

📍 200 HARBOR DRIVE

MARINA DISTRICT AT THE HARBOR CLUB

Restaurant Space for Lease

Built Out 2nd Generation Restaurant

MARTIN LUTHER KING PROMENADE

ACROSS FROM THE
CONVENTION CENTER

±8,664 SF SPACE FOR LEASE

 **URBAN
STRATEGIES GROUP**
FLOCKE & AYOUB COMMERCIAL REAL ESTATE

HARBOR CLUB

📍 200 Harbor Drive | **FOR LEASE**

PROPERTY DETAILS

Property Type

Retail, Restaurant, Office

Status

FOR LEASE

SQFT

± 8,664

Neighborhood

Downtown, Marina

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*Disclaimers



NEWLY RENOVATED
CHILDREN'S PARK

PROPERTY HIGHLIGHTS

Ground floor second generation restaurant space available facing the convention center and Hilton Gaslamp.

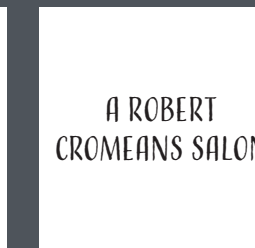
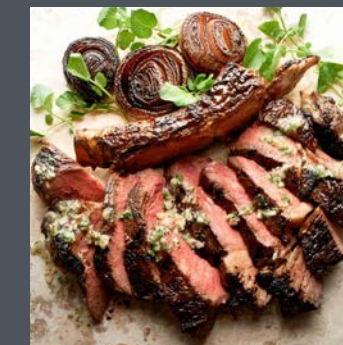
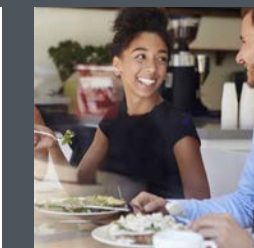
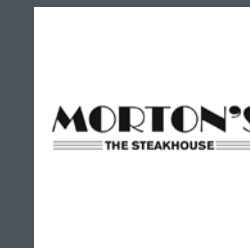
First floor GLA ± 4,447 SF with large patio and mezzanine GLA ± 4,217 SF with viewing area.

On-site valet and employee parking.

Steps away from the Martin Luther King Promenade.

