



THE HEADQUARTERS

AT SEAPORT

SAN DIEGO

California

LEASING BROCHURE | CAMINO RETAIL

789 W HARBOR DR, SAN DIEGO, CA 92101



The HEADQUARTERS AT SEAPORT

DOWNTOWN SAN DIEGO, CALIFORNIA

On the Embarcadero, steps from Seaport Village and the Convention Center, The Headquarters brings together a select group of chef-driven restaurants, coastal lifestyle retail and only-in-San-Diego experiences under one historic roofline.

Sunlit courtyards, arcaded patios and a 68-foot tower give the property a character no new building can manufacture, and a rhythm of all-day traffic no other downtown block can match.



A SAN DIEGO LANDMARK

THE FORMER POLICE HEADQUARTERS, 1939 - 1987

Built in 1939 as the headquarters of the San Diego Police Department, the Spanish Colonial Revival complex was arranged as five buildings around a central courtyard: garage, assembly hall, courts, jail and administration beneath its signature tower.

The department served the city from here for 48 years. After decommissioning in 1987 the property sat intact until a landmark restoration reopened it in 2013, with more than 27,000 original roof tiles cleaned and reset and the courtyard pavers left in place.

Today eight original jail cells remain as a free mini-museum, and the old courtroom is a dining room.



SPANISH COLONIAL REVIVAL
*in variations from
Churrigueresque to Pueblo
Deco, on a 4.2-acre bayfront
site.*



DURING WWII
*the building
doubled as an
intelligence center
for the US Miliarty*

The PROPERTY

COURTYARDS, PATIOS
AND A FOOD COLLECTIVE

Roughly 100,000 square feet of
restaurant, retail and event space in
five interconnected buildings around
a central courtyard, with ±360 shared
parking stalls and direct frontage on
Harbor Drive, Kettner Boulevard and
Pacific Highway.

±360

PARKING STALLS,
SHARED

4.2

ACRES ON THE
BAYFRONT





WATERFRONT RETAIL AND DINING

A CURATED HUB ON THE DOWNTOWN WATERFRONT

The Headquarters offers a welcome reprieve from the convention floor and the ballpark crowds.

A culinary line-up of hand-picked restaurants, wine bars and cafes, anchored today by Puesto, Eddie V's, and Starbucks, with a curated food collective of small-format operators taking shape around the food collective, alongside a 14,400-square-foot event venue and the courtyard programming that already brings the neighborhood together.

: chef-driven dining

: coastal lifestyle and apparel

: craft cocktails and tasting rooms

: artisanal sweets and treats

: brunch with a view

TRADE AREA DEMOGRAPHICS

THE HEADQUARTERS AT SEAPORT

DRIVE TIME DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION	39,237	96,199	273,966
2030 POP	43,236	105,299	285,178
HOUSEHOLDS	23,727	48,666	123,011
AVG HH INC	\$143,535	\$136,218	\$136,075
MED HH INC	\$117,928	\$106,466	\$105,547
MEDIAN AGE	41.3	38.4	36.7
EMPLOYMENT	63,129	100,191	184,336

Drive-time rings on the map are illustrative. Source ESRI.

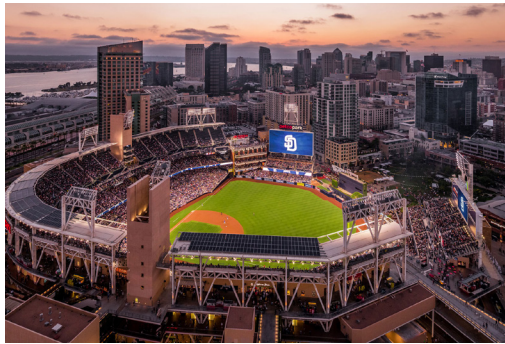


THE HEADQ

Location

CRUISE PASSENGERS

disembark a ten-minute walk away at the B Street terminal.



PADRES FANS

flow between Petco Park and the waterfront 81 home dates a year.



THE RADY SHELL

and Embarcadero Marina Park bring concerts and festivals to the doorstep.



Where **SAN DIEGO GATHERS**

TRAFFIC DRIVERS

3.1M

ANNUAL PETCO PARK ATTENDANCE

1M+

USS MIDWAY VISITORS

500K+

CRUISE PASSENGERS, PORT OF SAN DIEGO

800K

CONVENTION ATTENDEES, PEAK YEAR

12,000

HOTEL ROOMS WITHIN WALKING DISTANCE

100K+

EMPLOYEES WITHIN 10 MINUTES

LOCATION

789 W HARBOR DRIVE,
DOWNTOWN SAN DIEGO

The Headquarters sits at the meeting point of everything that makes downtown San Diego work: the Embarcadero waterfront, Seaport Village, the Convention Center campus and the Marina District, with the Gaslamp Quarter, Petco Park and Little Italy a short walk away.

Harbor Drive and Pacific Highway carry visitors directly past the front door on their way between the airport, the cruise terminal, the bayfront hotels and the ballpark.

TEN MINUTES ON FOOT FROM THE SAN DIEGO CONVENTION CENTER. FIVE MINUTES FROM THE CRUISE SHIP TERMINAL.



DOWNTOWN SAN DIEGO

AT THE PULSE OF THE CITY'S
RESIDENTIAL, BUSINESS
AND VISITOR WORLDS



LIVE

More than 39,000 residents live within a five-minute drive, in the Marina District, Little Italy, the Gaslamp and East Village high-rises, and Coronado across the bay. Six in ten hold a bachelor's degree or higher, and the average home within fifteen minutes is valued at a million dollars.

39K

RESIDENTS, 5 MIN

60.4%

BA OR HIGHER, 5 MIN

WORK

Downtown is the county's largest employment center, home to NAVWAR and the Navy, the courts and civic core, a fast-growing life-science cluster and the professional firms that fill the towers along Broadway and the waterfront. Over 100,000 employees are within ten minutes.

63K

EMPLOYEES, 5 MIN

184K

EMPLOYEES, 15 MIN

PLAY

The Embarcadero is San Diego's front porch: the USS Midway, Seaport Village, the Rady Shell, Petco Park, the Maritime Museum and the bayfront hotels all sit within a fifteen-minute stroll, joined by the new Portside Pier and the RaDD campus at the foot of Broadway.

4M

SEAPORT VILLAGE
VISITORS

12K

HOTEL ROOMS NEARBY

SITE PLAN



THE HEADQUARTERS
AT SEAPORT DISTRICT

THE
HEADQUARTERS

AT SEAPORT

FOR MORE LEASING
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