

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



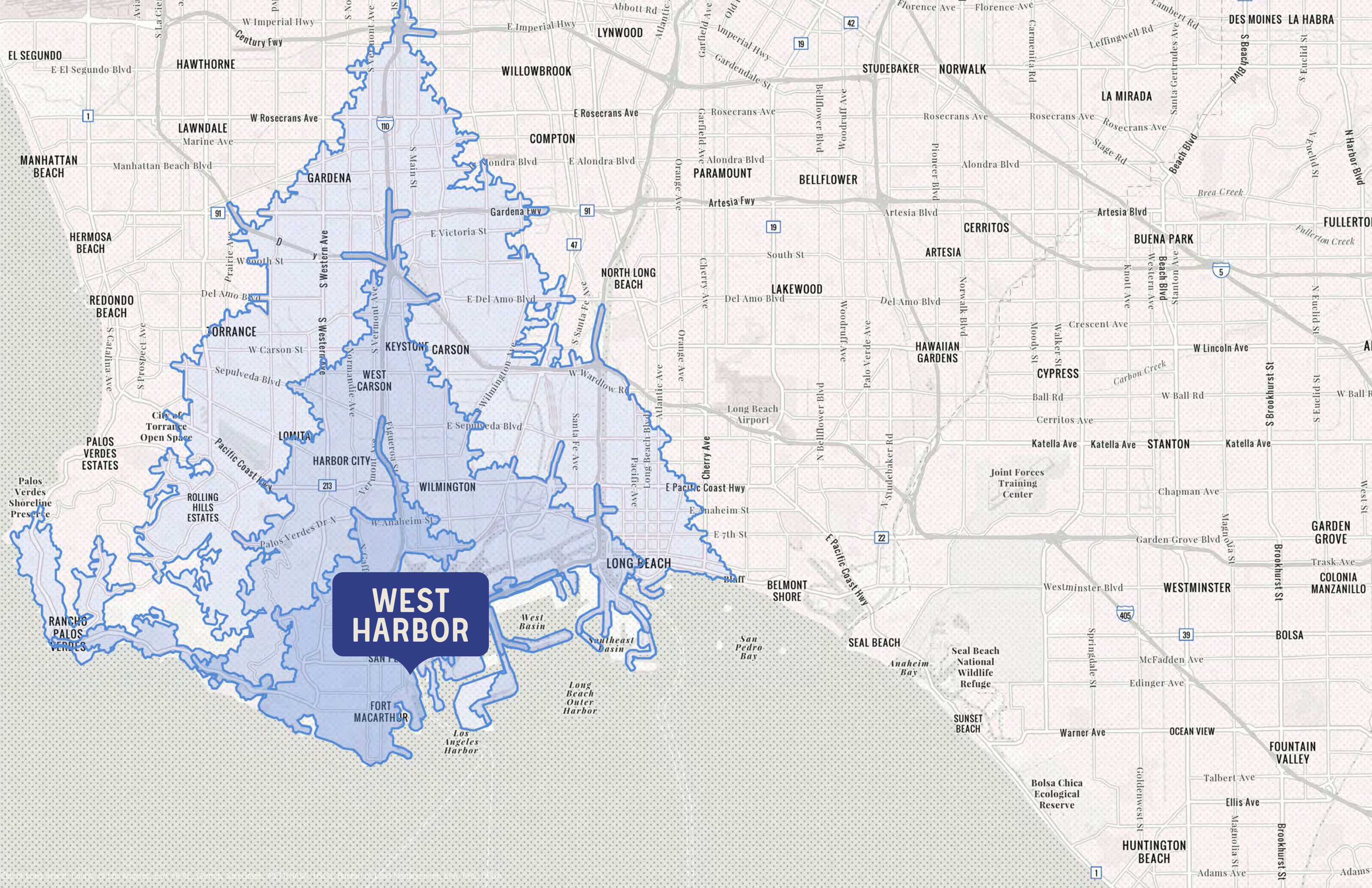


CONCEPTUAL RENDERING

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

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	1.2M	400K SF	
people in the primary trade area with over 40% of households making over \$75,000 per year	daytime employees within five minutes	Campus at AltaSea neighboring site will include over 35 acres	
49%	25%		
of the population in the immediate trade area has attended college or earned a degree	increase in median home prices since 2021		





RESIDENTIAL DEVELOPMENT

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

TENANTS AND TRAFFIC.