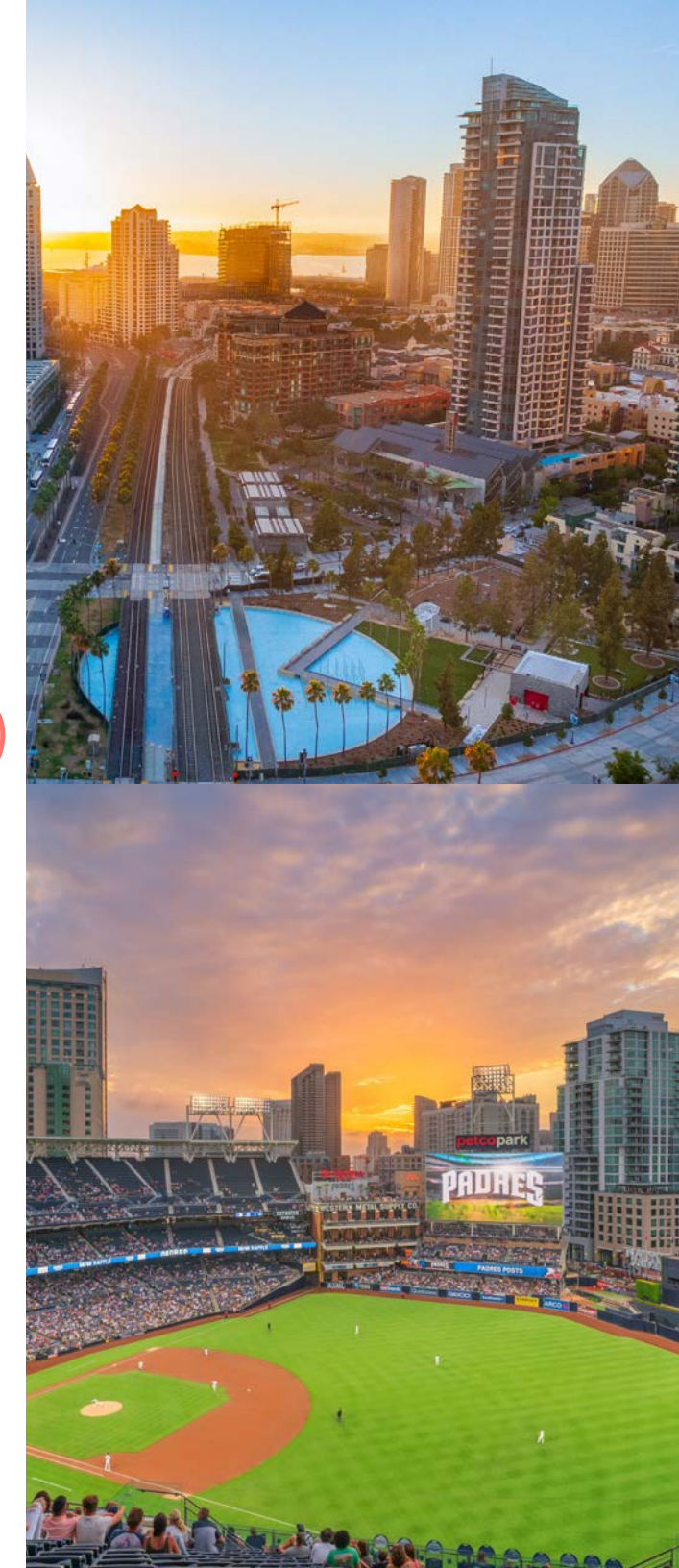
Harbor Club is downtown's first luxury residential tower with 201 residential units upstairs.

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



Amazing Location

Centrally
Located in
the Heart of
Downtown





NEIGHBORHOOD HIGHLIGHTS

📍 200 Harbor Drive | **FOR LEASE**

Immediate proximity to the Convention Center, Rady Shell, Petco Park, Seaport Village, Gaslamp Quarter, and the Embarcadero

Two blocks from the historic Gaslamp sign

5 public parking structures and multiple surface lots within 4 blocks

Walking distance from the trolley line, with 40 million annual passengers, and the California Coaster/Amtrak line

Adjacent to the new Children's Park. Featuring a new playground, game and fitness area, off Leash dog park, new walkway over Civic Pond, and on-site security from 6am - 10pm

Surrounded by multiple luxury hotels including The Pendry, Hilton San Diego, and Hard Rock

Area tenants include Fleming's, The Old Spaghetti Factory, San Diego Chinese Historical Museum, Horton Grand Theatre, NEW Horton Campus (coming soon), Rady Jacobs Shell, and many more

KNOW YOUR NEIGHBORS



60%

Residents that are between the ages of 25 - 54



85%

Residents that exercise at least three times per week



50%

Residents that have pets, 73% of those are dogs



88%

Residents that dine out more than twice per week

*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.

