

900 & 901 BAYFRONT COURT, SAN DIEGO, CA 92101

# WATERFRONT

## Restaurant & Retail Space Available

± 1,185<sup>SF</sup> - ± 7,691<sup>SF</sup>

**Join these tenants...**

MASTO'S OCEAN CLUB,  
SENECA, GARIBALDI,  
ELEVATE TRAINING,  
ELEVATE TRAINING,  
BEACH HUT DEL  
& MORE.







# Eat, Sleep, Play, Shop, Work, Relax

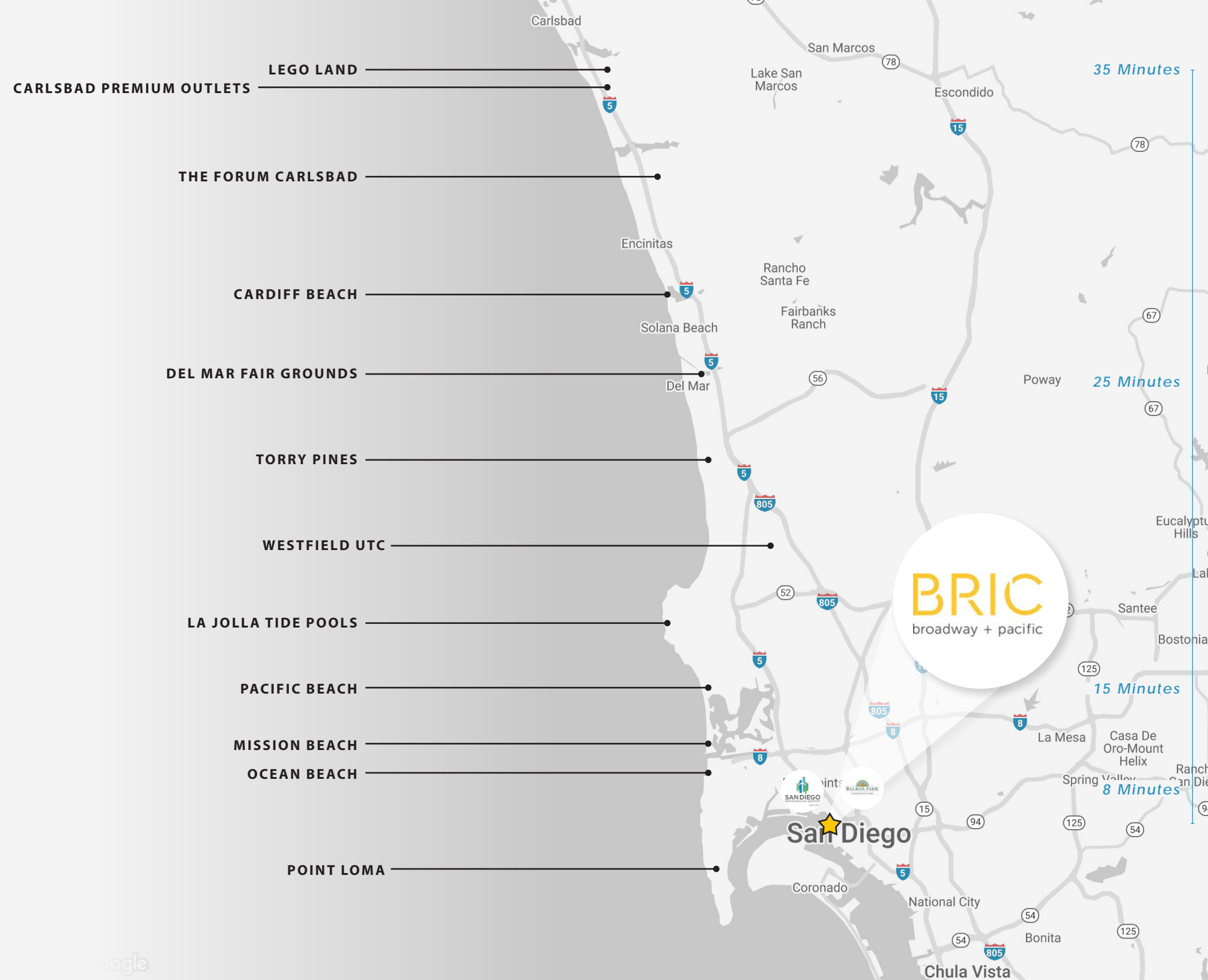
with breathtaking water views and something for everyone.