DRIVERS OF WEST HARBOR
ESTIMATING OVER 4.4
MILLION VISITORS*

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

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.



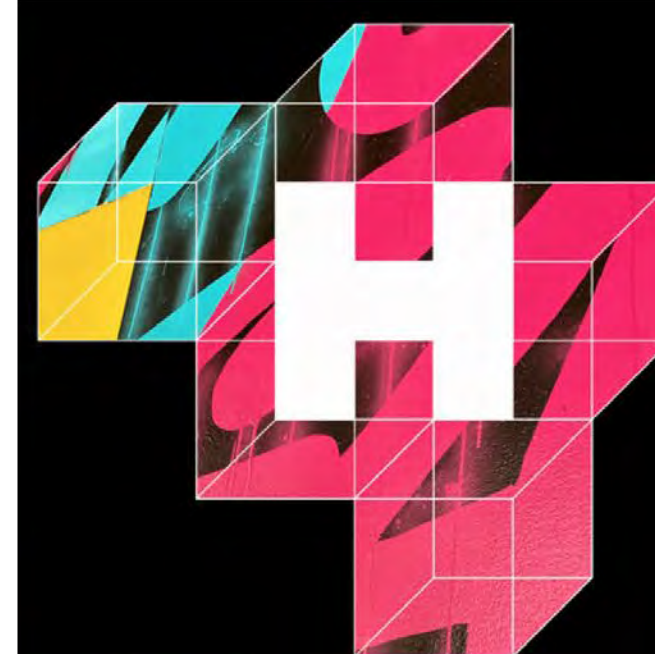
SKYVIEW



MIKE HESS BREWING



YAMASHIRO



HOPSCOTCH



POPPY + ROSE



KING + QUEEN CANTINA



KING OF PADEL



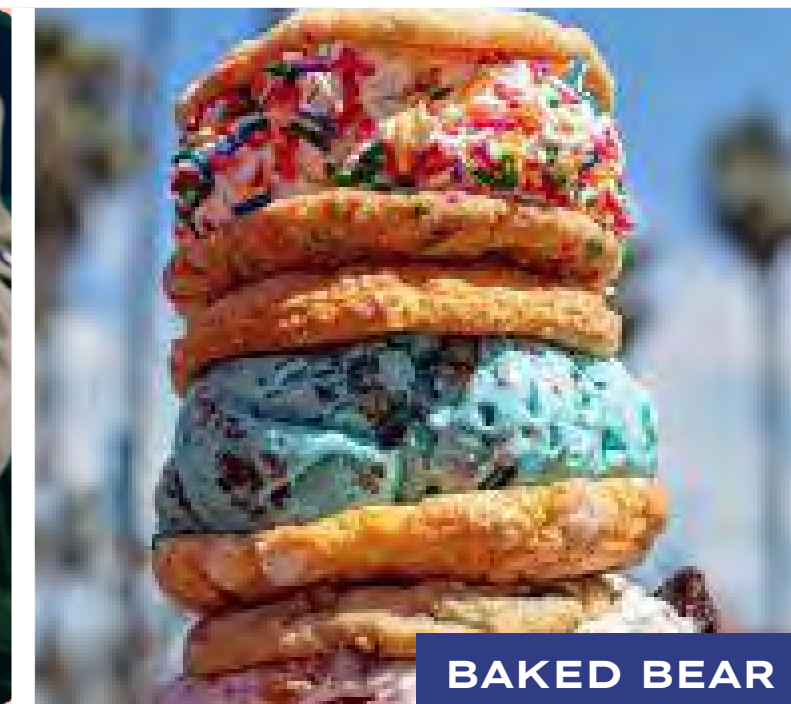
SAN PEDRO
FISH MARKET



PARANA EMPANADAS



OAKBERRY