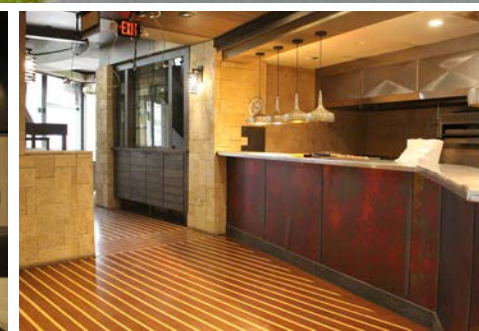
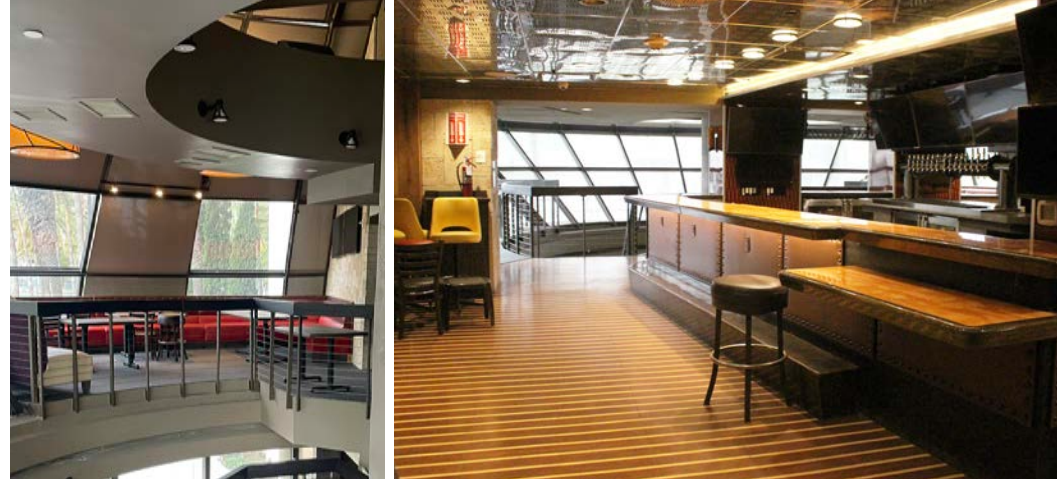


Restaurants / Bars in the Gaslamp

- | | | | | |
|----------------------------------|--------------------------------------|-----------------------|-------------------------|-----------------------------|
| Gaslamp Fish House | Gyu-Kaku Japanese BBQ | American Junkie | Madam Bonnies | Olala Crepes and Sweets |
| Parq | Coin Op | The Melt | Tiger Cafe | Lionfish |
| Rei Do Dago Brazilian Steakhouse | Tacos El Gordo | Ghirardelli Ice Cream | La Puerta | Provisional Kitchen |
| Full Moon SD | Tipsy Crow | Henry's Pub | Las Hadas Bar and Grill | Fifth & Rose |
| The Waves Taco Club | Techo Beso | Werewolf | The Patricios | Huntress |
| Mete Supper Club | Taste & Thirst | Barley Mach | Tacos El Cabron | Lumi |
| The Melting Pot | Mr. Tempo | Mina Lounge | Taqueria Los Chuchys | Cafe Sevilla |
| Bandar | Cielo Rooftop Lounge | San Remo Pizzeria | Juan Tequilla Bar | Water Grill |
| Roma Miz | Fig Tree Cafe | Lavo Italian | Havana 1920 | Broken Yolk |
| Gaslamp Tavern | Fogo De Chao | Bang Bang | El Chingon | Meze Cafe |
| Onyx Room | Parfit Paris | Stillo | Prohibition Lounge | Rockin Baja Lobster |
| Trailer Park After Dark | Tin Roof | Side Bar | The Field Irish Pub | Union Kitchen and Tap |
| Moxy | Greystone Prime Steakhouse & Seafood | Spill the Beans | Rustic Root | The Deck at Moonshine Flats |
| American Comedy Club | Butchers Cut | The Smoking Goat | Johnny Wahoo! | La Conde |
| STK Steakhouse | Garage Kitchen | Taka | Lefty's Cheesesteak | The Old Spaghetti Factory |
| F6ix | The Shout! | Cali Ice Cream | Sab Lai Thai Kitchen | Lou & Mickey's |
| Double Duce | Flemings | Prince Street Pizza | Blarney Stone Pub | Baja Ricks Cantins |
| The Whiskey House | | Mortons | Gaslamp Pizza | Nobu |

