



THE HEADQUARTERS
AT SEAPORT DISTRICT

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A LIFESTYLE
landmark

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CRAFTED CUISINE



LOCAL SHOPPING



COASTAL LOCATION



RICH HISTORY

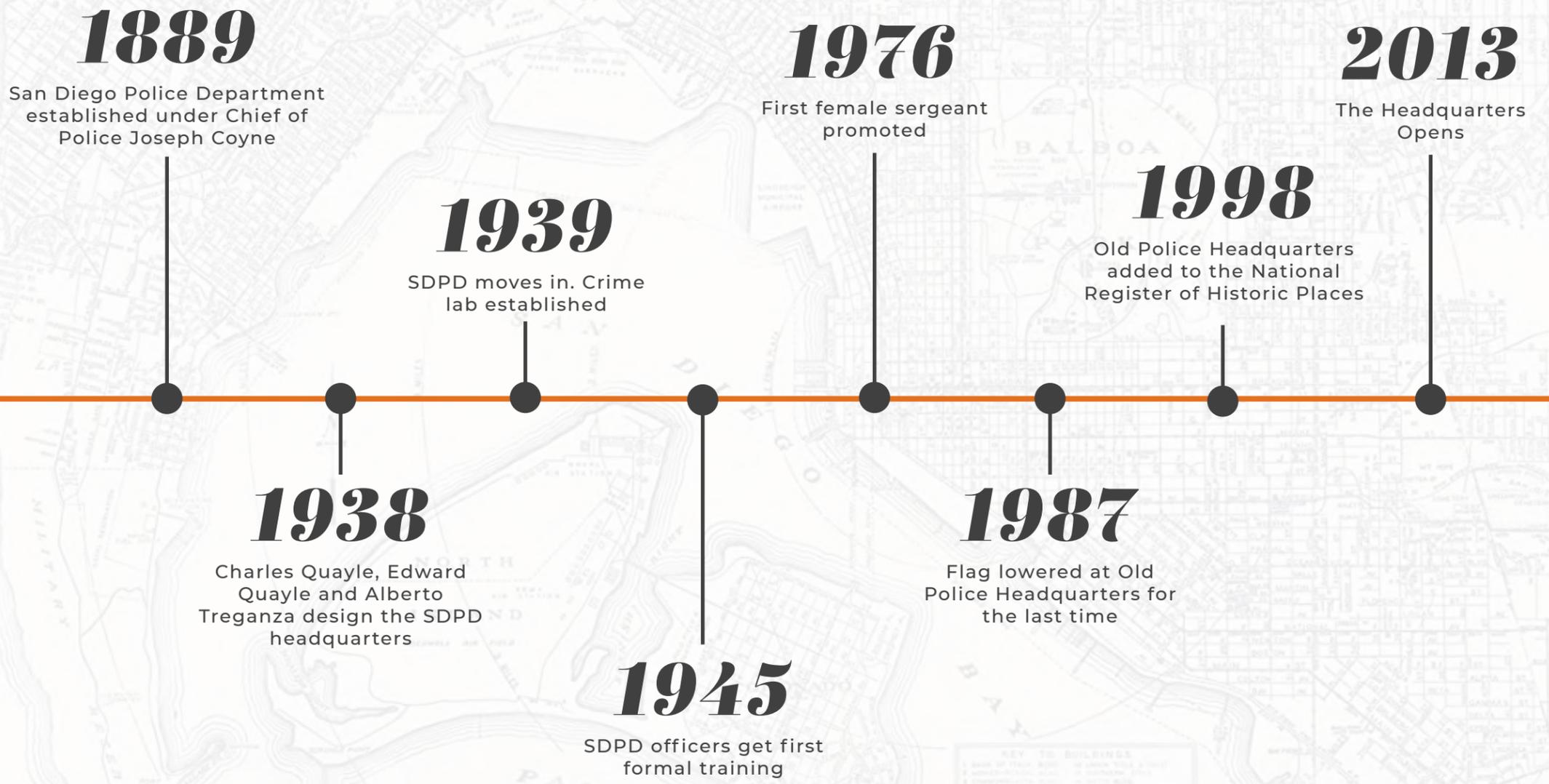
about THE HEADQUARTERS

The Headquarters at Seaport District is a destination for locals and tourists alike to experience elevated shopping and some of the culinary treasures of San Diego. HQ features a mix of best-in-class and up-and-coming brands amidst a centuries-old historic site. Whether taking a walk down San Diego's iconic waterfront, attending an event at the convention center, or residing downtown, The Headquarters offers a fresh experience for all.