BAKED BEAR



HARBOR BREEZE CRUISES



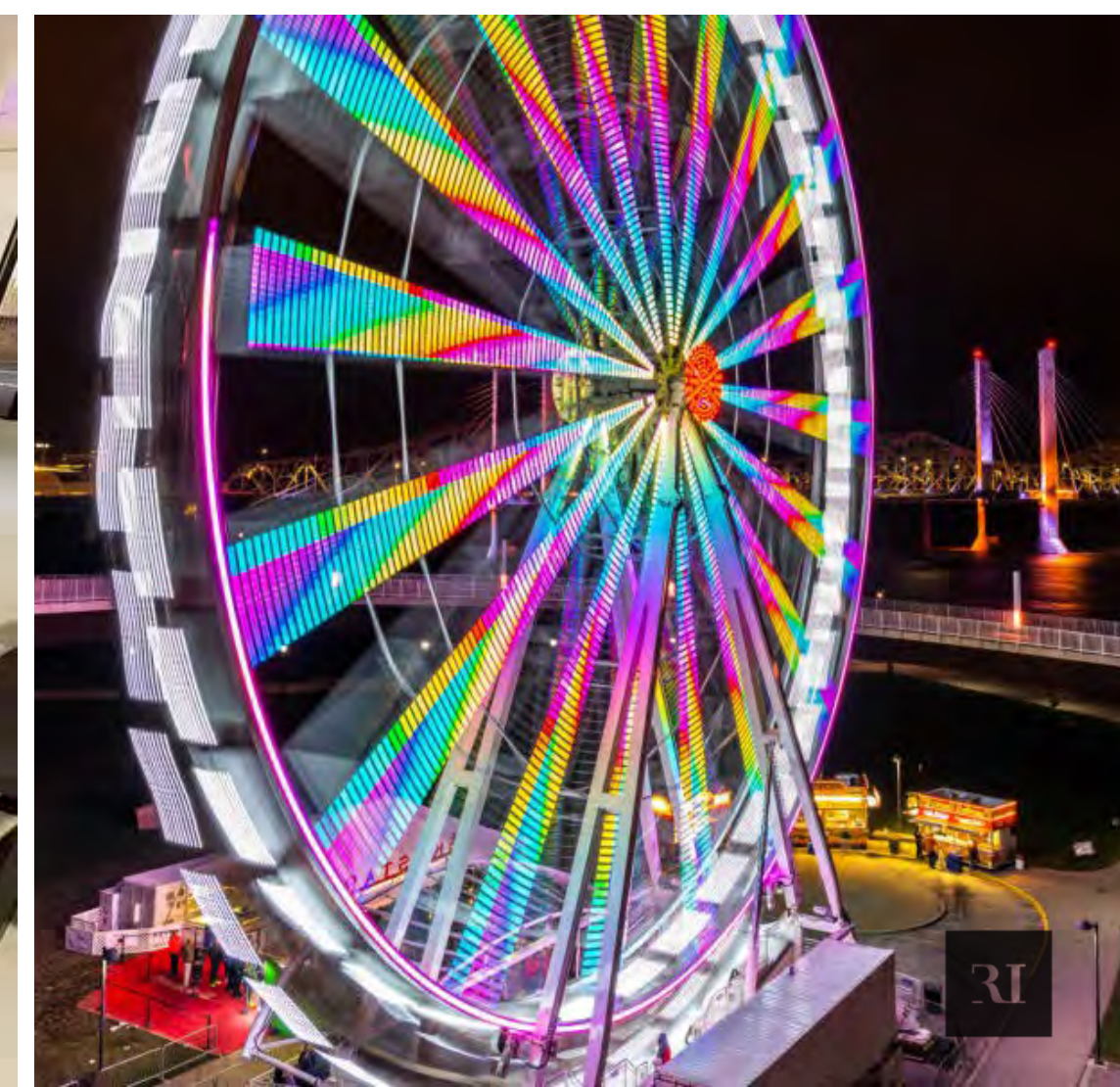
- 1 APPROVED AMPHITHEATER
- 2 WATERSIDE ATTRACTIONS
- 3 MIKE HESS BEER GARDEN
- 4 WATERFRONT DINING
- 5 IMMERSIVE ART EXPERIENCE
- 6 SAN PEDRO FISH MARKET
- 7 APPROVED FERRIS WHEEL
- 8 NORTH PARK RECREATION
- 9 PICKLEBALL AND PADEL FACILITY
- 10 COURTESY DOCK
- 11 WATERFRONT PROMENADE
- 12 PARKING: 2,000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



