

# THE HEADQUARTERS AT SEAPORT

780 W HARBOR DR, DOWNTOWN SAN DIEGO, CA

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# THE HEADQUARTERS AT SEAPORT

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# THE TENANTS

The Headquarters at Seaport brings together a select group of retailers and restaurants and arranges them in a setting of vibrant spaces.

Puesto

Galpão  
Gaúcho  
Brazilian Steakhouse



The  
Cheesecake  
Factory

ROMA NORTE

● sunglass hut

Eddie V's  
PRIME SEAFOOD

WEDGEWOOD  
MEETINGS & EVENTS

EDDIE V'S



THE CHEESECAKE FACTORY



ROMA NORTE



GALPÃO GAUCHO



PUESTO





**ENTERTAINMENT  
& VENUES**

**TOURISM  
& ATTRACTIONS**

**CONVENTIONS/CRUISE/  
EVENTS INFRASTRUCTURE**

**INNOVATION/  
EMPLOYMENT HUB**

# SAN DIEGO'S TRAFFIC DRIVERS

- 3.1M annual Petco Park attendance
- 1M+ USS Midway visitors
- 500K+ cruise passengers (Port of SD)
- 800K convention attendees (pre/peak year)
- Over 12,000 hotel rooms within walking radius
- Over 39K residents within 5 minutes of property
- Over 100K employees within 10 minutes of property





# DOWNTOWN SAN DIEGO WATERFRONT

PORTSIDE PIER

LITTLE ITALY

**RaDD**

BALBOA PARK

MARINA  
DISTRICT

CIVIC CORE

**Gaslamp  
Quarter**

**petco  
park**

**SAN DIEGO**  
convention center

THE HEADQUARTERS  
AT SEAPORT

**The Rady Shell  
at Jacobs Park**



# MERCHANDISING VISION

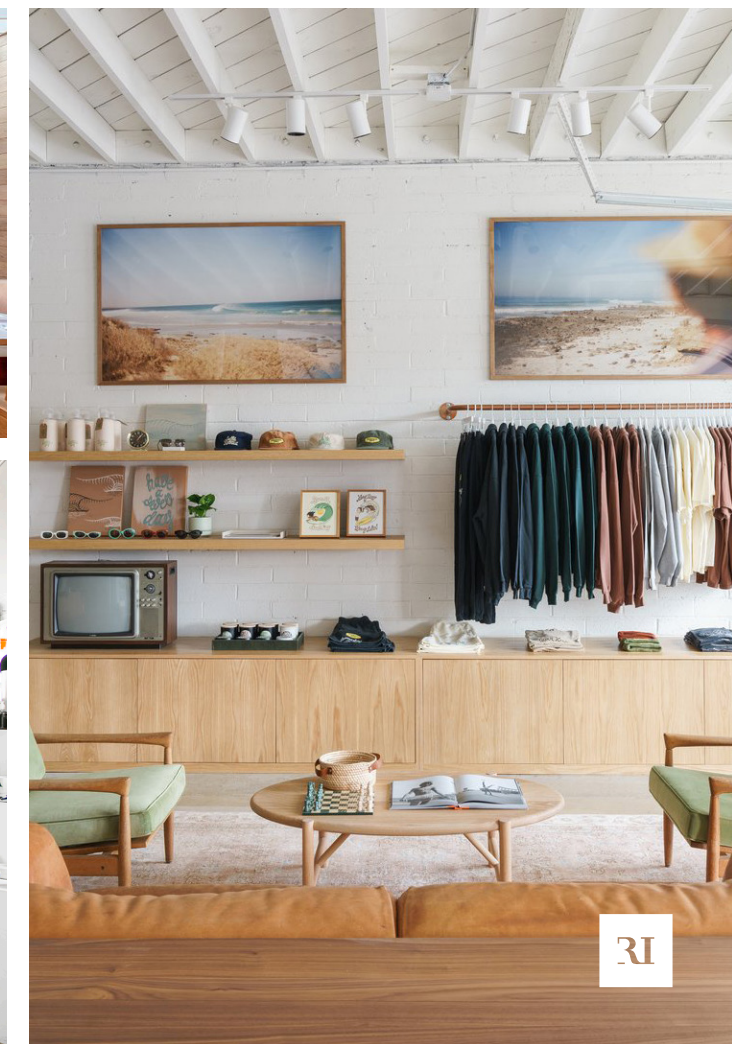
The current Downtown waterfront has an opportunity to create a curated hub that marries chef driven dining, craft beverage, coastal lifestyle retail, and “only in San Diego” experiences under one historic roofline. Visitors pour in from the Convention Center, cruise ships, Petco Park, and over 12,000 nearby hotel rooms, creating an opportunity for The Headquarters at Seaport.

Residents and office/life science workers are craving authentic, walkable spots for power lunches, post game hangs, wellness fixes, and weekend brunch with a view. Brands want story-rich, character space with patios, visibility, and all-day traffic.

