

THE HEADQUARTERS AT SEAPORT



CBRE

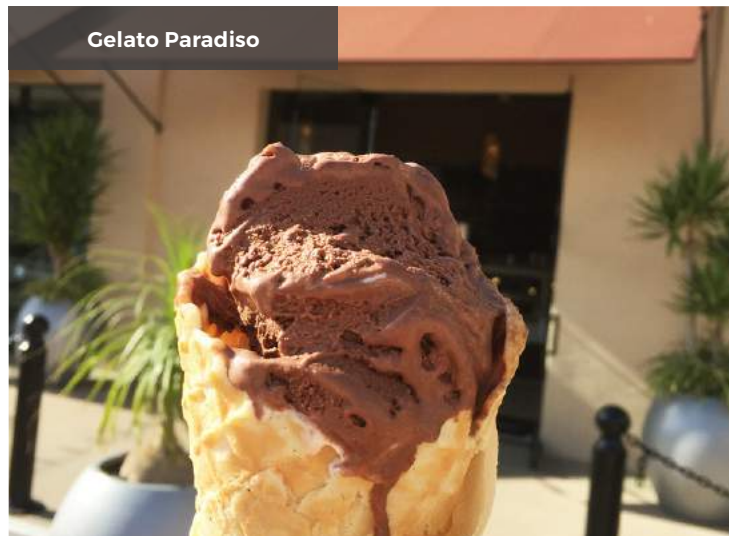


The Headquarters

offers an urban oasis of culture, art, world-class dining, and shopping. Its central location is a leisurely stroll from San Diego's best attractions, world-class convention center and luxury residential towers, making The Headquarters downtown's most accessible premier shopping and culinary destination.



Dallman Chocolates



Gelato Paradiso



Urban Beach House



The History

Built in 1939, this iconic property originally served as the San Diego Police Department Headquarters. In keeping with the legacy as a landmark of San Diego culture, the Headquarters has become a brand new re-imagined destination. With a nod to the rich history, the project features a fully restored 8 cell jail block which houses historic photos and police memorabilia. The Headquarters has a deeply authentic sense of place unrivaled in downtown San Diego.

Destination: San Diego

San Diego's tourism industry is stronger than ever, making our city one of the nation's most popular travel destinations. The Headquarters is an elegant addition to downtown's Seaport and Marina Districts, offering tourists and locals - foodies, art enthusiasts, and those seeking the perfect souvenir - everything they want in one beautiful and iconic setting.

Joe Terzi,
President & CEO San Diego Tourism Authority

Visitors contribute over
\$9B annually
to San Diego's economy

Visitor spending forecast
predicted to increase **4-7%** every
year for the next **five years**



4,405

hotel rooms currently under construction,
approved & pending construction

4 MILLION

visitors a year shop, dine & stroll
through **Seaport Village**

34 MILLION

visitors comes to San Diego
every year

San Diego: A World-Class Urban Destination

The Headquarters is located in the heart of downtown's San Diego's most sophisticated neighborhood, the Marina District. Filled with charming boutiques, local art galleries, and exceptional restaurants, The Headquarters is an oasis for residents and tourists alike.

Kris Michell, CEO
Downtown San Diego Partnership



Downtown is home to

- **75,000** workers
- **4,000** businesses
- **100** startups
- **40,000** residents



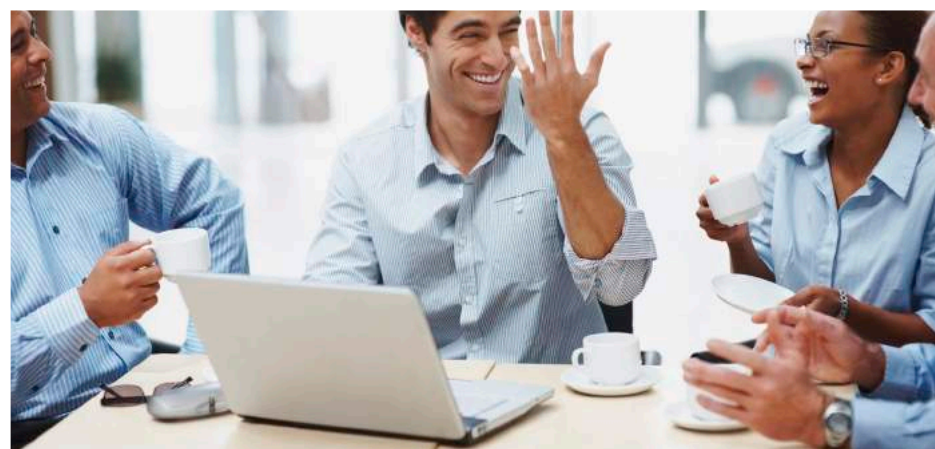
6000+ new residential units planned over the next 36 months