APPROVED.
AMPHITHEATER.



WATERFRONT DINING +
BEER GARDEN.



CONCEPTUAL RENDERING



WATERSIDE ATTRACTIONS.



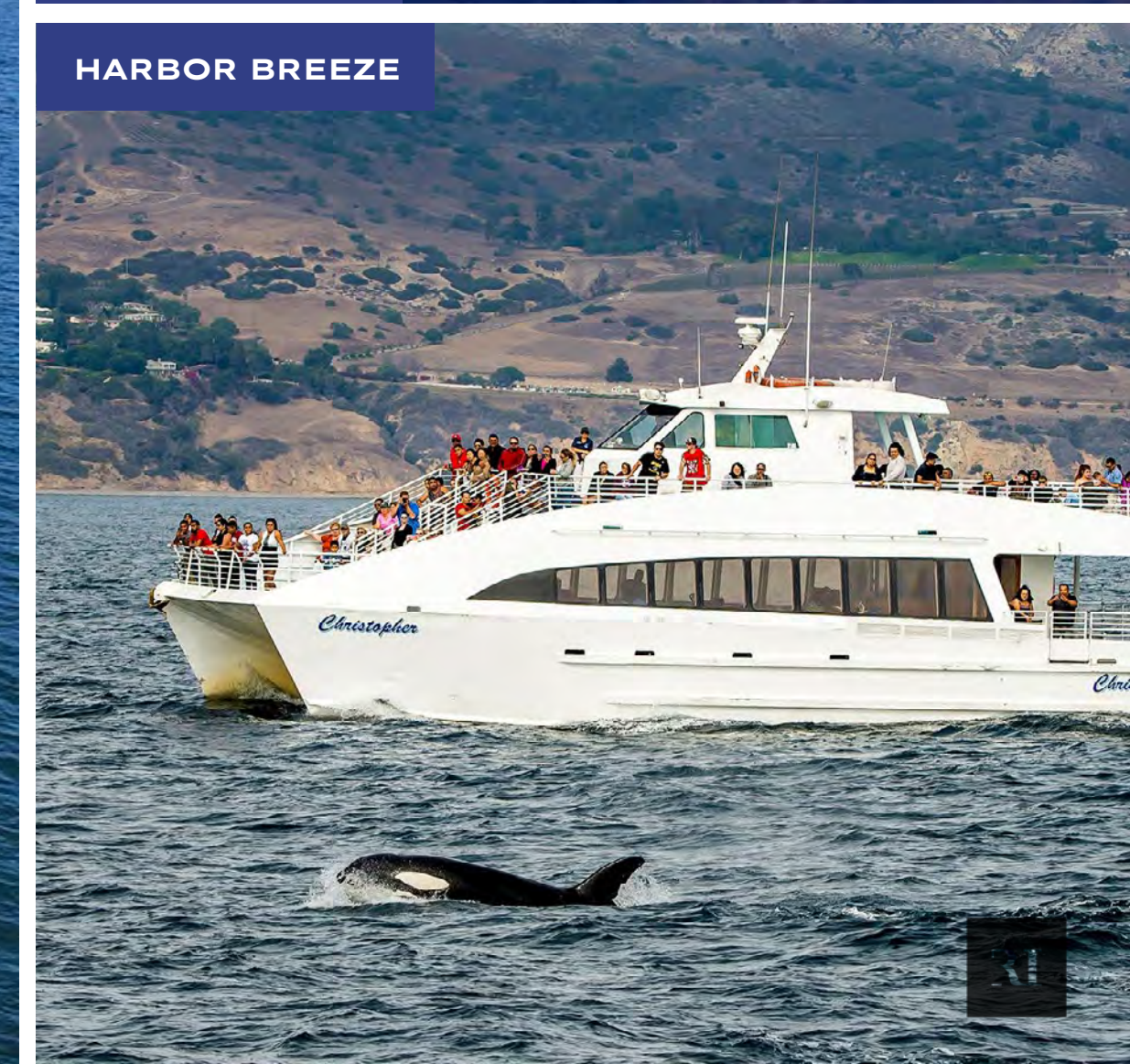
