

An aerial photograph of a busy port terminal. The foreground shows a large container ship docked at a pier, with its deck covered in stacks of colorful shipping containers. Two large red gantry cranes are positioned over the ship. The background is filled with numerous stacks of containers in various colors (blue, red, green, white) arranged in neat rows. Several other cranes and trucks are visible throughout the terminal. The overall scene is one of intense industrial activity.

SAN PEDRO
WEST HARBOR
LOS ANGELES WATERFRONT
CALIFORNIA



The Ports O' Call property has enjoyed a nearly 55-year history of drawing patrons to dine, shop and entertain themselves on the San Pedro waterfront. Its roots are deep, authentic, alive. West Harbor will usher in a brand-new era.

A reinvention of public, port and historic locations is under way.



WELCOME ABOARD



NOW.

CONCEPTUAL RENDERING



ABOUT WEST HARBOR.

- 42-ACRE WATERFRONT DEVELOPMENT IN LA
- ONE-MILE-LONG PROMENADE AND DIRECT WATERFRONT ACCESS
- ENTITLED FOR 375,000 SQUARE FEET OF ENTERTAINMENT, RESTAURANT, RETAIL, AND RECREATIONAL GLA
- APPROVED 6,200 SEAT OPEN-AIR WATERFRONT AMPHITHEATER
- 4-ACRES OF OUTDOOR PARK AND RECREATIONAL TENANT SPACES
- LONGEST PUBLIC COURTESY DOCK IN SOUTHERN CALIFORNIA
- APPROVED 175-FOOT-TALL FERRIS WHEEL
- 1,700 PARKING SPACES ON-SITE AND 10,000 PARKING SPACES WITHIN .25 MILES

DEMOS.

DRIVE TIMES

10 MINUTES

15 MINUTES

20 MINUTES

TOTAL POPULATION

91,132

298,388

717,404

AVERAGE HOUSEHOLD INCOME

\$106,761

\$109,768

\$110,301

TOTAL HOUSEHOLDS

33,562

104,574

249,380

DAYTIME POPULATION

77,815

298,837

756,867

MEDIAN AGE

36.1

36.6

37.0

4.1M

people in the primary trade area with over 40% of households making over \$75,000 per year

