenty of street parking/near by parking lots, potential patio space



Upper Level Building Tenants



Lifestyle Destination

WHERE LOCALS AND VISITORS COME TOGETHER.



BROADWAY PIER

cruisethewest.com/sandiego.htm

792K ANNUAL FERRY + CRUISE PASSENGERS
 17TH Largest Metropolitan Area in the United States
 HOMEPORTED LINES: Holland America Line, Disney Cruise Line, and Carnival Cruise Line

Demographics



99%

VERY WALKABLE - DAILY ERRANDS DO NOT REQUIRE A CAR



88%

RESIDENTS THAT DINE OUT MORE THAN TWICE PER WEEK



85%

RESIDENTS THAT EXERCISE AT LEAST THREE TIMES PER WEEK



60%

RESIDENTS THAT ARE BETWEEN THE AGES OF 25 - 54



50%

RESIDENTS THAT HAVE PETS, 73% OF THOSE ARE DOGS



FUTURE DEVELOPMENT DOWNTOWN

- 4,169 Residential Units
- 3,515 Residential Units in the Pipeline
- 1,070 Hotel Rooms Under Construction
- 2,736 Hotel Rooms in the Pipeline

OFFICE

- 1.8 M SF of Office Under Construction
- 368 K SF of Office in the Pipeline
- 81K Jobs in Downtown

13,818 HOTEL ROOMS DOWNTOWN

11M TOTAL OFFICE SF DOWNTOWN

35.1M VISITORS PER YEAR IN SAN DIEGO

±81,000 EMPLOYEES DOWNTOWN

\$125,762 AVERAGE HHI* 3 MI RADIUS

12.6M ANNUAL PASSENGERS AT AIRPORT

*Demographics courtesy of Downtown San Diego Partnership. Other demos produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

- 1.5 MILLION**
USS MIDWAY MUSEUM ANNUAL VISITORS
- 450,000**
CRUISE SHIP TERMINALS ANNUAL PASSENGERS
- 4 MILLION**
SEAPORT VILLAGE ANNUAL VISITORS
- 870,000**
CONVENTION CENTER ANNUAL ATTENDANCE
- 222,000**
MARITIME MUSEUM ANNUAL VISITORS
- 300,000**
WATERFRONT PARK ANNUAL VISITORS, MULTIPLE
EVENTS FROM WEEKLY FARMERS MARKETS TO
FESTIVALS
- 28,464**
HARBOR DRIVE CARS PER DAY
- 20,998**
PACIFIC HWY CARS PER DAY

Downtown's Waterfront



www.midway.org
www.cruiseandferry.net



1 | PORTSIDE PIER

- Ketch
- Portside Coffee & Gelato
- Miguel's
- Brigantine



2 | FREEDOM PARK *UNDER CONSTRUCTION*

- 10-acre park
- Nature garden
- Memorials and monuments
- Play structures, seating and shading
- Interpretive signage



4 | IQHQ: RESEARCH AND DEVELOPMENT DISTRICT

- EST. COMPLETION: SPRING 2024*
- 130,000 sf retail
 - 1.6M sf office



4 | SEAPORT VILLAGE *REDEVELOPMENT PLANS*

- ±144,987 SF of office space
- 3 hotels totaling ±1,700 rooms
- Scripps Aquarium & Learning Center

Ideally Located
Broadway Pier's Waterfront is a vibrant and bustling location in Downtown San Diego with dense daytime population in San Diego County.