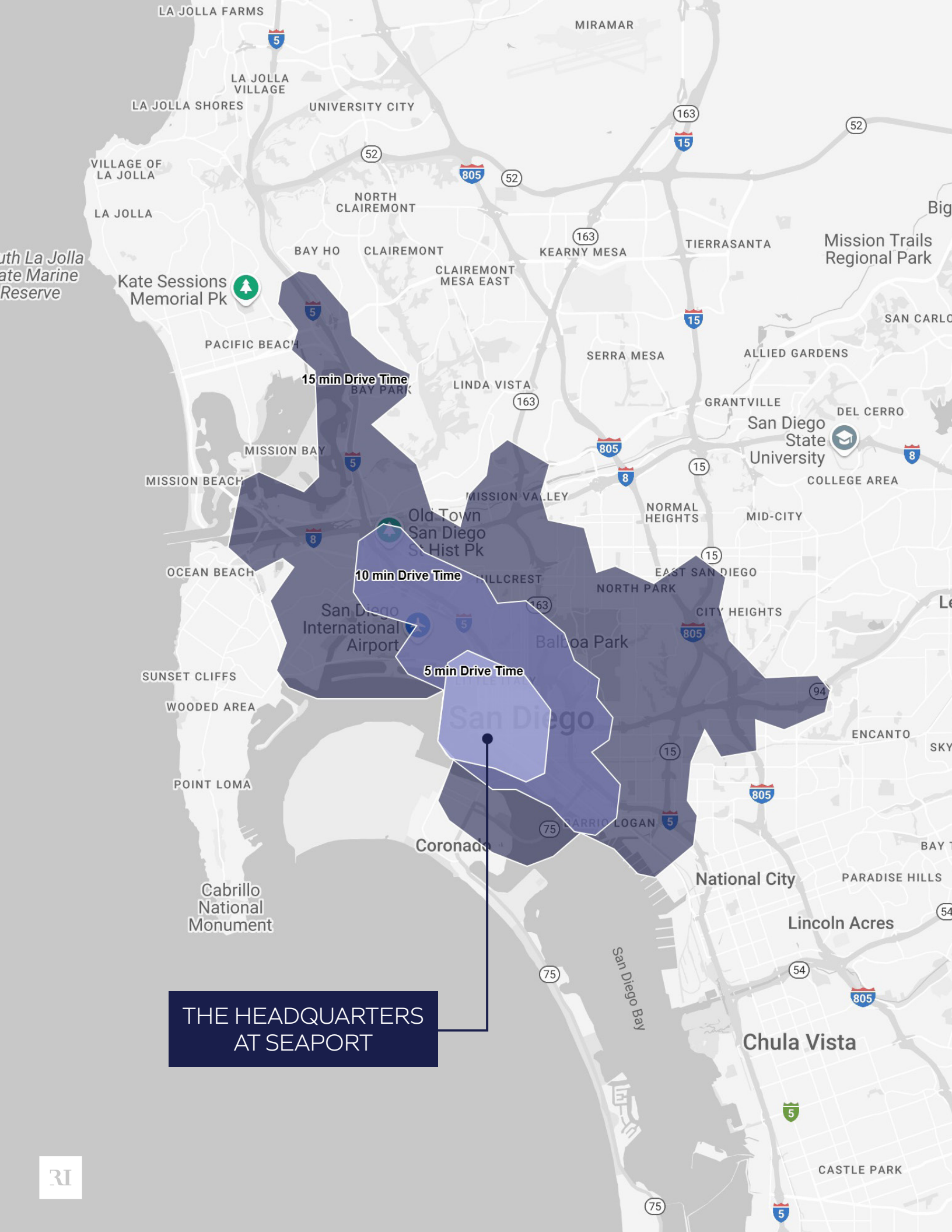
The Headquarters at Seaport is the place to elevate that mix—leveraging its iconic architecture, courtyards, and waterfront adjacency to curate:

- Signature & celebrity-chef restaurants
- Craft cocktail / tasting rooms & dessert bars
- Coastal lifestyle + athleisure retail
- Wellness, recovery, & boutique fitness concepts
- Experiential/artisanal makers and pop-ups

This is the opportunity to transform a beloved landmark into San Diego’s definitive waterfront gathering place—equally magnetic to locals and travelers.







# AREA DEMOGRAPHICS

// DOWNTOWN SAN DIEGO, CA

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	39,237	96,199	273,966
Projected Population (2030)	43,236	105,299	285,178
Total Employees	63,129	100,191	184,336
Average Household Income	\$143,535	\$136,218	\$136,075
Median Household Income	\$117,928	\$106,466	\$105,547
Total Households	23,727	48,666	123,011
Median Age	41.3	38.4	36.7

**\$1M**  
average home value within a  
15 minute drive

**60.4%**  
% of population within a 5  
minute drive has earned a  
BA degree or higher

**458K**  
total trade area population  
within 15 minute drive

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



# FIND YOURSELF HERE



## TENANT ROSTER

Unit	Tenant	SF
110	Available (Restaurant)	4,343
113	Hi Poke	833
114	Available	696
115	Available	757
116	Sunglass Hut	742
117	Available	760
118	Available	1,204
121	The Hopper - Flix Bus	307
122	Dorothy's Wine Bar	340
124	Walter Redondo Fine Art Collection	1,913
127	Available	1,280
132	The Cheesecake Factory	9,779
134	Galpao Gaucho Brazilian Steakhouse	10,031
142	Cali Strong	2,472
144	Available	1,168
146	Available	1,739
148	Wedgewood Weddings	14,400
151	Available (Restaurant)	2,082
152	Perfume Gallery	891
154	Seaport Nails & Spa	1,511
155-156	Puesto/Roma Norte	6,023
158	Eddie V's	7,512
159	Starbucks	1,295



# THE HEADQUARTERS AT SEAPORT

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