

📍 200 HARBOR DRIVE

MARINA DISTRICT AT THE HARBOR CLUB

Salon/Retail/Office Space for Lease

Built Out 2nd Generation Salon



±7,243 SF SPACE FOR LEASE

HARBOR CLUB

📍 200 Harbor Drive | **FOR LEASE**

PROPERTY DETAILS

Property Type
Salon, Retail, Office

Status
FOR LEASE

SQFT
± 7,243

Neighborhood
Downtown, Marina

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*Disclaimers



PROPERTY HIGHLIGHTS

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

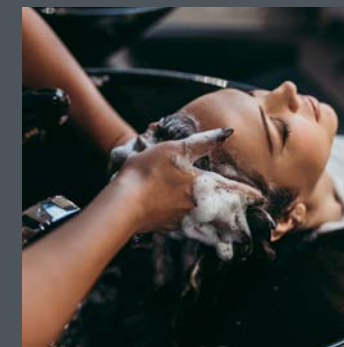
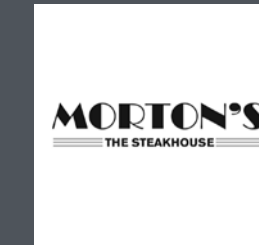
GLA ± 7,243 with viewing area.

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.



Did you know...

±100,432
Residents live within a 2mi. Radius

Housing Units in Downtown

31,689¹
Existing

+3,044²
Under Construction

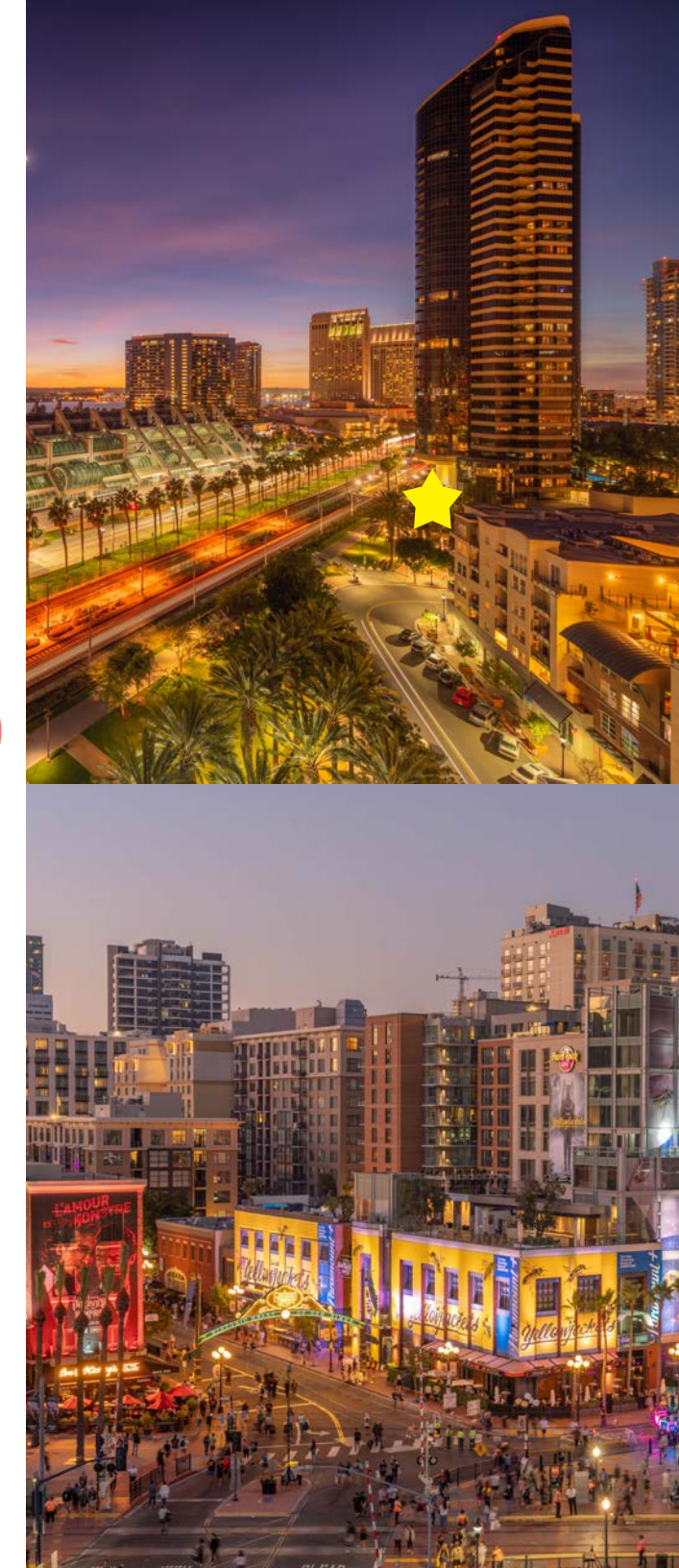
+3,748²
Under Review

¹ Based on 2021 SANDAG population and housing estimates + recently completed projects.