Downtown San Diego Development Pipeline Q1 2024

UNDER CONSTRUCTION

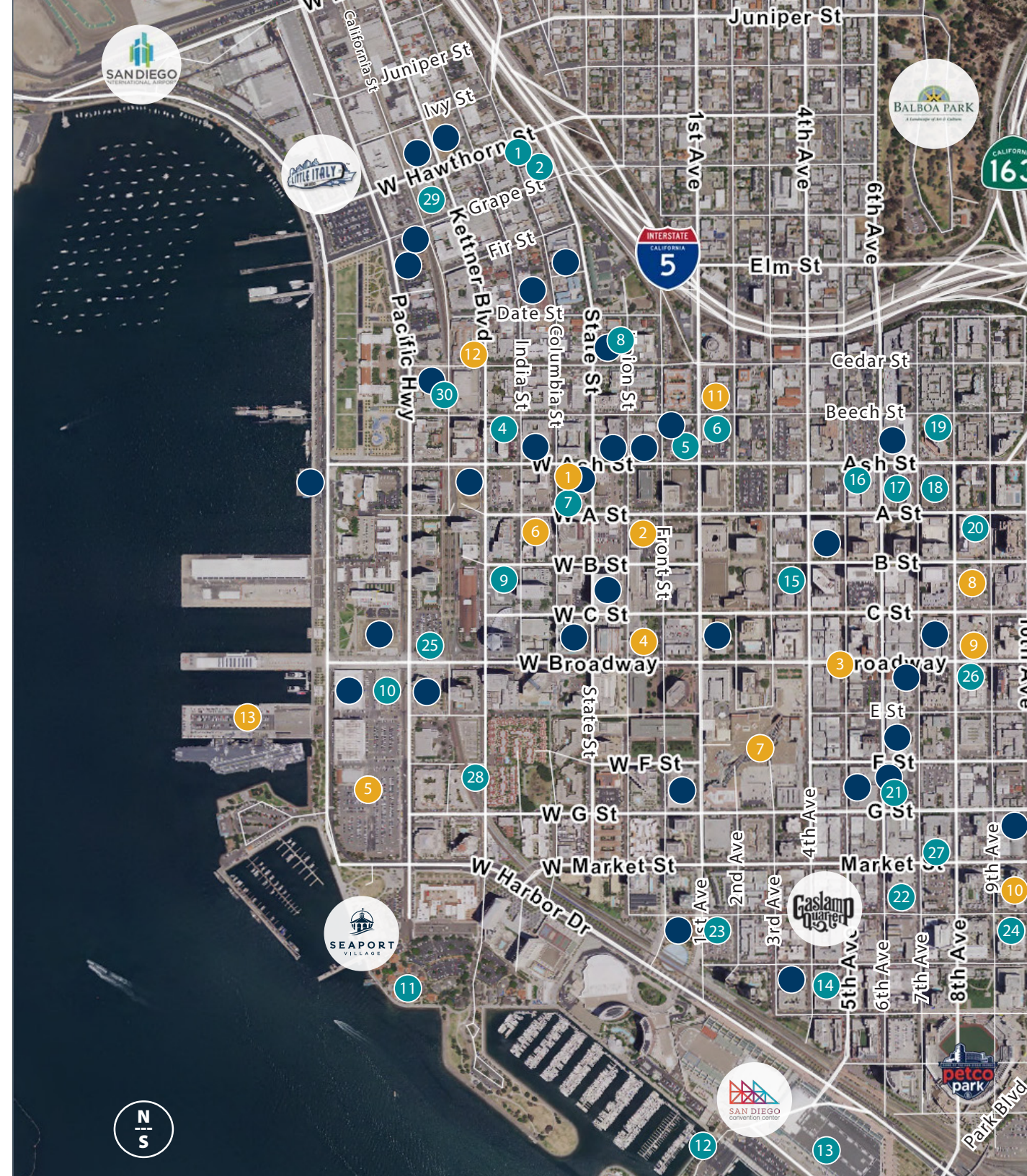
- Approximately:
- 4169 residential units
 - 564,200 SF retail
 - 1,821,100 SF office
 - 1,070 hotel rooms
 - East Village Green Acre Public Park

PIPELINE

- Approximately:
- 3,515 residential units
 - 88,950 SF retail
 - 368,800 SF office
 - 2,736 hotel rooms
 - Convention Center Expansion

RECENTLY COMPLETED

- Approximately:
- 2,930 residential units
 - 48,000 SF retail
 - 89,700 SF retail



UNDER CONSTRUCTION

1 **Toll Brothers; The Lindley**
422 units; 10,700 sf retail
Est. Completion: Late 2024

2 **Holland Partners; The Torrey**
431 units; 57,500 sf retail;
600,000 sf office

3 **Granger - Boutique Hotel**
96 units; 10,000 sf retail
Retail available today.