1.2M

daytime employees within five minutes

400K SF

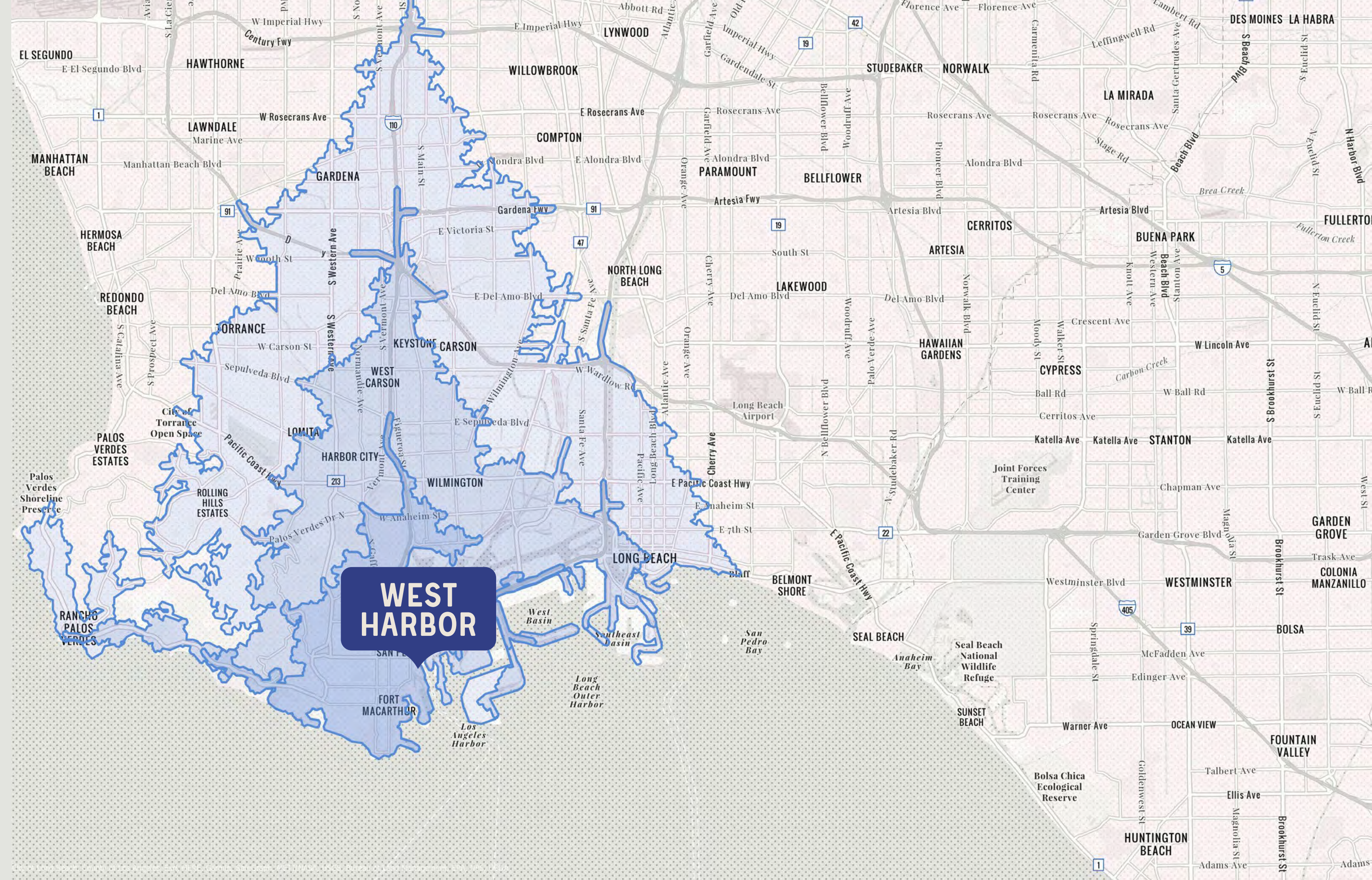
Campus at AltaSea neighboring site will include over 35 acres

49%

of the population in the immediate trade area has attended college or earned a degree

25%

increase in median home prices since 2021



WEST HARBOR

LOCATION.



RESIDENTIAL DEVELOPMENT

DEVELOPMENT STAGE	NO. OF UNITS
COMPLETED	422
ENTITLED	723
PROPOSED	3,806
TOTAL NEW RESI UNITS	4,951

SAN PEDRO HOUSING BOOM

5,000 HOUSING STARTS ON THE LA WATERFRONT

WEST HARBOR
LOS ANGELES WATERFRONT CALIFORNIA

867 W 10th
E 19 Units

580 W 6th
E 49 Units

Boutique Hotel
P 80 Rooms

Ponte Vista
P 662 Units

448 W 5th
E 99 Units

One San Pedro
P 1629 Units

456 W 9th
E 90 Units

448 W 5th
E 99 Units

111 Harbor Blvd
P 111 Units

407 Harbor Blvd
P 63 Units

1309 S Pacific
P 102 Units

448 W 5th
E 99 Units

348 W 7th
E 32 Units

550 Harborfront
C 375 Units

21st & Pacific
E 101 Units

Portside
C 23 Units

Courthouse
P 250 Units

511 Harbor Blvd
P 137 Units

YWCA
P 43 Units

Topaz Cnvrsn
P 228 Units

Liberty Lofts
P 400 Units

24 on Centre
C 24 Units

420 W 9th
E 56 Units

Harbor View
E 100 Units

Vincent Thomas Bridge

USS Iowa

LA Maritime Museum

Crafted and Brouwerij West

Marina Building Pads out for RFP

AltaSea

TENANTS AND TRAFFIC.