Restaurant Space

Marina District



Suite 2

First Floor

Seeking Salon / Retail / Office Tenant

± 7,243 SF

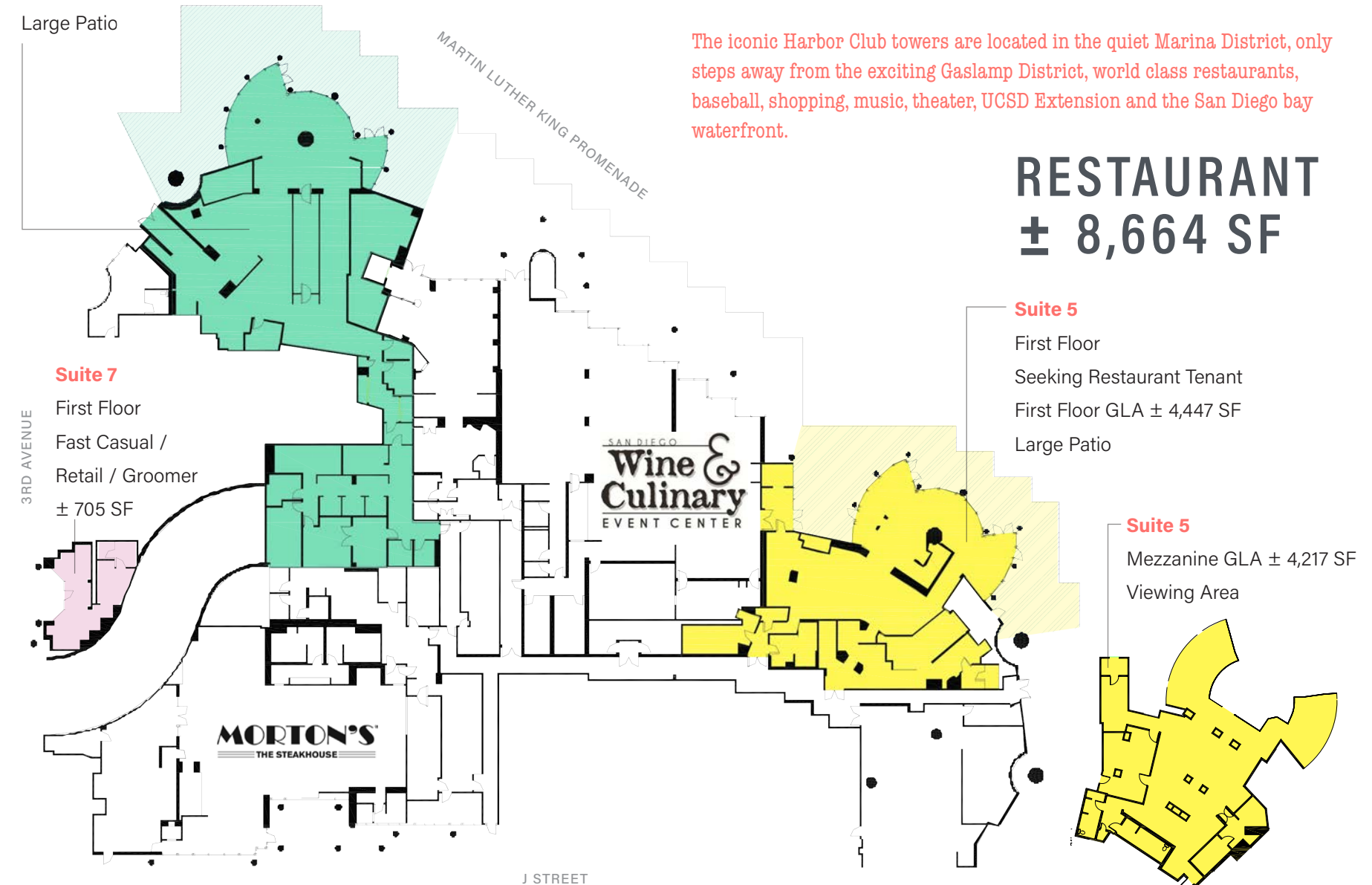
Large Patio

SITE PLAN

📍 200 Harbor Drive | **FOR LEASE**

The iconic Harbor Club towers are located in the quiet Marina District, only steps away from the exciting Gaslamp District, world class restaurants, baseball, shopping, music, theater, UCSD Extension and the San Diego bay waterfront.