## Contact Us

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## 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

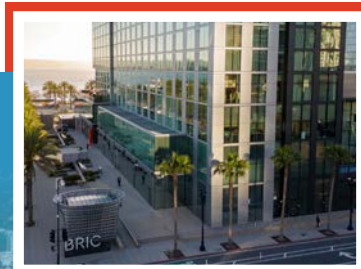
CLOSE PROXIMITY TO THE USS MIDWAY  
 MUSEUM, CRUISE SHIP TERMINAL, SAN  
 DIEGO CENTRAL COURTHOUSE AND  
 WATERFRONT PARK



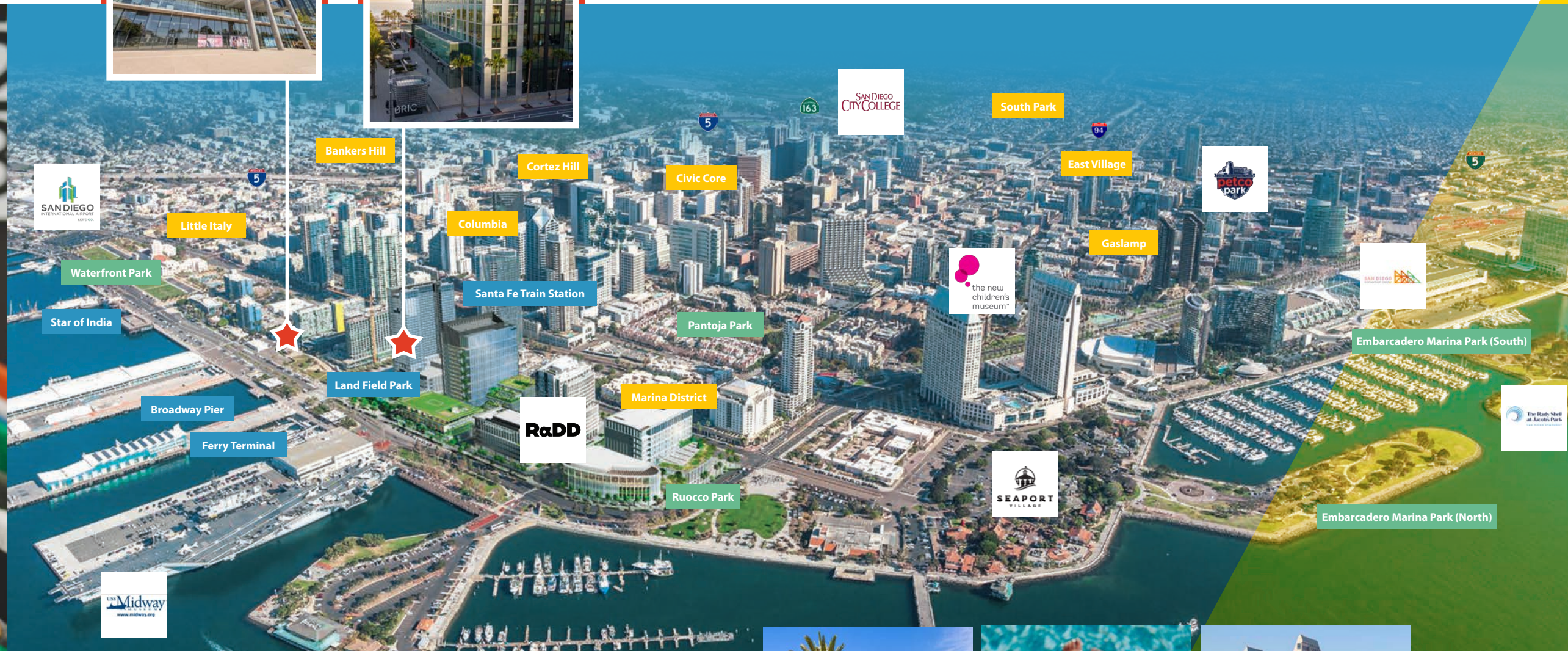
Waterfront Facing



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

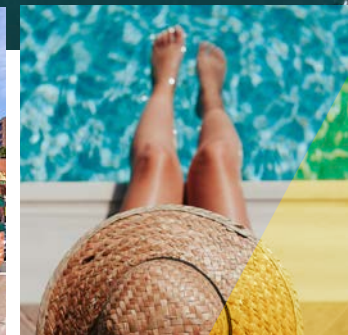
- 8-acre (5-block) waterfront
- According to a press statement, the project is expected to generate \$15 billion in economic benefits, more than 4,000 employment, and \$50 million in annual taxes and fees. <https://jdpropmgmt.com>