DRIVERS OF WEST HARBOR ESTIMATING OVER 4.4 MILLION VISITORS*

*VISITORS ESTIMATED FROM EXISTING WATERFRONT PROJECTS AND TRAFFIC PRE-CONSTRUCTION

CONCEPTUAL RENDERING

NOTABLE EXISTING RETAIL PROJECTS	ANNUAL VISITORS
SANTA MONICA PIER	6.6M
PIER 39	6.6M
PIKE OUTLET	5.4M
WEST HARBOR	4.4M
SEAPORT VILLAGE	4.0M
DANA POINT HARBOR	4.0M

*VISITOR COUNTS PROVIDED BY PLACER.AI. WEST HARBOR PROJECTED ANNUAL VISITORS

OFF-SITE ATTRACTIONS	ANNUAL VISITORS
USS IOWA MUSEUM	300K
WORLD CRUISE CENTER CRUISE SHIP TERMINAL	1.323M
ESTIMATED CRUISE SHIP PASSENGER CAPTURE	661,500
CABRILLO MARINE AQUARIUM	300K

COMING TO
WEST HARBOR.



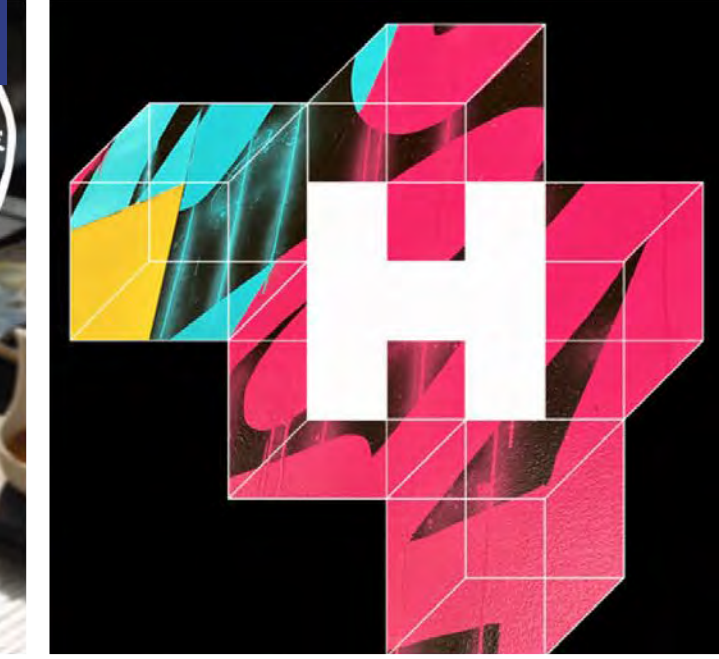
SKYSTAR



MIKE HESS BREWING