history

OF THE HEADQUARTERS

The Headquarters at Seaport District dates back to 1939 when the property served as the San Diego Police Headquarters. After the department outgrew the facility, its historic designation in 1998 saved the site from demolition. The Headquarters eventually was reimagined to become a dynamic dining, shopping, and event destination. This property's unique open courtyard, mixed architectural styles, and eclectic different buildings demands attention as a gem of downtown.



neighborhood

AT A GLANCE

San Diego, California



BALBOA PARK

LITTLE ITALY

CRUISE SHIP TERMINAL

USS MIDWAY
10M visitors/year

IQHQ
1,600,000 SF of lab,
office & retail

GASLAMP QUARTER

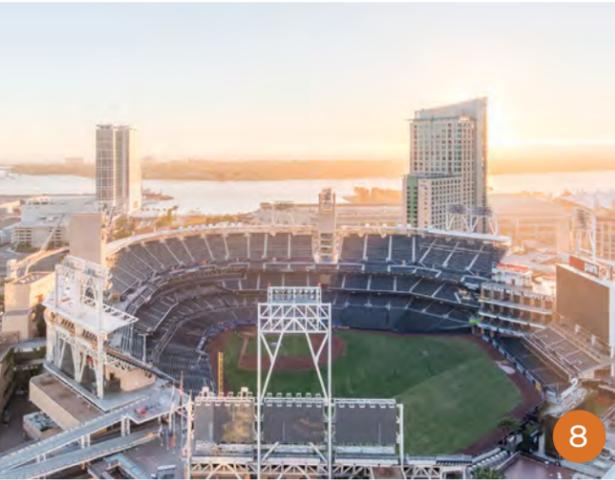
THE GRAND HYATT
1,628 rooms


THE HEADQUARTERS

SEAPORT VILLAGE
4.5M visitors/year

explore

THE NEIGHBORHOOD



- 1 Little Italy (1.2 miles)
- 2 USS Midway (0.8 miles)
- 3 IQHQ (0.6 miles)
- 4 The Marina District (0.3 miles)
- 5 Seaport Village (0.2 miles)
- 6 The Rady Shell at Jacobs Park (1.5 miles)
- 7 Convention Center (0.7 miles)
- 8 Petco Park (1 mile)
- 9 Gaslamp Quarter (0.8 miles)
- 10 The Campus at Horton (0.8 miles)
- 11 Civic Center (1.2 miles)



about

THE RESEARCH & DEVELOPMENT DISTRICT

IQHQ is developing one of the largest, most transformational projects in downtown San Diego. The project titled the Research and Development District, will be taking over eight acres and three city blocks. The Research and Development District will create a life science city along San Diego's Bay and become the largest urban commercial waterfront site alongside California's Pacific Coast. The lab-filled campus will draw even more daytime population to the area and continue to grow the biotech presence in San Diego.



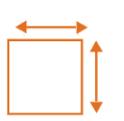
LOCATION
N. Harbor Drive



BUILDINGS
Five



PROPERTY TYPE
Lab, Office & Retail



SQUARE FEET
1,600,000 SF

available spaces

A1	AVAILABLE PARTIALLY BUILT OUT RESTAURANT	4,333 SF
A3	HI POKE	
A4	AVAILABLE	696 SF
A5	FAIR WORLD	
A6	SUNGLASS HUT	
A7	AVAILABLE PARTIALLY BUILT OUT RESTAURANT	768 SF
A8	URBAN BEACH HOUSE	
B1	THE HOPPER	
B2	AVAILABLE	340 SF + 798 SF Mezzanine
B4	COCO ROSE	
B7	AVAILABLE	1,280 SF
C1	THE CHEESECAKE FACTORY	
C2	AVAILABLE FULLY BUILT OUT RESTAURANT	10,031 SF
D1	AVAILABLE	2,472 SF
D3	AVAILABLE	5,936 SF + 7,440 SF Second Level
D4	AVAILABLE	1,164 SF
D5	AVAILABLE	1,711 SF
E1	EDDIE V'S	
E2	AVAILABLE	2,011 SF
E3	SEAPORT NAILS & SPA	
E4	PUESTO	
E5	AVAILABLE	1,493 SF
E7	STARBUCKS	
E8	PERFUME GALLERY	



trademark

RESTAURANT SPACE



details

SPACE C-2

TURN-KEY
CONDITION

LARGE
PATIO SPACE

10,031
SQUARE FEET

FULLY BUILT
OUT BAR



TAKE A
VIRTUAL
TOUR

demographics

OF THE NEIGHBORHOOD

The Headquarters is located in the heart of downtown in the Marina District.