RESTAURANT ± 8,664 SF



*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.

NEIGHBORHOOD BY THE NUMBERS



10M+

Annual visitors to the Gaslamp Quarter



232K+

Annual visitors to the children's museum



500,000

Total SF of Restaurant / Retail in the Gaslamp



81,237

Total Daytime Population of Downtown



862,408

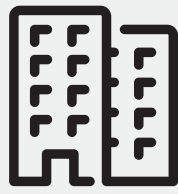
Annual attendees at the Convention Center



\$724.1 M

Visitors Spending from Conventions

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12,576

Hotel Rooms Downtown

38,039

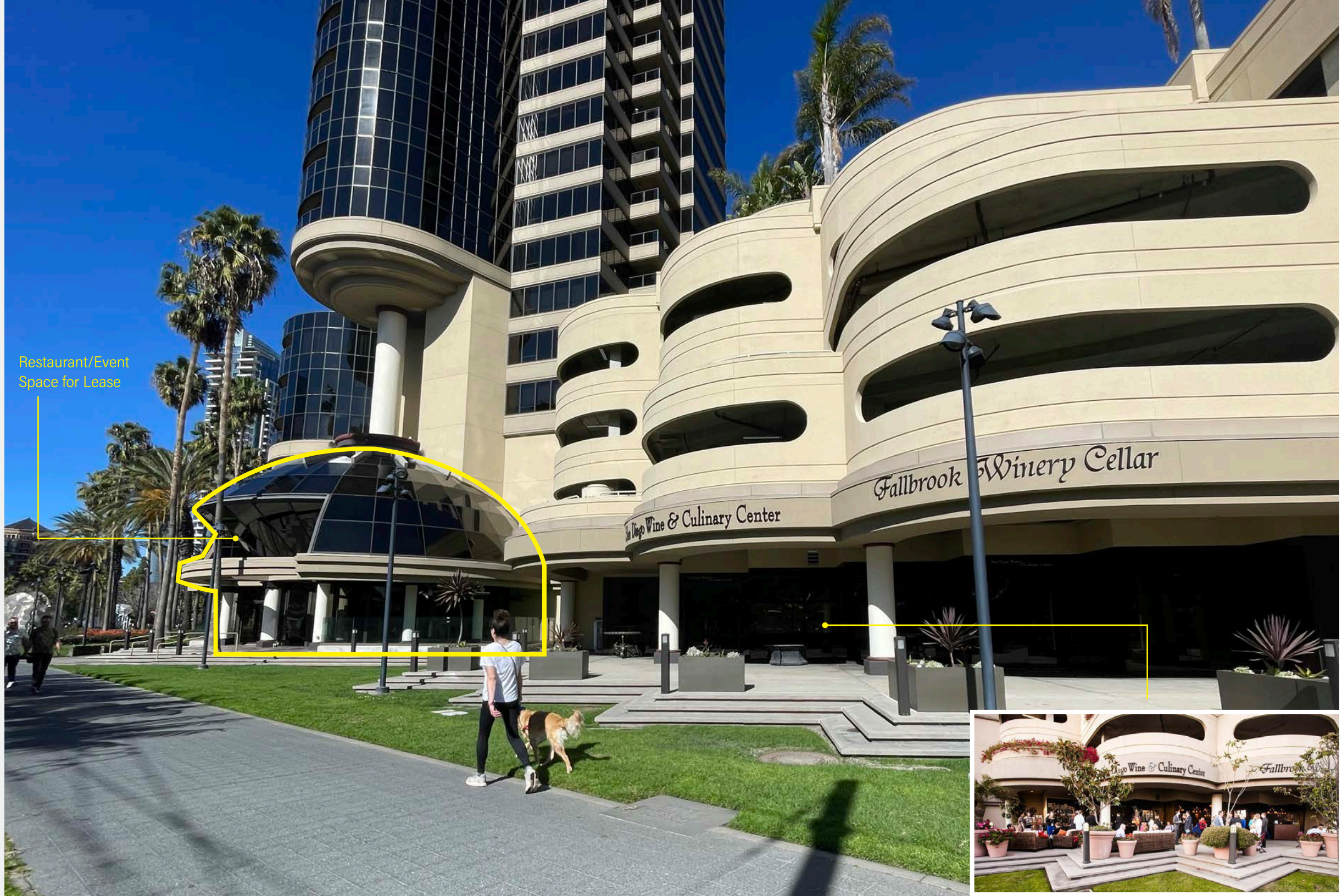
Total Population of Downtown



DOWNTOWN EVENTS

- Taste of Gaslamp
- Gaslamp Mardi Gras
- San Diego ShamRock
- San Diego Comic Con International
- San Diego Half Marathon
- San Diego Monster Bash
- Gaslamp Holiday Pet Parade
- Poinsettia Bowl

And More!



Restaurant/Event Space for Lease



DOWNTOWN AT A GLANCE