YAMASHIRO



HOPSCOTCH



LOZIO PIZZA



MARIO'S DELI



CANTINA



KING OF PADEL



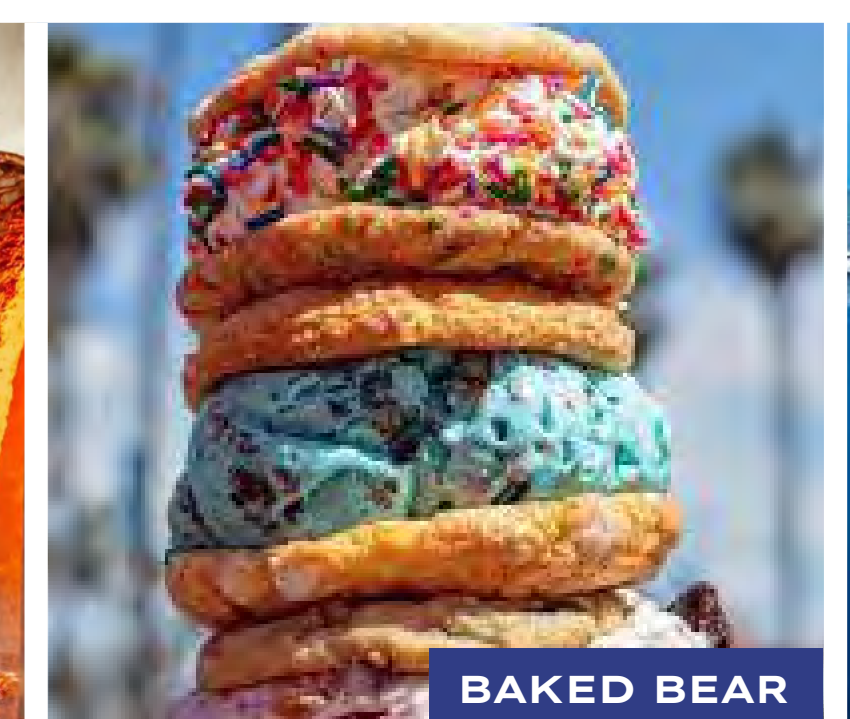
SAN PEDRO FISH MARKET



PARANA EMPANADAS



TACO'S EL FRANC



BAKED BEAR



HARBOR BREEZE CRUISES

SITE FEATURES.



- 1 APPROVED AMPHITHEATER
- 2 WATERSIDE ATTRACTIONS
- 3 MIKE HESS BEER GARDEN
- 4 WATERFRONT DINING
- 5 IMMERSIVE ART EXPERIENCE
- 6 SAN PEDRO FISH MARKET
- 7 APPROVED FERRIS WHEEL
- 8 NORTH PARK RECREATION
- 9 PICKLEBALL AND PADEL FACILITY
- 10 COURTESY DOCK
- 11 WATERFRONT PROMENADE
- 12 PARKING: 2,000 SPACES



APPROVED.
AMPHITHEATER.



WATERFRONT DINING +
BEER GARDEN.



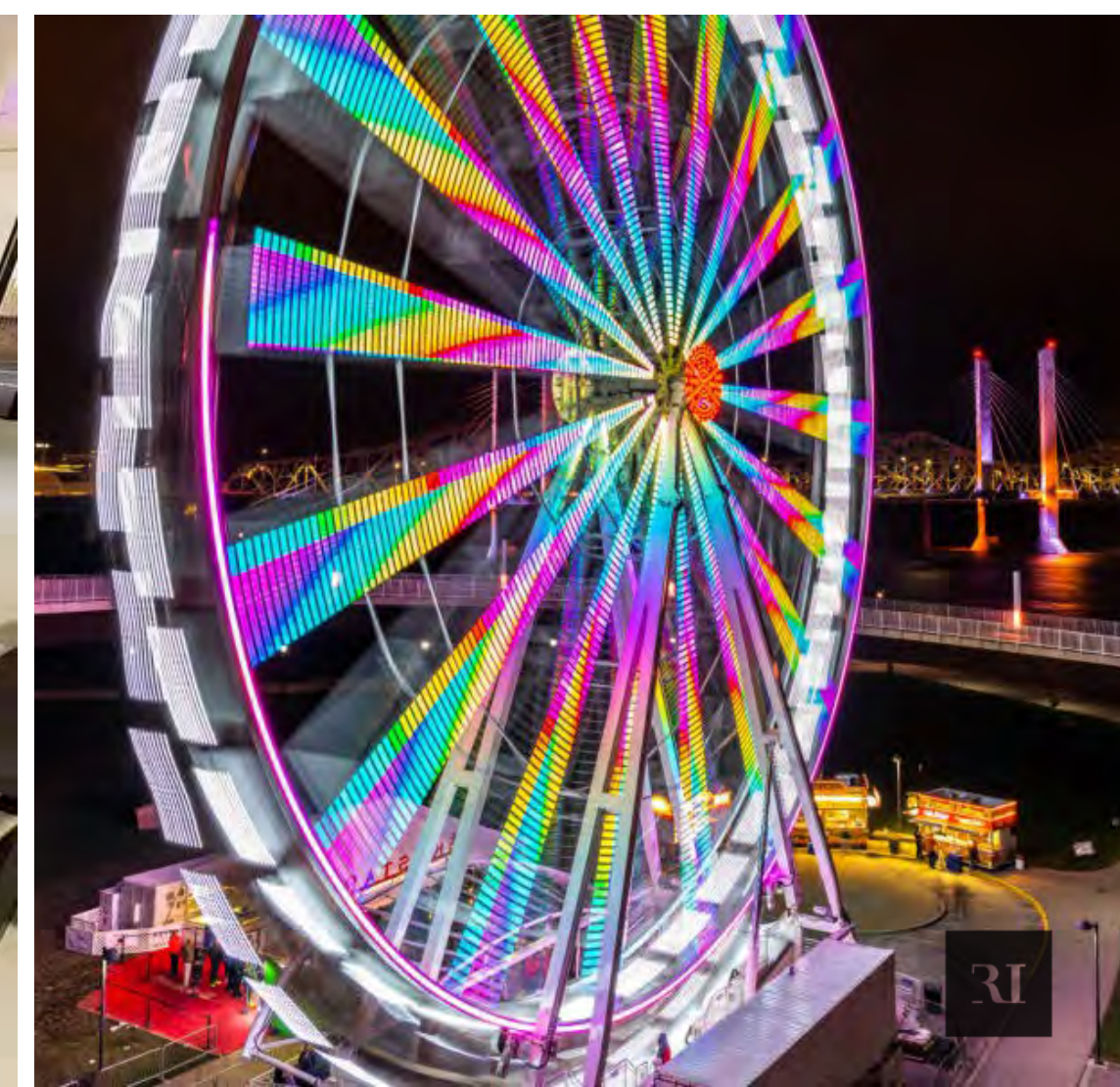
SAN PEDRO FISH MARKET.