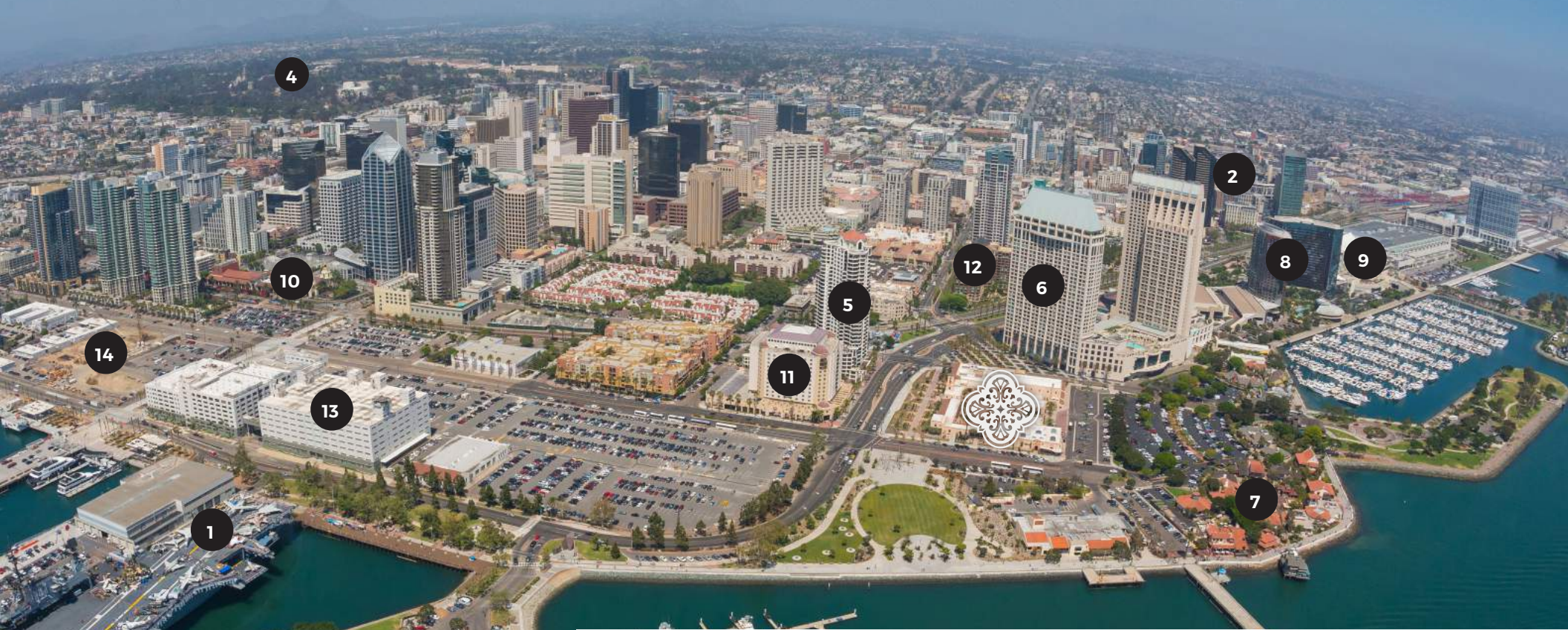
\$72K
average annual HHI



2 times the number of 25-35 YO's than the rest of SD county



DOWNTOWN AT A GLANCE



LEGEND

- | | |
|---|--|
| 1. USS Midway | 8. Marriott Marquis & Marina (1,360 rooms) |
| 2. Petco Park | 9. Convention Center |
| 3. The Fish Market | 10. Santa Fe Train Depot |
| 4. Balboa Park | 11. Embassy Suites (341 rooms) |
| 5. Park Place (178 luxury condos) | 12. City Front Terrace (320 luxury condos) |
| 6. Manchester Grand Hyatt (1,628 rooms) | 13. Navy Broadway Complex |
| 7. Seaport Village | 14. Lane Field |

Area Map

NORTH HARBOR DR

WATERFRONT PARK



Little Italy



Star Of India

PACIFIC HWY

COLUMBIA ST

UNION ST

WEST ASH ST



Civic Center



SAN DIEGO AIR AND SPACE MUSEUM



Balboa Park



Cruise Ship Terminal



Lane Field



Santa Fe Depot



Navy Broadway Complex



Uss Midway



THE HEADQUARTERS

MANCHESTER GRAND HYATT



Horton Plaza

E STREET

10TH AVE

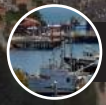
BROADWAY

G STREET



Gaslamp District

MARKET STREET



Seaport Village

WEST HARBOR DR



Convention Center



Petco Park

EMBARCADERO MARINA PARK

Tenant Roster

SUITE	TENANT	SF
A1	AVAILABLE (A1)	4,333
A3*	Hi Poke	833
A4*	Pepper Palace	696
A5*	AVAILABLE (A5)	742
A6*	Sunglass Hut	742
A7*	Gelato Paradiso	768
A8*	Urban Beach House	1,204
B1*	The Hopper	307
B2*	Dallmann Fine Chocolates	340
B2,E3	LG Retail Enterprises	556
B4*	AVAILABLE (B4)	1,913
B7	Geppetto's	1,280
C1	The Cheesecake Factory	9,779
C2	Seasons 52	10,031
D1	United Streets of Art	2,472
D2-3	AVAILABLE (D2-3)	7,440
D3	AVAILABLE (D-3)	5,936
D4	Madison San Diego	1,164
D5	CoCo Rose	1,711
E1,E2	Eddie V's	7,512
E2	AVAILABLE (E-2)	2,011
E2-3A	AVAILABLE (E2-3A)	1,309
E3	AVAILABLE (E3)	1,511
E4-E5	Puesto	4,524
E5	Cali Strong	1,493
E7	Starbucks	1,295
E8	Perfume Gallery	891
Available SF		25,195
Total SF		72,793





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