ON THE WATER



IN THE WATER

CONCEPTUAL RENDERING

HARBOR BREEZE



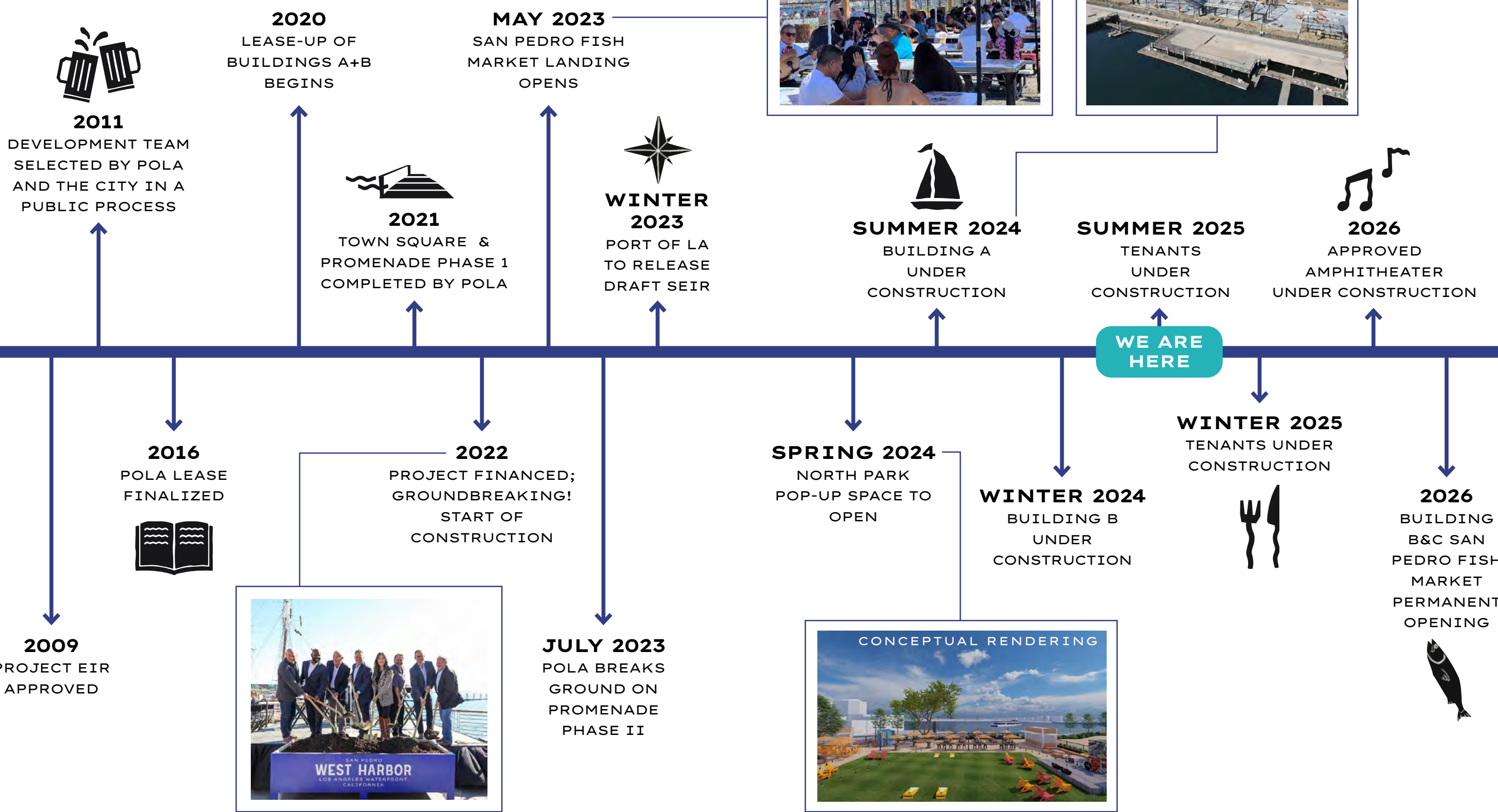
ONE-MILE-LONG.
WATERFRONT PROMENADE.



