

# The Headquarters At Seaport

780 W HARBOR DR,  
DOWNTOWN SAN DIEGO, CA

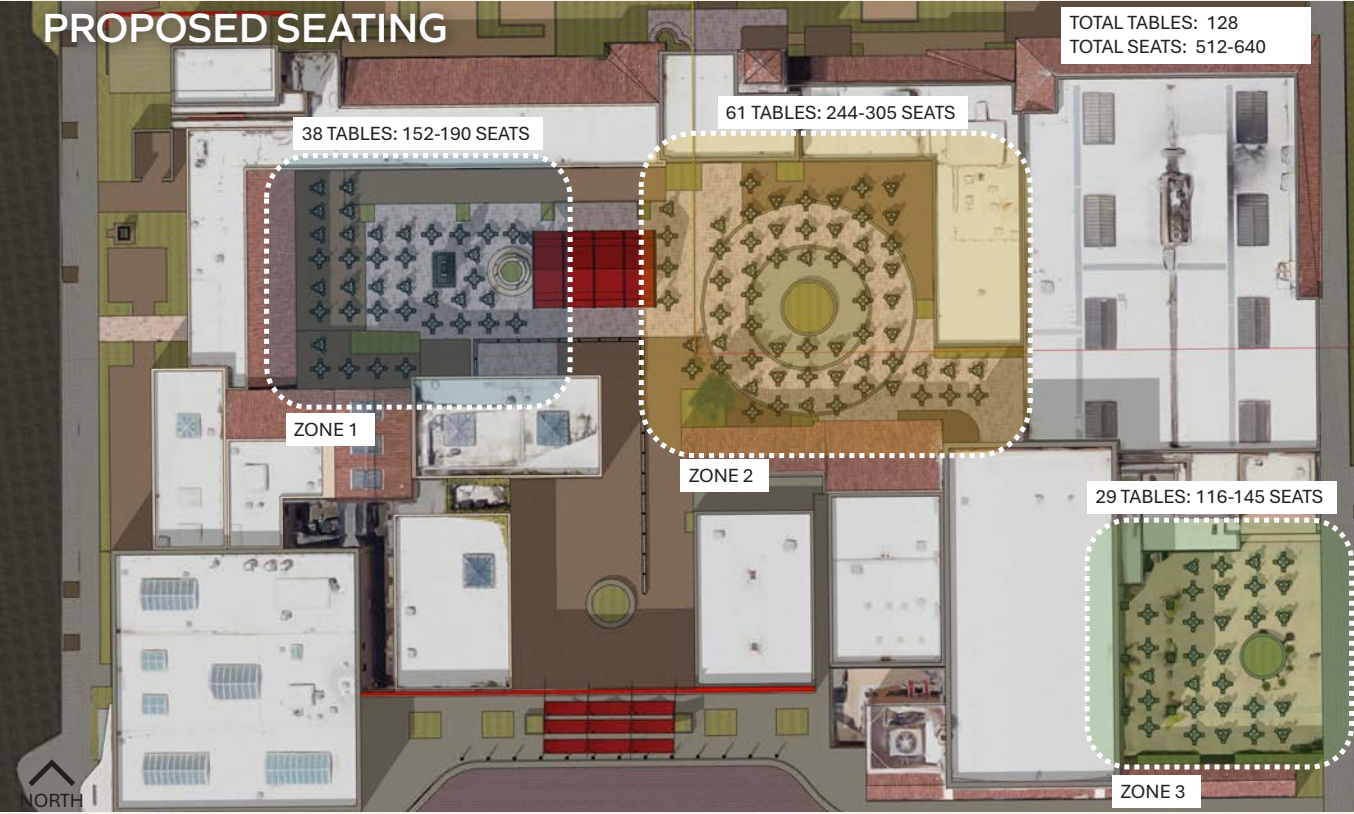


FOOD COLLECTIVE




# Food Collective Vision

COURTYARD • DINE • KIOSK • LANDSCAPE



# Project Timeline



**WINTER 2025** 

- Marketing and activation team selected
- Event planning and programming underway



**FALL 2026** 

- Food Collective design and permitting in progress (4-6 months estimated)
- First city submittals underway
- Weekly Farmers Market (3,200-4,800 attendees/month)
- Branding and wayfinding rollout complete



**OCTOBER 2026** 

- Halloween at The Headquarters (2,500-4,000 attendees)
- Pumpkin Kids' Pop-Up

**SPRING 2027** 

- Tenant build-outs underway
- Weekly Farmers Market continues

**WE ARE HERE**

**JULY 2026** 


- 4th of July Weekend Activation (3,000-5,000 attendees)

**SUMMER 2027** 


- New Food Collective opens
- Weekly Farmers Market continues

**FALL 2025** 

- LBX Purchases The Headquarters
- New Management Team In Place

**SPRING 2026** 

- Active Food Collective negotiations underway
- Leasing momentum building
- Branding and wayfinding rollout submitted
- Landlord submission on property improvements
- Salsa Under the Stars events commence

**SUMMER 2026** 

- Food Collective deals signed (leasing target)
- Harbor Drive Open Aire Market Launches (weekly)
- Spotlight activation (NASCAR or similar)
- Summer Kickoff Music event
- Summer Art Installation Launch

**WINTER 2026** 

- Landlord property improvements complete
- Construction visibility increases
- Weekly Farmers Market (4,000-5,000 attendees/month)
- Holiday décor launch
- Holidays at the Headquarters (3,500-5,000 attendees)
- Holiday weekend music
- Tenant Holiday events



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# The Headquarters at Seaport Site Plan



## TENANT ROSTER

Unit	Tenant	SF
110	Available (Restaurant)	4,343
113	Hi Poke	833
114	Available	696
115	LOI	757
116	Sunglass Hut	742
117	LOI	760
118	Available	1,204
121	LOI	307
122	Dorothy's Wine Bar	340
124	Walter Redondo Fine Art Collection	1,913
127	Available	1,280
132	The Cheesecake Factory	9,779
134	Galpao Gaucho Brazilian Steakhouse	10,031
142	Cali Strong	2,472
144	Available	1,168
146	Available	1,739
148	Wedgewood Weddings	14,400
151	LOI (Restaurant)	2,082
152	Perfume Gallery	891
154	Seaport Nails & Spa	1,511
155-156	Puesto/Roma Norte	6,023
158	Eddie V's	7,512
159	Starbucks	1,295

## TARGET CATEGORIES

- BURGER
- GREEK
- PIZZA
- RAMEN
- SEAFOOD
- DESSERT
- BAR

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## FOOD COLLECTIVE

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