4 **Holland Partners; West**
431 units; 20,000 sf retail;
288,000 sf office
Est. Completion: Q1 2024

5 **IQHQ; Research and Development District**
130,000 sf retail; 1.6M sf office
Est. Completion: Spring 2024

6 **Pinnacle International; Columbia & A Tower**
170 units; 340 rooms

7 **Stockdale Capital Partners; Campus at Horton**
300,000 sf retail; 700,000 sf office
Est. Completion: Q3 2024

8 **Bosa; 8th & B**
398 units; 9,400 sf retail;
.5-acre public park
Est. Completion: TBD

9 **CA Ventures; 800 Broadway**
422 units; 5,800 sf retail
Est. Completion: 2024

10 **K Elevate 10th Street Property, LLC; Elevate Hotel**
135 rooms

11 **Greystar; 1st & Beech**
227 units

12 **Holland Partners; Cedar & Kettner**
359 units; 5,000 sf retail

13 **Freedom Park at Navy Pier**
10-acre park; nature garden, memorials and monuments, play structures, seating and shading, and interpretive signage. Est. Completion: 2028

PIPELINE

1 **Liberty National; Columbia & Hawthorne**
22 rooms; 33 units;
4,000 sf retail

2 **Liberty National; State & Grape**
56 rooms; 92 units

4 **Forge Land Company; India & Beech**
337 units; 2,500 sf retail

5 **Essex; Citiplace Front & Ash**
147 units

6 **Liberty National; First & Beech**
433 units

7 **TR Legacy Holdings; 499 West Ash**
336 units; 284 rooms; 25,000 sf retail; 10,000 sf office

8 **Jman Tower LLC; Air Rights Tower**
81 units

9 **Crown Invest LLC; Two America Plaza**
146 units; 300 rooms;
11,700 sf retail

10 **Manchester Financial Group; Manchester Hotel**
1,161 rooms; 1.9-acre plaza

11 **1HWY1; Seaport San Diego**
2,058 rooms; 242,000 sf retail;
145,000 sf office

12 **Robert Green Company; 5th Avenue Landing**
1,396 rooms

13 **Convention Center; Phase 3 Expansion**
Exhibit halls, meeting rooms, ballrooms, rooftop park

14 **Robert Green Company; 4th & J Hotel**
240 rooms; 24,000 sf retail

15 **Lida Group Holdings, Inc; The Theatre House**
301 rooms; 59,800 sf office

16 **Narven Enterprises; Fifth & Ash Suites**
271 rooms

17 **Ghods Builders; 6th & A**
389 units; 7,000 sf retail

18 **XJD; 7th & A**
281 units; 9,000 sf retail

19 **JSD2, LLC; 777 Beech**
104 units

20 **Wood Partners; The Rey Phase II**
459 units

21 **J Street Hospitality; Motto by Hilton**
180 rooms; 2,500 sf retail

22 **J Street Hospitality; Tapestry & Homewood Suites by Hilton**
324 rooms

23 **Bosa; First & Island Condos**
211 units; 22,400 sf retail

24 **J Street Hospitality; Hampton Inn by Hilton**
132 rooms

25 **Bosa; Pacific & Broadway - Parcel 1**
306 units; 15,000 sf retail

26 **Reef Point Hospitality LLC; Broadway Suites**
317 rooms

27 **San Diego Gaslamp Properties LLC; Citizen M Hotel**
302 rooms

28 **Rodney Masri; 639 Kettner**
750 sf retail

29 **KR 2045 Pacific Highway LLC; 2045 Pacific Highway**
12,000 sf retail; 275,000 sf office

