



**WEST
HARBOR**
PORT OF LA

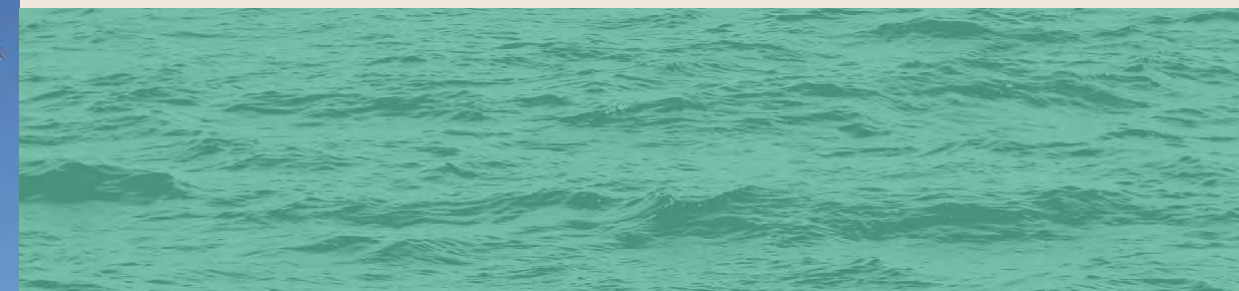
THE LA WATERFRONT AMPLIFIED



LAT 33.7291858

LONG 118.262015

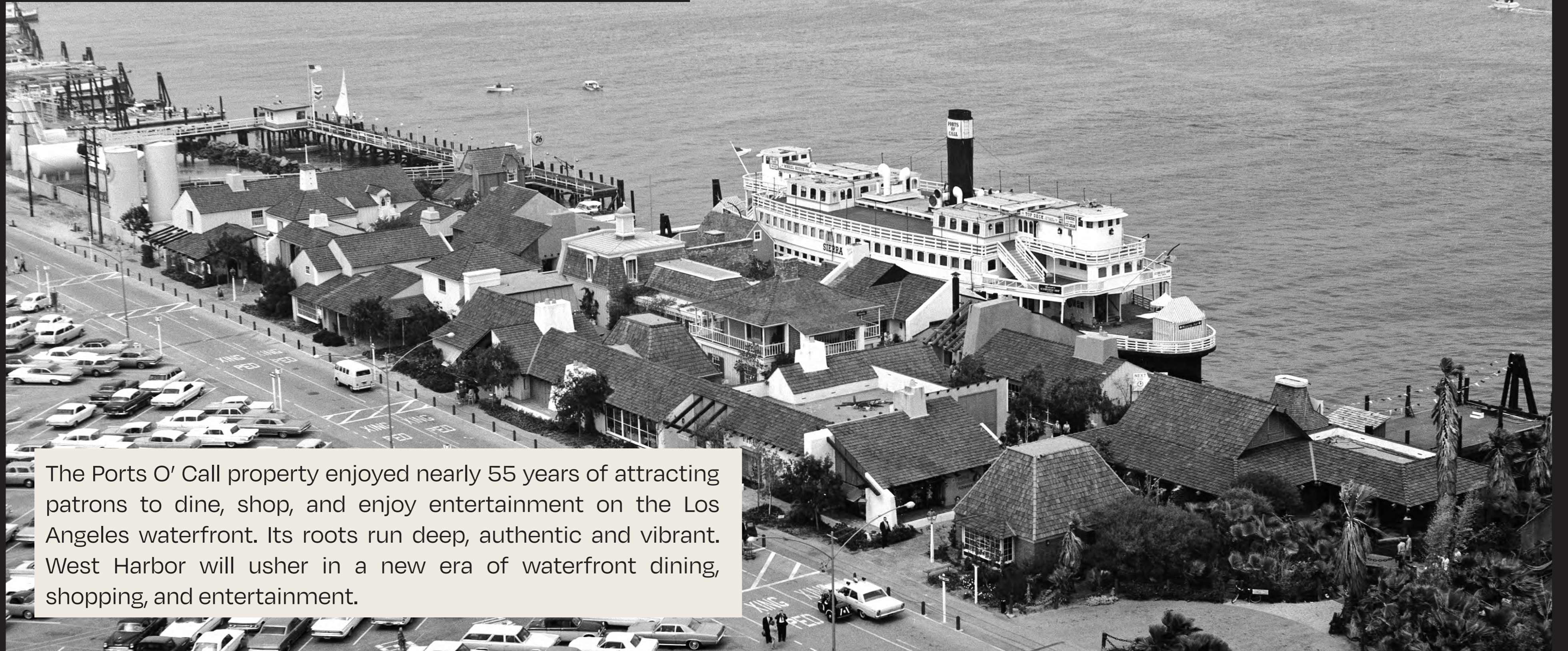
WEST HARBOR LA



LAT 33.7291858

LONG 118.262015

REVIVAL OF A HISTORIC WATERFRONT



The Ports O' Call property enjoyed nearly 55 years of attracting patrons to dine, shop, and enjoy entertainment on the Los Angeles waterfront. Its roots run deep, authentic and vibrant. West Harbor will usher in a new era of waterfront dining, shopping, and entertainment.

ONE-MILE-LONG WATERFRONT PROMENADE



42-ACRE, WATERFRONT DEVELOPMENT



300,000 SF OF ENTERTAINMENT, RESTAURANTS, RETAIL, AND RECREATIONAL GLA

AN ENTERTAINMENT DESTINATION



6,200 SEAT AMPHITHEATRE + 200,000 SF OF WATERSIDE ATTRACTIONS

AND RECREATIONAL RETREAT



AMUSEMENT PARK, PICKELBALL, PADEL, OFF-LEASH SOCIAL DOG PARK, PUBLIC DOCK

SITE FEATURES



APPROXIMATELY 1,600
PARKING SPACES

- 1** PROMENADE
- 3** OFF-LEASH DOG PARK AND SOCIAL CLUB
- 5** CENTRAL PARK
- 7** OVERWATER DECKS
- 2** POP-UP PARK
- 4** AMUSEMENT ATTRACTIONS
- 6** FOOD COLLECTIVE
- 8** BEER GARDEN
- 9** WATERSIDE ATTRACTIONS
- 10** PROPOSED AMPHITHEATER

SITE FEATURES

LAT 33.7291858

LONG 118.262015

PHASE 1A



PHASE 1B



NORTH PARK POP-UP PARK





COMING TO WEST HARBOR



SUGAR TIKI