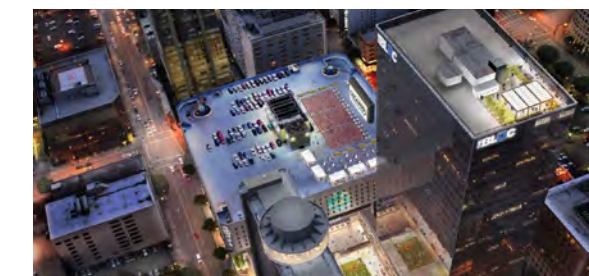
COURTESY DOCK.



PROJECT TIMELINE.



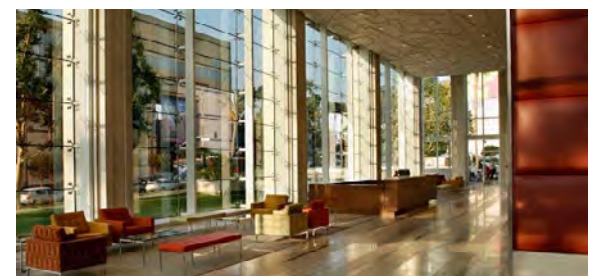
DEVELOPMENT TEAM.



THE BLOC
Los Angeles



THE HERCULES CAMPUS
Playa Vista
Los Angeles



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



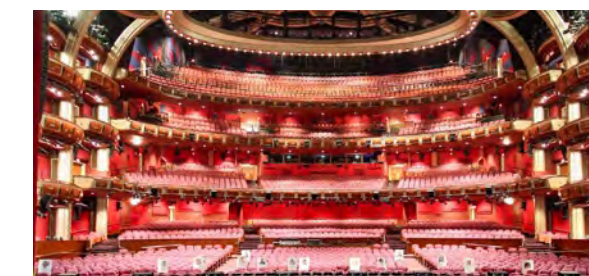
MODERN TIMES
LEISURETOWN
Anaheim



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



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

SAN PEDRO
WEST HARBOR
LOS ANGELES WATERFRONT
CALIFORNIA

NATALIE WARD

949.945.6281

nward@retailinsite.net

Lic 02153954

ALLISON CAMPBELL

858.524.3266

acampbell@retailinsite.net

Lic 02072308

DON MOSER

858.523.2087

dmoser@retailinsite.net

Lic 00821359



RETAIL INSITE

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.