30 **IP Investments LLC; Cedar Street Apartments**
134 units

FOR MORE INFORMATION



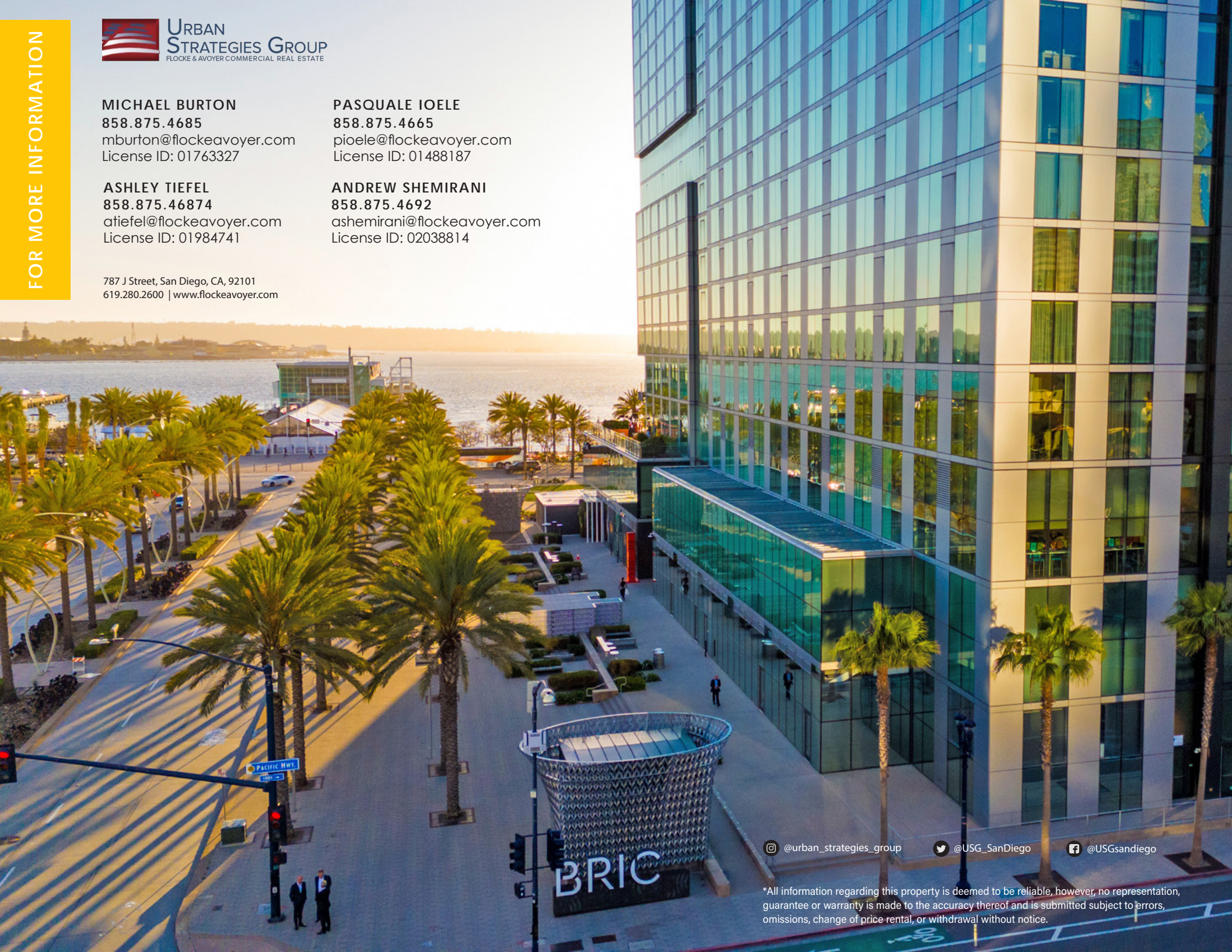
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