



PORT OF SAN DIEGO

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## PORT OF SAN DIEGO REAL ESTATE

*The Port of San Diego is dedicated to protecting San Diego Bay and Port Tidelands*

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## Our Mission

Our Mission: While protecting the Tidelands Trust resources, the Port of San Diego will balance economic benefits, community services, environmental stewardship and public safety on behalf of the citizens of California.



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# REAL ESTATE

real estate



San Diego's Bay and harbor is home to more than 600 businesses, most, of course, linked to the sea in some way. Most obvious are the large shipbuilding and repair companies like General Dynamics/NASSCO and Continental Maritime. But, there also are smaller ship makers, as well as yacht sellers, boat and fishing charters, marina services and maritime retailers.



Many businesses directly support the Bay's ever-increasing number of visitors. Travelers stay at one of the 14 hotels that together provide more than 6,500 guest rooms. They dine at more than 60 restaurants, some of which even accommodate docking and dining. And, speaking of docking, there are 20 marinas with 5,380 boat slips and five yacht clubs, with 1,418 slips.

The Port of San Diego is a self-supporting public benefit corporation established in 1962 by an act of the California State Legislature. The Port, entrusted to care for and manage the Port tidelands along San Diego Bay, earns leasing revenues from approximately 400 tenants. In fiscal year 2007-2008, real estate earnings for the Port of San Diego totaled \$89 million, an increase over previous years. These revenues support not only day-to-day operations, but also the variety of initiatives we undertake to further our goal of being a world-class port.

And, that includes developing exciting new projects along the Bay. The Port collaborates with our five member cities, area agencies, community organizations and our tenants as new, sometimes high-profile, projects are initiated. Our evaluation process always centers on the highest and best use for maximum public benefit. It takes into account complex environmental issues and public use, balancing the protection of natural resources while serving the region's citizens and visitors.



The Port of San Diego has a number of major real estate projects in the works, including:

- **LANE FIELD.** Located directly across the street from the harbor in San Diego's North Embarcadero, this 5.7-acre project consists of a proposed 550-room hotel to the south and 250-room hotel on the north, as well as 35,000 square feet of retail space.
- **HILTON CONVENTION CENTER HOTEL.** This new \$348 million hotel, soaring 30 stories with 1,200 guest rooms, is located next to the San Diego Convention Center.
- **THE HISTORIC OLD POLICE HEADQUARTERS.** Built in 1939 and located south of Harbor Drive between Pacific Highway and Kettner Boulevard, this 21.3-acre site will be restored and redeveloped to enhance the Downtown Historic Harborfront. This site will include entertainment venues and restaurants, specialty retail, museum space, a new public park and plaza, as well as commercial fishing.
- **CHULA VISTA BAYFRONT.** This ambitious project — considered the largest development project on the West Coast — is to include a 1,500-room hotel and 400,000-square-foot convention center along with a mix of parkland, open space, civic and cultural uses, retail, entertainment and recreational areas on 550 acres of Chula Vista waterfront. The entire project will be developed in three phases over 25 years.
- **NORTH EMBARCADERO.** This "Visionary Plan" re-imagines and revitalizes the bayfront between Laurel and Market streets in downtown San Diego. Highlights of this multi-phase project include a grand entrance along Broadway, a 1.2-mile waterfront esplanade, a pier at Grape Street and North Harbor Drive, revitalization of the Broadway Pier, a wharf for civic events and an outdoor dining terrace, along with new retail businesses.

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