34.9M
Annual Visitors
to San Diego



±45K
Population of Downtown
San Diego



81,237
Total jobs located
Downtown



96
Downtown
Walkability Score



\$10.4B
Visitor spending
around San Diego



97%
Population growth
since 2000



91%
Projected population
growth by 2050

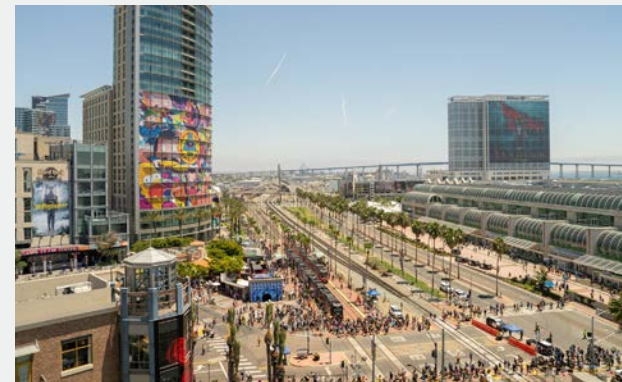


40M
Annual passengers -
trolley lines



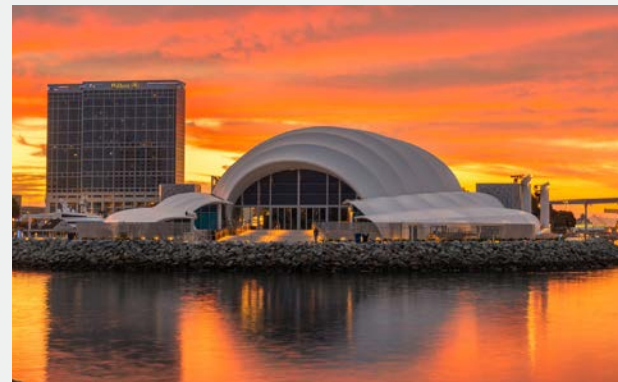
SAN DIEGO TOURISM

- 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
- 1.05 million visit the USS Midway Museum
- 600,000 Ferry passengers across the bay to Coronado
- 244,535 cruise passengers annually



CONVENTION CENTER

- 898,913 visitors at 149 events at the Convention Center
- \$724.1 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
- Embarcadero/Broadway Pier
- Horton
- Balboa Theatre
- House of Blues
- San Diego Civic Center
- Seaport Village
- Waterfront Park
- USS Midway
- Rady Shell