MIKE HESS BREWING



YAMASHIRO



GLASS BOX



HOPSCOTCH



MARIO'S BUTCHER + DELI



POPPY + ROSE



TACOS EL FRANC



CABO WABO CANTINA



OAKBERRY ACAI



WEST HARBOR PARK



KING OF PADEL



BAKED BEAR



HARBOR BREEZE CRUISES

NORTH PARK



WEST HARBOR PARK



DOG PARK



DOG PARK



KING OF PADEL



SAN PEDRO FISH MARKET



HOME OF THE WORLD-FAMOUS SHRIMP TRAY





WELCOME TO SAN PEDRO

SAN PEDRO FISH MARKET

SPM

San Pedro FISH MARKET

BERTH 79

PORT OF LOS ANGELES

WATERSIDE ATTRACTIONS + EXCURSIONS



BARGE ATTRACTIONS



FLOATING BARS AND BEACHES



COURTESY DOCK



OVERWATER DINING



OVERWATER WATER BAR



AN ENTERTAINMENT DESTINATION



6,200 SEAT AMPHITHEATRE + 200,000 SF OF WATERSIDE ATTRACTIONS

AMPHITHEATRE



LAT 33.7291858

LONG 118.262015

FOOD COLLECTIVE



CENTRAL PARK



TENANTS AND TRAFFIC



DRIVERS OF WEST HARBOR ESTIMATING OVER 4.6 MILLION VISITORS*

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

NOTABLE EXISTING RETAIL PROJECTS	ANNUAL VISITORS
SANTA MONICA PIER	6.6M
PIER 39	6.6M
PIKE OUTLET	5.4M
WEST HARBOR	4.6M
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
CABRILLO MARINE AQUARIUM	300K

2026 OFFICIAL FIFA FAN ZONE

THIS SUMMER AN OFFICIAL FIFA WORLD CUP 26TH FAN ZONE COMES TO WEST HARBOR, FEATURING LIVE MATCH VIEWINGS FOR THE TOURNAMENT'S BIGGEST MOMENTS.