1 MILE

Daytime Population	62,322
Population	36,028
Average HH Income	\$112,988

3 MILES

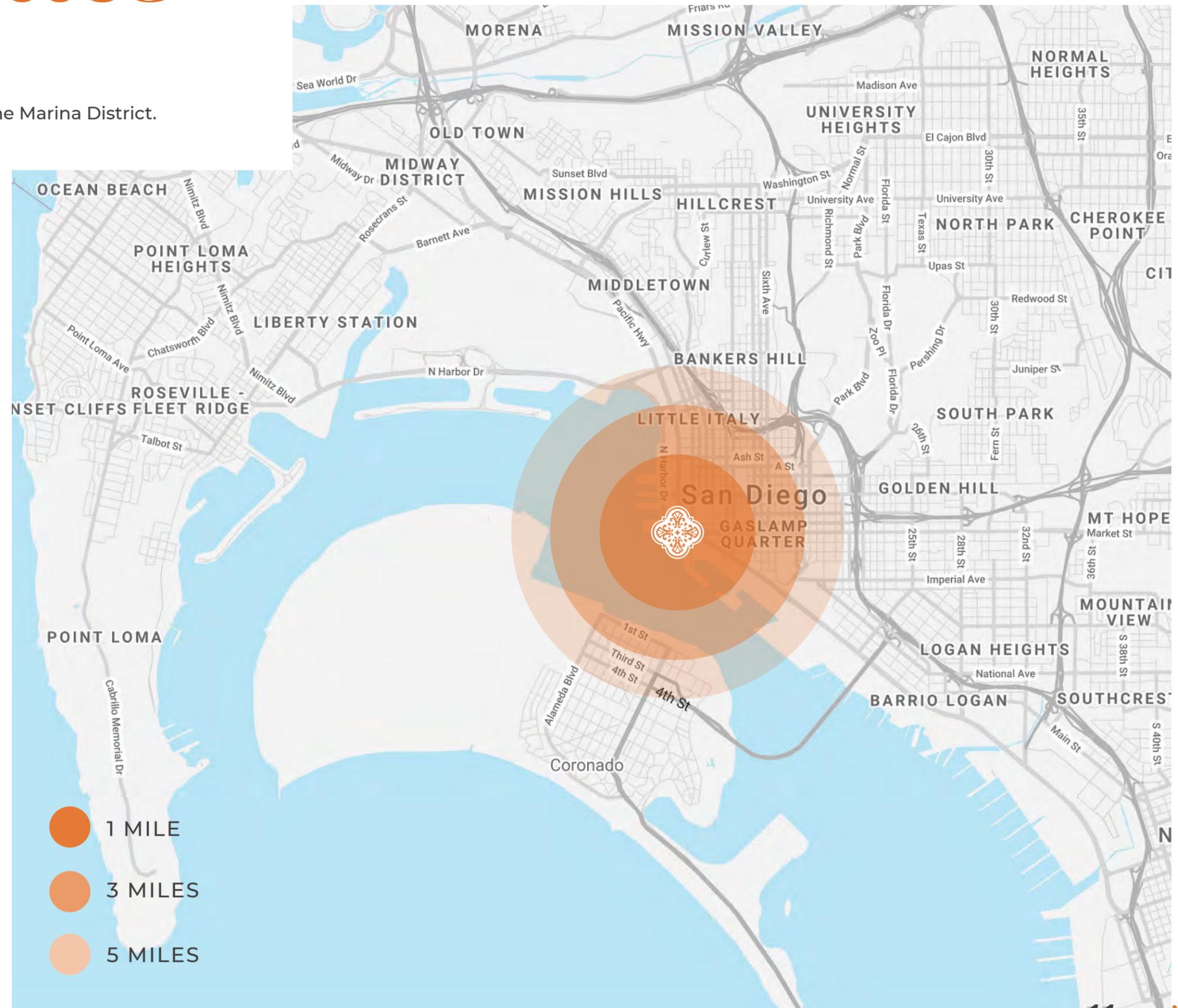
Daytime Population	153,236
Population	155,177
Average HH Income	\$105,785

5 MILES

Daytime Population	323,609
Population	432,463
Average HH Income	\$97,572

TRAFFIC COUNT

W. Harbor Drive **22,400 ADT**





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