² Based on permit applications submitted on or before 6/30/2023

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.



Salons / Entertainment / Restaurants / Bars in the Gaslamp

Gaslamp Fish House
Parq
Rei Do Dago Brazilian Steakhouse
Full Moon SD
Valerie's Nail Bar
Mete Supper Club
The Melting Pot
Bandar
Merabella Beauty
Gaslamp Tavern
Onyx Room
Trailer Park After Dark
Moxy
American Comedy Club
STK Steakhouse
F6ix
Double Duce
The Whiskey House

Gyu-Kaku Japanese BBQ
Coin Op
Tacos El Gordo
Topsy Crow
Techo Beso
LV Nails
Mr. Tempo
Cielo Rooftop Lounge
Fig Tree Cafe
Fogo De Chao
Parfit Paris
Tin Roof
Greystone Prime Steakhouse & Seafood
Butchers Cut
Garage Kitchen
The Shout!
Flemings

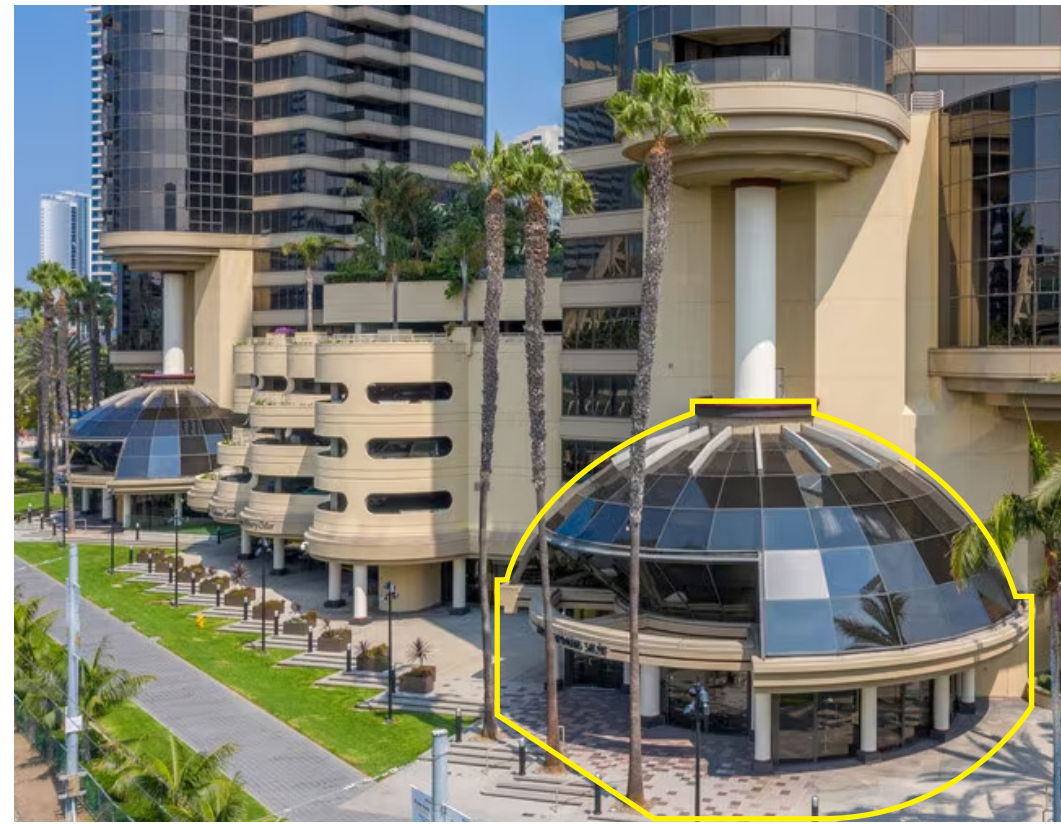
American Junkie
The Melt
Ghirardelli Ice Cream
Henry's Pub
Werewolf
Barley Mach
Style Lounge Salon
San Remo Pizzeria
Lavo Italian
Bang Bang
Salon De Marcus
Side Bar
Spill the Beans
The Smoking Goat
Taka
Cali Ice Cream
Prince Street Pizza
Mortons

Madam Bonnies
Tiger Cafe
La Puerta
Las Hadas Bar and Grill
Vans
Tacos El Cabron
Taqueria Los Chuchys
Juan Tequilla Bar
Havana 1920
El Chingon
Prohibition Lounge
The Field Irish Pub
Rustic Root
Johnny Wahoo!
Lefty's Cheesesteak
Sketchers
Blarney Stone Pub
Gaslamp Pizza

Olala Crepes and Sweets
Lionfish
Provisional Kitchen
Fifth & Rose
Huntress
Lumi
Cafe Sevilla
Water Grill
Broken Yolk
Meze Cafe
WNDR Museum
Union Kitchen and Tap
The Deck at Moonshine Flats
New Children's Museum
The Old Spaghetti Factory
Lou & Mickey's
Baja Ricks Cantins
Nobu