### 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

**MASTRO'S OCEAN CLUB**  
Seafood

**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

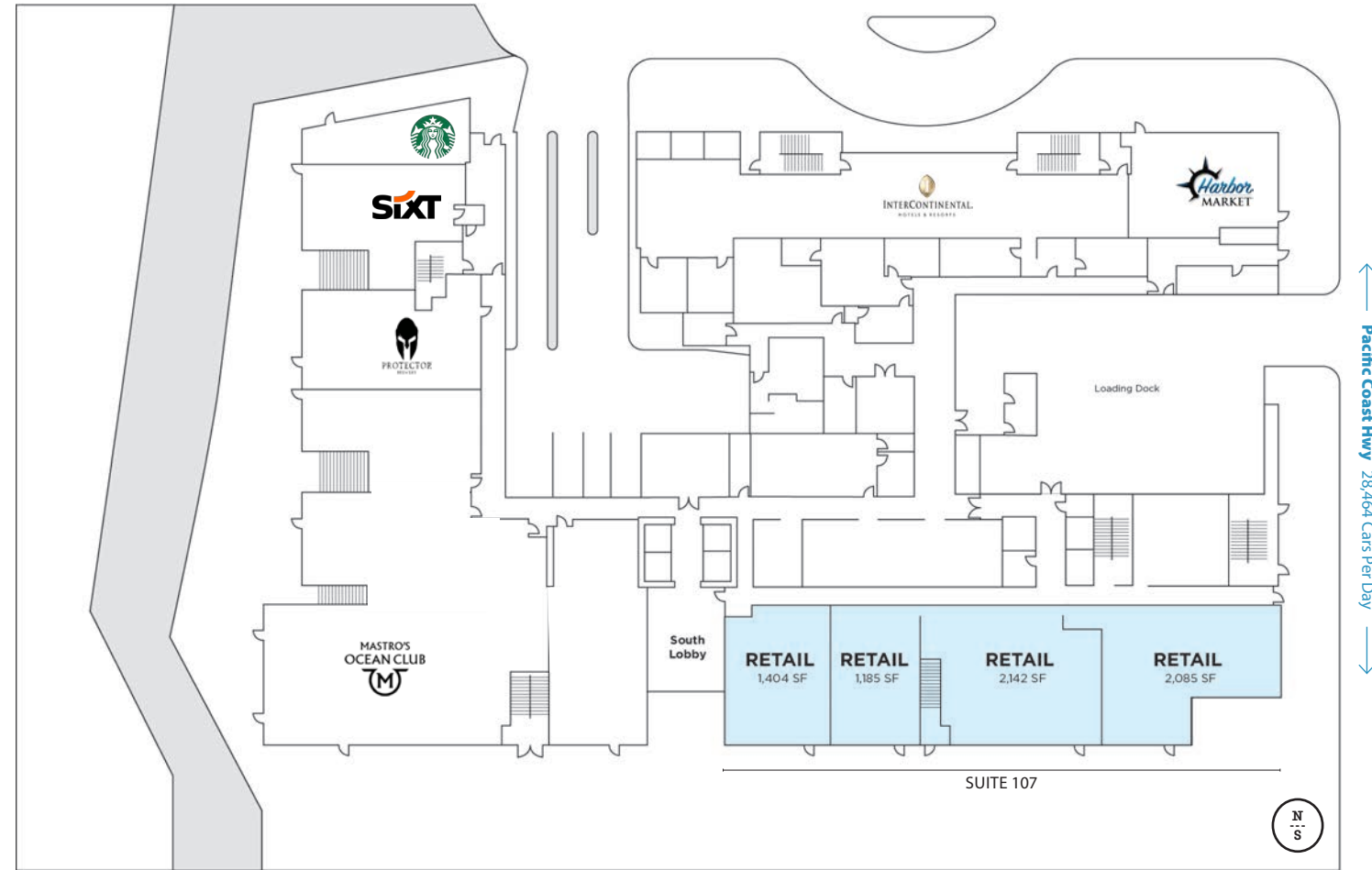




# Site Plan

## 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

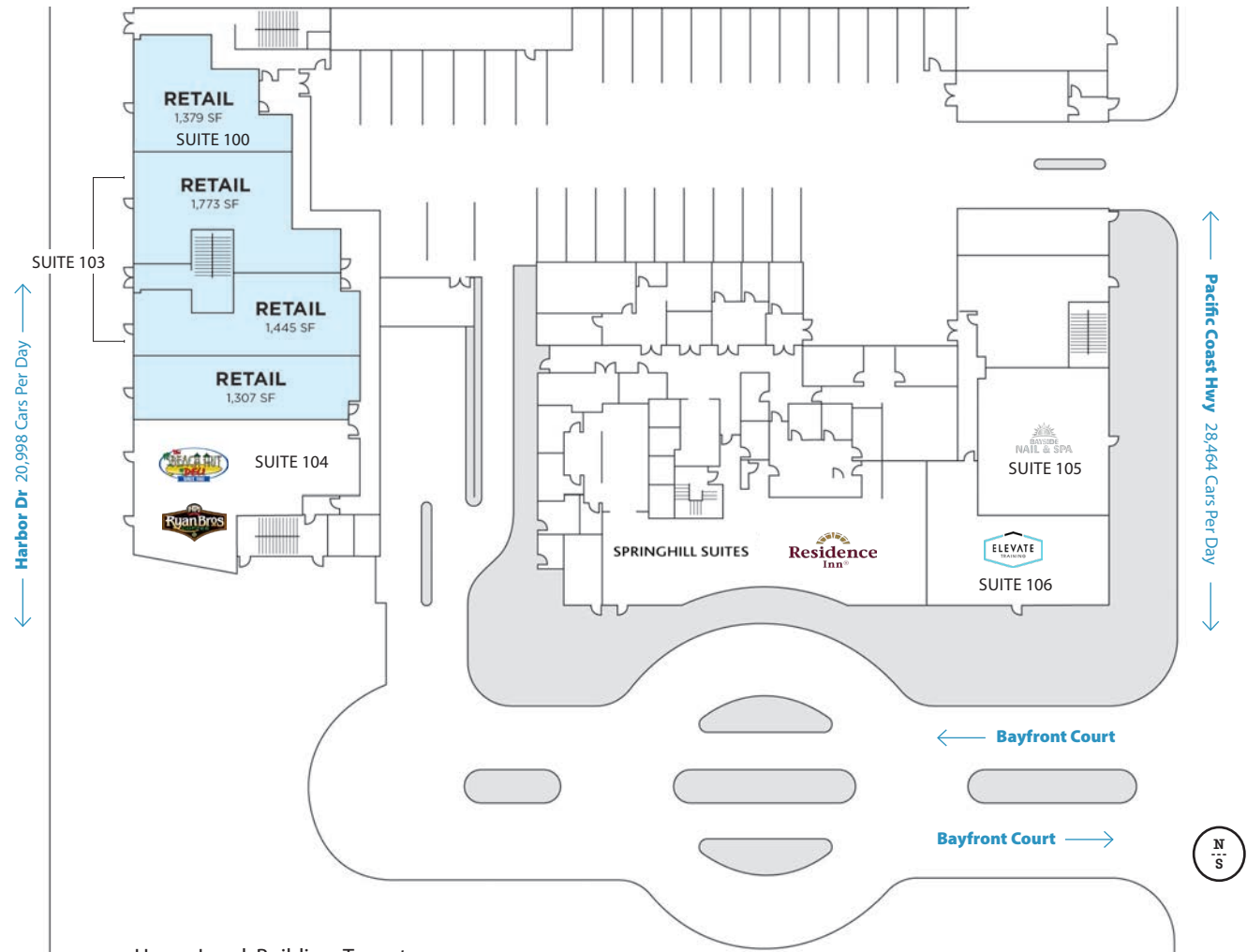




# Site Plan

## 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

moniker harbor sky





# Lifestyle Destination

WHERE LOCALS AND VISITORS COME TOGETHER.



## BROADWAY PIER

[cruisethewest.com/sandiego.htm](http://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