NORTH PARK RECREATION.



NORTH PARK RECREATION.



CONCEPTUAL RENDERING



WATERSIDE
ATTRACTIONS.

ON THE WATER



IN THE WATER

CONCEPTUAL RENDERING

HARBOR BREEZE



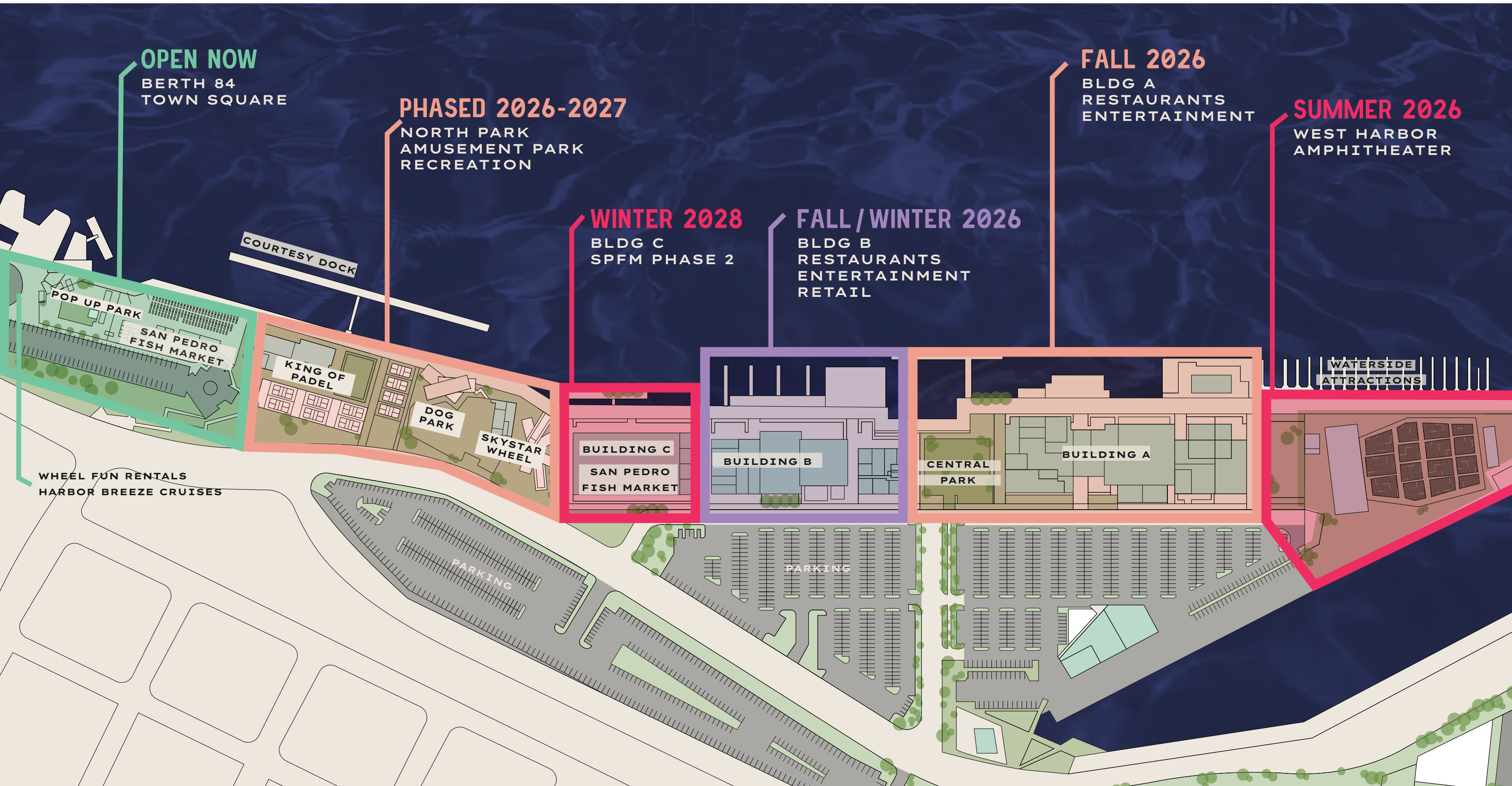
ONE-MILE-LONG WATERFRONT PROMENADE.



COURTESY DOCK.



PROJECT TIMELINE.



DEVELOPMENT TEAM.



THE BLOC
Los Angeles



THE HERCULES CAMPUS
Playa Vista



5900 WILSHIRE
Los Angeles



HIGH LINE
New York



NAVY PIER
Chicago



PRESIDIO TUNNEL
San Francisco



130 PINE AVE
DOWNTOWN LONG BEACH



HARBOR BUILDING
San Pedro



TRIANGLE 54
RESEARCH DEVELOPMENT
DURHAM, NC



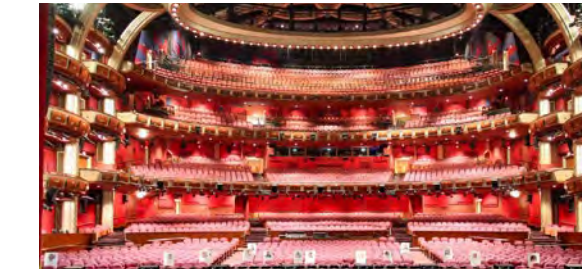
MODERN TIMES
LEISURETOWN
Anaheim



GREAT PARK
Orange County



STEELCRAFT
Bellflower



DOLBY THEATER
Los Angeles



GOLDEN 1 CENTER
Sacramento



SAP CENTER
San Jose

THE
RATKOVICH
COMPANY

JAMES
CORNER
FIELD
OPERATIONS

JERICO
DEVELOPMENT

studioneleven

NEDERLANDER
CONCERTS

RI

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An aerial photograph of a port terminal. In the foreground, a large container ship is docked at a pier, its deck filled with stacks of colorful shipping containers in shades of blue, green, red, and white. Several large blue gantry cranes are positioned along the pier, extending over the ship. The background shows a vast paved area with more stacks of containers and additional cranes. The overall scene is industrial and brightly lit.

SAN PEDRO
WEST HARBOR
LOS ANGELES WATERFRONT
CALIFORNIA

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