LOS ANGELES WORLD CUP 26
FAN ZONE
at WEST HARBOR

SEMIFINALS: July 14–15
THIRD-PLACE MATCH: July 18
FINAL: July 19, 2026



THE WORLD DESCENDS ON WEST HARBOR!

MARKET OVERVIEW



LOS ANGELES, CALIFORNIA



LOCATED NEAR MAJOR TOURISM DESTINATIONS AND SURROUNDED BY A LOCAL POPULATION OF HIGH-INCOME EARNERS IN LA.

Area	5 MILE	10 MILE	20 MILE
Ave HHI	\$120,870	\$120,815	\$125,955
Population	106,066	208,285	1.2M

WEST HARBOR

LA MARKET STATS



13M POPULATION

IN LA METROPLEX



LAX IS

5TH BUSIEST

AIRPORT IN
THE WORLD



\$22B

ANNUAL SPEND
BY VISITORS

55M VISITORS

TO LA MARKET
ANNUALLY

LAT 33.7291858

LONG 118.262015

THE LA WATERFRONT

SAN PEDRO, CA

EXPLORE THE UNTAPPED COOL OF SAN PEDRO: THE VIBRANT ARTS COMMUNITY, ACTIVE FISHING INDUSTRY, AND THE SKATE, SURF, AND CLASSIC CAR CULTURE.





USS IOWA

WORLD CRUISE TERMINAL

LA MARITIME MUSEUM

SAN PEDRO
WEST HARBOR
PORT OF LOS ANGELES

ALTASEA

OUTER HARBOR CRUISE BERTHS

DOWNTOWN SAN PEDRO ARTS DISTRICT

CRUISE LINES

- PRINCESS CRUISES
- NORWEIGAN CRUISE LINE
- ROYAL CARRIBEAN
- CELEBRITY CRUISES
- CRYSTAL CRUISES
- HAPAG LLOYD CRUISES
- MSC CRUISES
- OCEANA CRUISES
- REGENT CRUISES
- SEABOURN
- SILVERSEA
- VIKING CRUISES

CRAFTED

CABRILLO WAY MARINA

CABRILLO BEACH

SAN PEDRO CONTEXT

CABRILLO MARINE AQUARIUM

SAN PEDRO MARKET STATS



25%+

INCREASE IN MEDIAN
HOME PRICES SINCE 2021

UCLA

OPENING A 24.5-ACRE
UNIVERSITY CAMPUS AND
AN 11-ACRE RESIDENTIAL
SITE IN THE AREA

**\$250
MILLION
ALTASEA
FACILITY**

STATE-OF-THE-ART MARINE
RESEARCH FACILITY
ADDING DAYTIME
WORKFORCE TO THE AREA

5,000

NEW RESIDENTIAL UNITS
RECENTLY OPENED, OPENING,
PLANNED OR UNDER CONSTRUCTION



**CABRILLO MARINA
RE-DEVELOPMENT**

HOSPITALITY, FOOD, RETAIL, 700 SLIP
MARINA, AND BOAT YARD CURRENTLY IN
DEVELOPMENT

3.4M+

ANNUAL VISITORS TO
PRE-DEVELOPED
WATERFRONT PROMENADE

LAT 33.7291858

LONG 118.262015



685 4TH ST
UC 28 Units

JOHNSON TOWER
P 46 Units

COURT HOUSE
UC 300 Units

ONE SAN PEDRO
P 1699 Units

407 HARBOR
E 63 Units

HOPE ON 6TH
UC 49 Units

444 W 5TH ST
UC 99 Units

576 6TH ST
UC 53 Units

569 6TH ST
UC 48 Units

TOPAZ CONV.
E 228 Units

111 N HARBOR BLVD
E 63 Units

847 10TH ST
E 19 Units

336-350 W 7TH ST
UC 32 Units

9TH ST LOFTS
UC 91 Units

HACLA
P 49 Units

2111 S. PACIFIC AVE
E 101 Units

550 HARBORFRONT
C 375 Units

PORTSIDE
C 23 Units

YWCA
P 43 Units

625 BEACON ST
UC 281 Units

BEACON LANDING
UC 90 Units

1309 S PACIFIC AVE
P 109 Units

420 W 9TH ST
E 56 Units

511 S HARBOR BLVD
UC 137 Units

WEST HARBOR

5K+

New residential units opening,
planned or under construction.