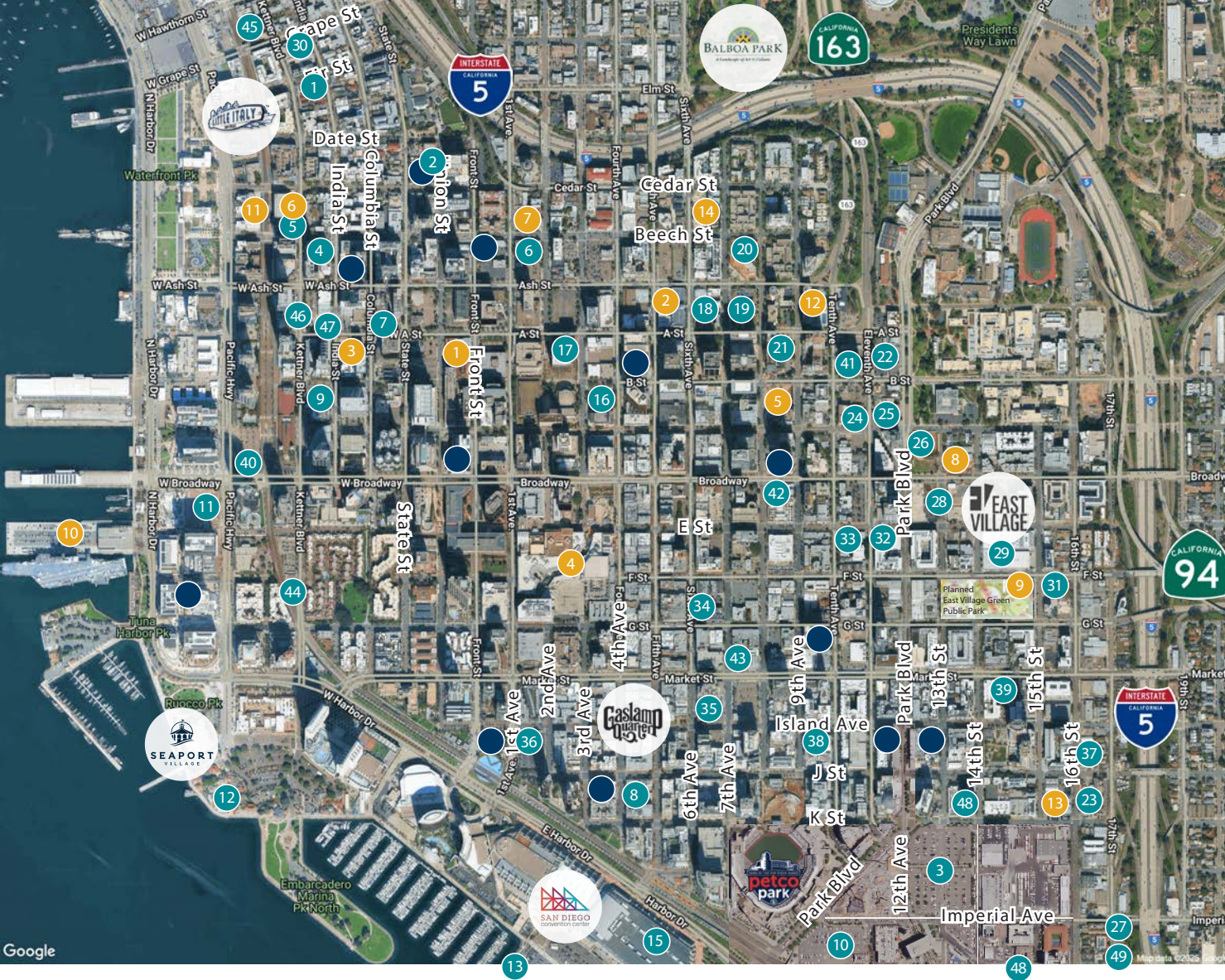


## 4 | SEAPORT VILLAGE

- 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 Q4 2025

- Under Construction** Approx:
- 2,502 Residential Units
  - 360,286 SF Retail
  - 700,000 SF Office
  - 502 hotel Rooms
  - East Village Green Acre Public Park
  - Freedom Park at Navy Pier

- Pipeline** Approx:
- 2,081 Residential Units
  - 93,209 SF Retail
  - 59,800 SF Office
  - 1,636 Hotel Rooms
  - Convention Center Expansion

- Recently Completed** Approx:
- 1,894 Residential Units
  - 203,700 SF Retail
  - 1,121,100 SF Office
  - 390 Hotel Rooms
  - 66,000 SF UCSD Extension
  - IQHQ 1.7M SF BioTech / Retail

### Under Construction

<p><b>1</b> Holland Partners; The Torrey 450 units; 49,500 sf retail</p>	<p><b>2</b> Vandervel Hotels, LLC; Tru/Home2 Hotel 271 rooms</p>
<p><b>3</b> Pinnacle International; Columbia &amp; A Tower 220 units; 234 rooms</p>	<p><b>4</b> Stockdale Capital Partners; Campus at Horton 300,000 sf retail; 700,000 sf office Est. Completion: Q1 2025</p>
<p><b>5</b> Bosa; 8th &amp; B 398 units; 9,400 sf retail; .5-acre public park</p>	<p><b>6</b> Holland Partners; Kettner Crossing Phase 1 64 units</p>
<p><b>7</b> Greystar; Ancora 1st &amp; Beech 227 units</p>	<p><b>8</b> Harrington Heights; 13th &amp; Broadway 273 units; 1,600 sf retail</p>
<p><b>9</b> East Village Green Public Park 4.1-acre public park; children's playground; dog park; community center; public green space; 180-space underground parking</p>	<p><b>10</b> Freedom Park at Navy Pier 10-acre park; nature garden, memorials and monuments, play structures, seating and shading, and interpretive signage.</p>
<p><b>11</b> Cedar Street Apartments 138 units</p>	<p><b>12</b> Jacaranda on 9th Apartments 88 units</p>
<p><b>13</b> Riaz Capital 259 units</p>	<p><b>14</b> Kindred BRIDGE Housing 126 units; 4,186 sq. ft. retail</p>