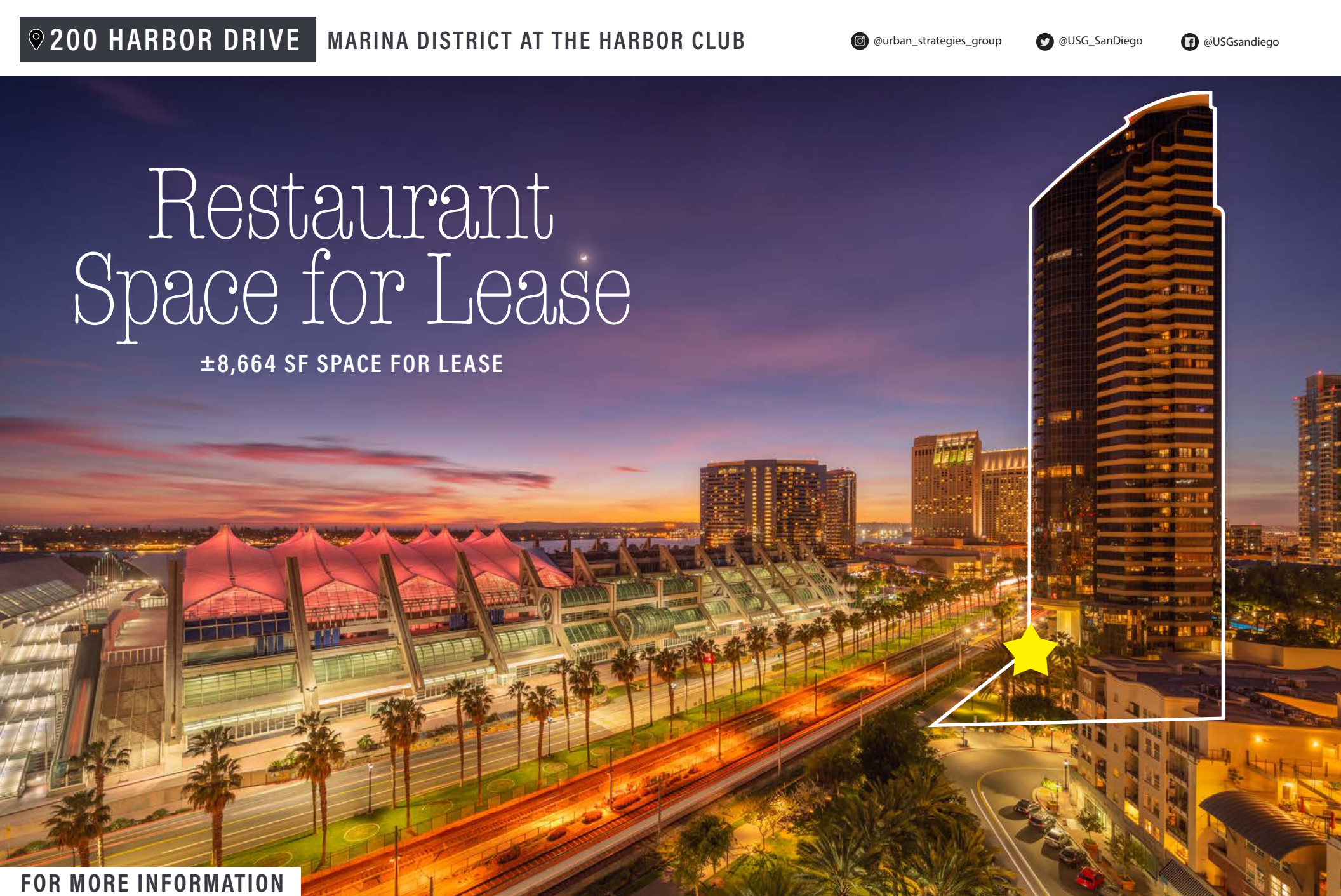
AREA USE MAP

- HOTELS
- MULTI-FAMILY
- OFFICE
- SCHOOL / GOVERNMENT
- TROLLEY
- UNDER CONSTRUCTION / PLANNED

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FOR MORE INFORMATION

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