ALTASEA
35 Acres

THE PORT OF LA STATS



THE PORT OF LA HAS COMMITTED TO DE-INDUSTRIALIZING AND BUILDING A SUCCESSFUL WATERFRONT.

Completing \$500M+ in infrastructure and public access projects to date, with more to come, the Port's partnership and commitment has been a catalyst to the substantial growth and redevelopment of San Pedro and surrounding harbor communities.

#1

CONTAINER PORT IN THE WORLD

#15

BUSIEST PORT IN THE WORLD

\$1B+

COMMITTED INVESTMENT IN THE HARBOR COMMUNITY

10%

OF THE PORT'S ANNUAL OPERATING INCOME IS INVESTED BACK INTO THE COMMUNITY TO SUPPORT PUBLIC INFRASTRUCTURE AND PROJECTS

180,000

JOBS TO LOS ANGELES

\$500M

IN COMPLETED INFRASTRUCTURE PROJECTS



LAT 33.7291858

LONG 118.262015

THE PORT OF LA



SAMPSON REALIGNMENT



GATEWAY PLAZA FANFARE FOUNTAIN



TOWNSQUARE



CRAFTED & BROUQWERIJ WEST



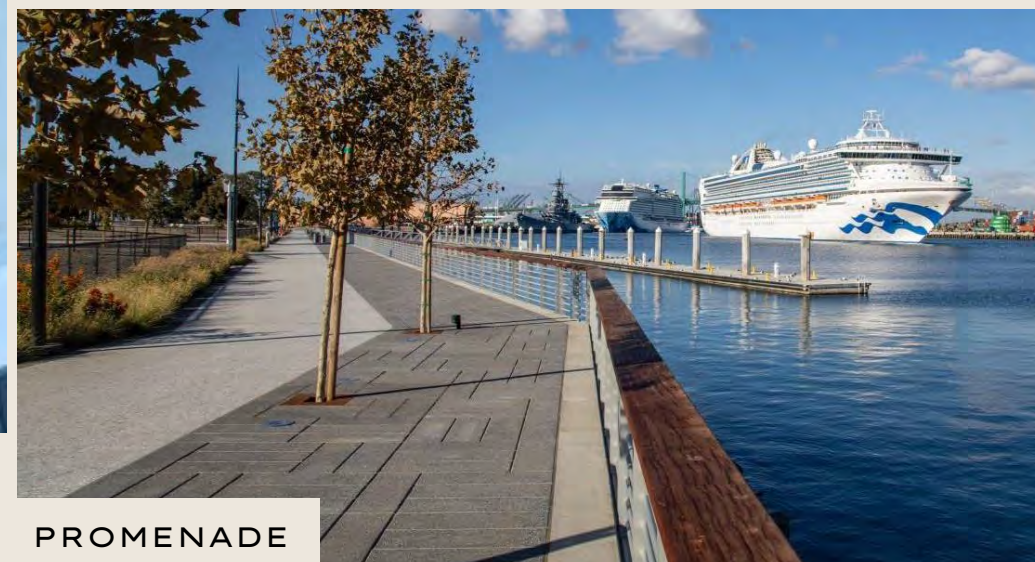
TRANI'S DOCKSIDE



CABRILLO WAY MARINA



COURTESY DOCK



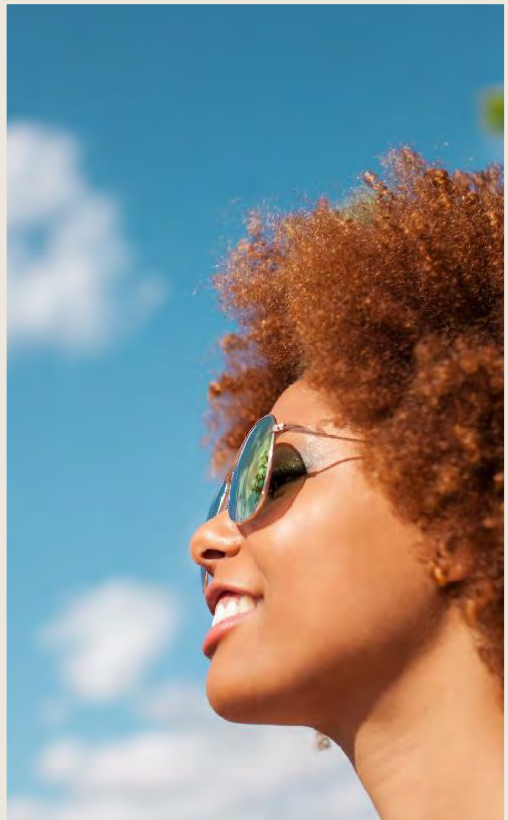
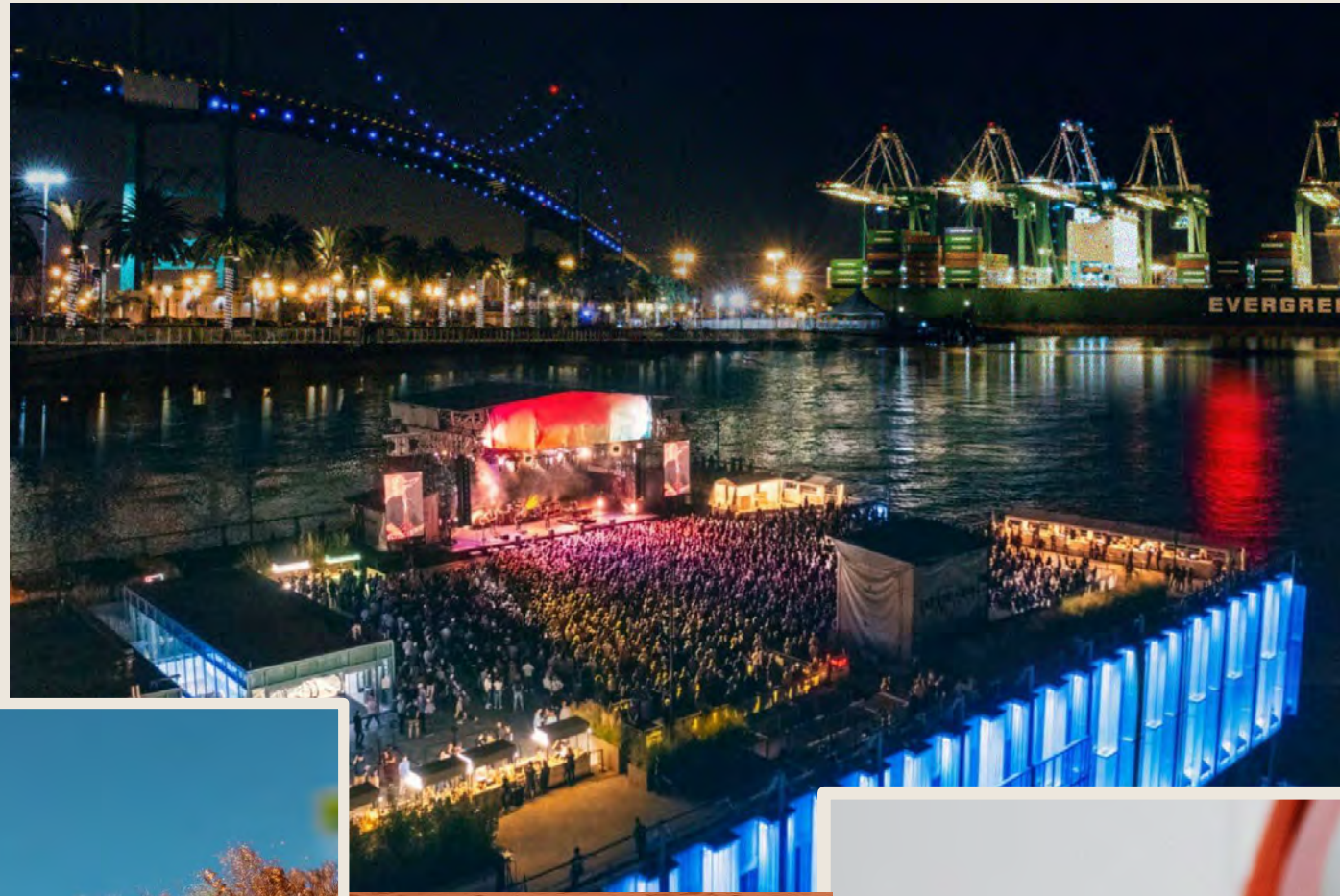
PROMENADE



WATERFRONT CUT

LAT 33.7291858 LONG 118.262015

THE PORT IS CALLING





SAN PEDRO
PORT OF
WEST HARBOR
LOS ANGELES
CALIFORNIA