### Pipeline

<p><b>1</b> Liberty National; Columbia &amp; Hawthorne 22 rooms; 33 units; 4,000 sf retail</p>	<p><b>2</b> Liberty National; State &amp; Grape 56 rooms; 92 units</p>	<p><b>3</b> Tishman Speyer &amp; Padres; East Village Quarter 1,800 units; 50,000 sf retail</p>	<p><b>4</b> Forge Land Company; India &amp; Beech 337 units; 2,500 sf retail</p>	<p><b>5</b> Essex; Citiplace Front &amp; Ash 147 units</p>	<p><b>6</b> Liberty National First &amp; Beech 433 units</p>	<p><b>7</b> TR Legacy Holdings; 499 West Ash 336 units; 284 rooms; 25,000 sf retail; 10,000 sf office</p>
<p><b>8</b> Jman Tower LLC; Air Rights Twoer 81 units</p>	<p><b>9</b> Crown Invest LLC; Two America Plaza 51 units; 300 rooms; 11,700 sf retail</p>	<p><b>10</b> JMI; The Landing 793 units; 120,000 sf retail; 683,000 sf office</p>	<p><b>11</b> Manchester Financial Group; Manchester Hotel 1,161 rooms; 1.9-acre plaza</p>	<p><b>12</b> 1HWY1; Seaport San Diego 2,058 rooms; 242,000 sf retail; 145,000 sf office</p>	<p><b>13</b> Robert Green Company; 5th Avenue Landing 1,396 rooms</p>	<p><b>14</b> Convention Center; Phase 3 Exp. Exhibit halls, meeting rooms, ballrooms, rooftop park</p>
<p><b>15</b> Robert Green Company; 4th &amp; J Hotel 240 rooms; 24,000 sf retail</p>	<p><b>16</b> Lida Group Holdings, Inc; The Theatre House 301 rooms; 59,800 sf office</p>	<p><b>17</b> Floit Properties, Inc. 183 units; 4,182 sf retail</p>	<p><b>18</b> Ghods Builders; 6th &amp; A 389 units; 7,000 sf retail</p>	<p><b>19</b> XJD; 7th &amp; A 281 units; 9,000 sf retail</p>	<p><b>20</b> JSD2, LLC; 777 Beech 104 units</p>	<p><b>21</b> Wood Partners; The Rey Phase II 459 units</p>
<p><b>22</b> Pinnacle International; Pacific Heights 492 units; 6,500 sf retail</p>	<p><b>23</b> Fabric Investments; Creativo 13 units; 1,000 sf retail; 2,000 sf office</p>	<p><b>24</b> Liberty National; 1060 C Street 72 units; 1,150 sf retail</p>	<p><b>25</b> Pinnacle International; Park &amp; C 444 units; 10,933 sf retail</p>	<p><b>26</b> Liberty National; Park and Broadway 352 units; 4,200 sf retail</p>	<p><b>27</b> 1707 Imperial; Zonevest LLC 113 units</p>	<p><b>28</b> Kilroy Realty; Kilroy East Village 840,000 sf office with retail</p>
<p><b>29</b> Navarra Properties; SuperBlock 4,905 sf retail; 550,000 sf office</p>	<p><b>30</b> SD Mega Block LLC; Lucia nel Cielo 424 units; 3,000 sf retail</p>	<p><b>31</b> Foulger-Pratt; Block F 405 units; 19,000 sf retail; 48,518 sf office</p>	<p><b>32</b> Pinnacle International; 11th &amp; E 462 units; 6,000 sf retail</p>	<p><b>33</b> Capexco Funds; 10th &amp; E 365 units; 2,600 sf retail</p>	<p><b>34</b> J Street Hospitality; Motto by Hilton 180 rooms; 2,500 sf retail</p>	<p><b>35</b> J Street Hospitality; Tapestry &amp; Homewood Suites by Hilton 324 rooms</p>
<p><b>36</b> Bosa; First &amp; Island Condos 211 units; 22,400 sf retail</p>	<p><b>37</b> Cast Development; The Fellow 129 units; 1,000 sf retail</p>	<p><b>38</b> J Street Hospitality; Hampton Inn by Hilton 132 rooms</p>	<p><b>39</b> Bahia View Condominiums; Bahia View 95 units; 6,600 sf retail</p>	<p><b>40</b> Bosa; Pacific &amp; Broadway - Parcel 1 306 units; 15,000 sf retail</p>	<p><b>41</b> Liberty National; 10th &amp; B 542 units; 4,200 sf retail</p>	<p><b>42</b> Reef Point Hospitality LLC; Broadway Suites 317 rooms</p>
<p><b>43</b> San Diego Gaslamp Properties LLC; Citizen M Hotel 302 rooms</p>	<p><b>44</b> Rodney Masri; 639 Kettner 750 sf retail</p>	<p><b>45</b> KR 2045 Pacific Highway LLC; 2045 Pacific Highway 12,000 sf retail; 275,000 sf office</p>	<p><b>46</b> IP Investments LLC; Cedar Street Apartments 134 units</p>	<p><b>47</b> Elevate Investments 233 rooms; 1,700 sf retail</p>	<p><b>48</b> Mirka Tower 318 units</p>	<p><b>49</b> 17th &amp; Commercial 109 units</p>





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