- Salon -
- Retail -
- Office -
Space

Marina District



SALON
± 7,243 SF

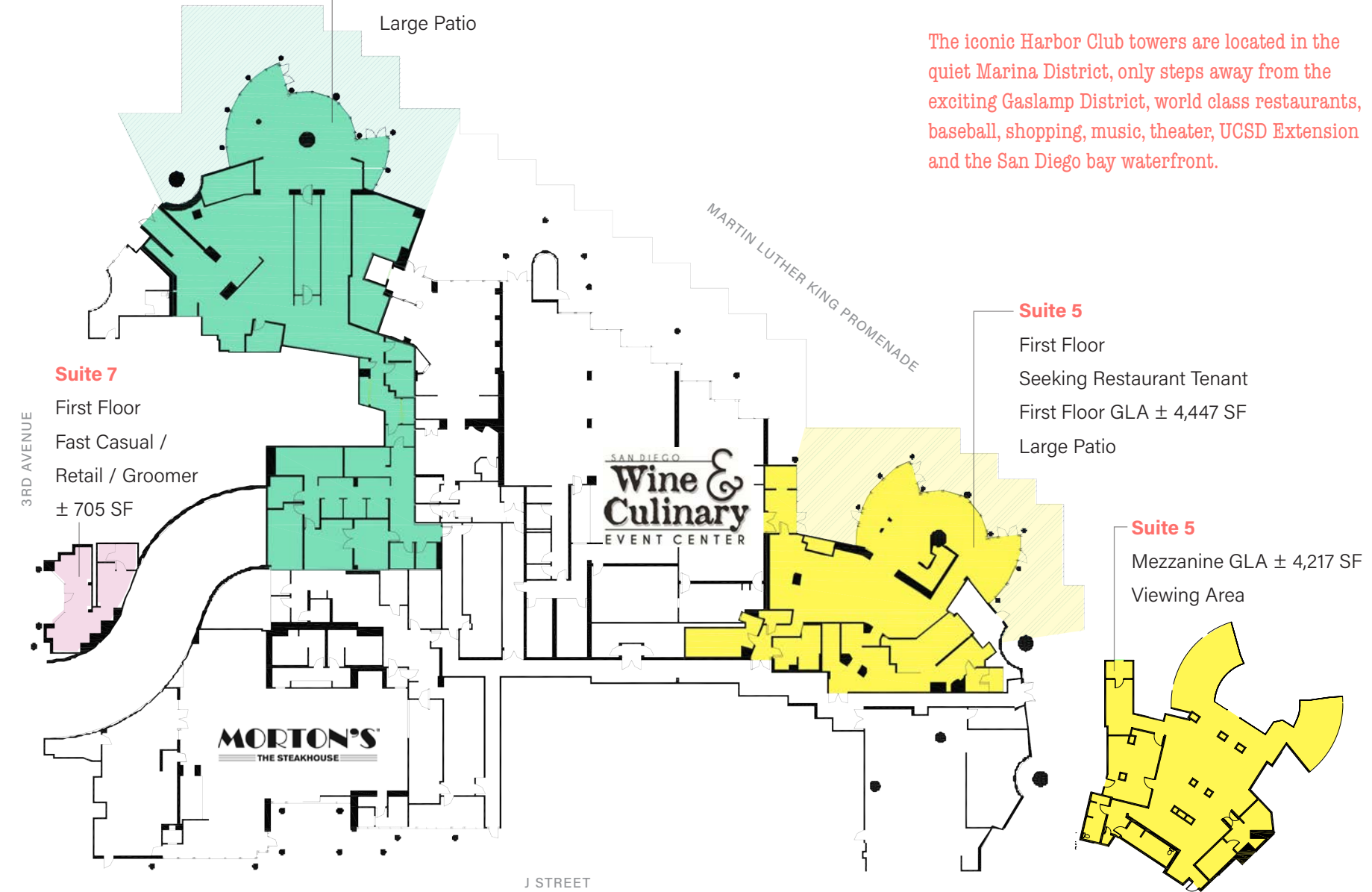
Suite 2

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.



*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



±100,432

Residents within a 2 Mile radius



±80,000

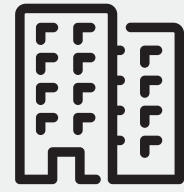
Employees Downtown



\$724.1 M

Visitors Spending from Conventions

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12,576

Hotel Rooms Downtown

81,237

Total Daytime Population of Downtown



2.4M Petco Park Annual Attendees

DOWNTOWN EVENTS

- Taste of Gaslamp
- Gaslamp Mardi Gras
- San Diego ShamRock
- San Diego Comic Con International
- San Diego Half Marathon
- Beauty IQ Expo
- Gaslamp Holiday Pet Parade
- Poinsettia Bowl

And More!



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
- USS Midway
- House of Blues
- Rady Shell
- San Diego Civic Center
- Seaport Village
- Waterfront Park



AREA USE MAP

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

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ACROSS FROM THE CONVENTION CENTER



MARTIN LUTHER KING PROMENADE

FOR MORE INFORMATION

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