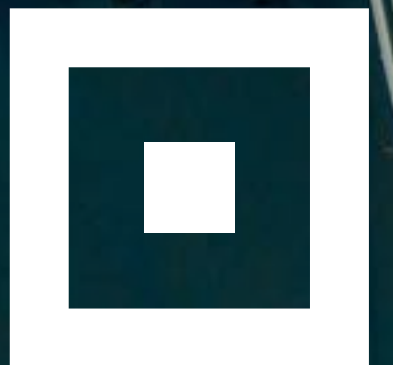




WEST HARBOR

SOUTH BAY LA



HERO



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.

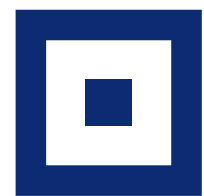


WELCOME
ABOARD.



Now.





About.

WE'VE
SET SAIL.



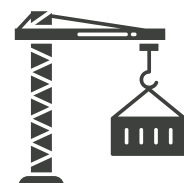
WATERFRONT OUTDOOR AMPHITHEATER



42 ACRE PROJECT



OVER 130,000 SQUARE FEET RETAIL + OUTDOOR SPACE



\$1 BILLION COMMITTED INVESTMENT FROM PORT OF L.A.



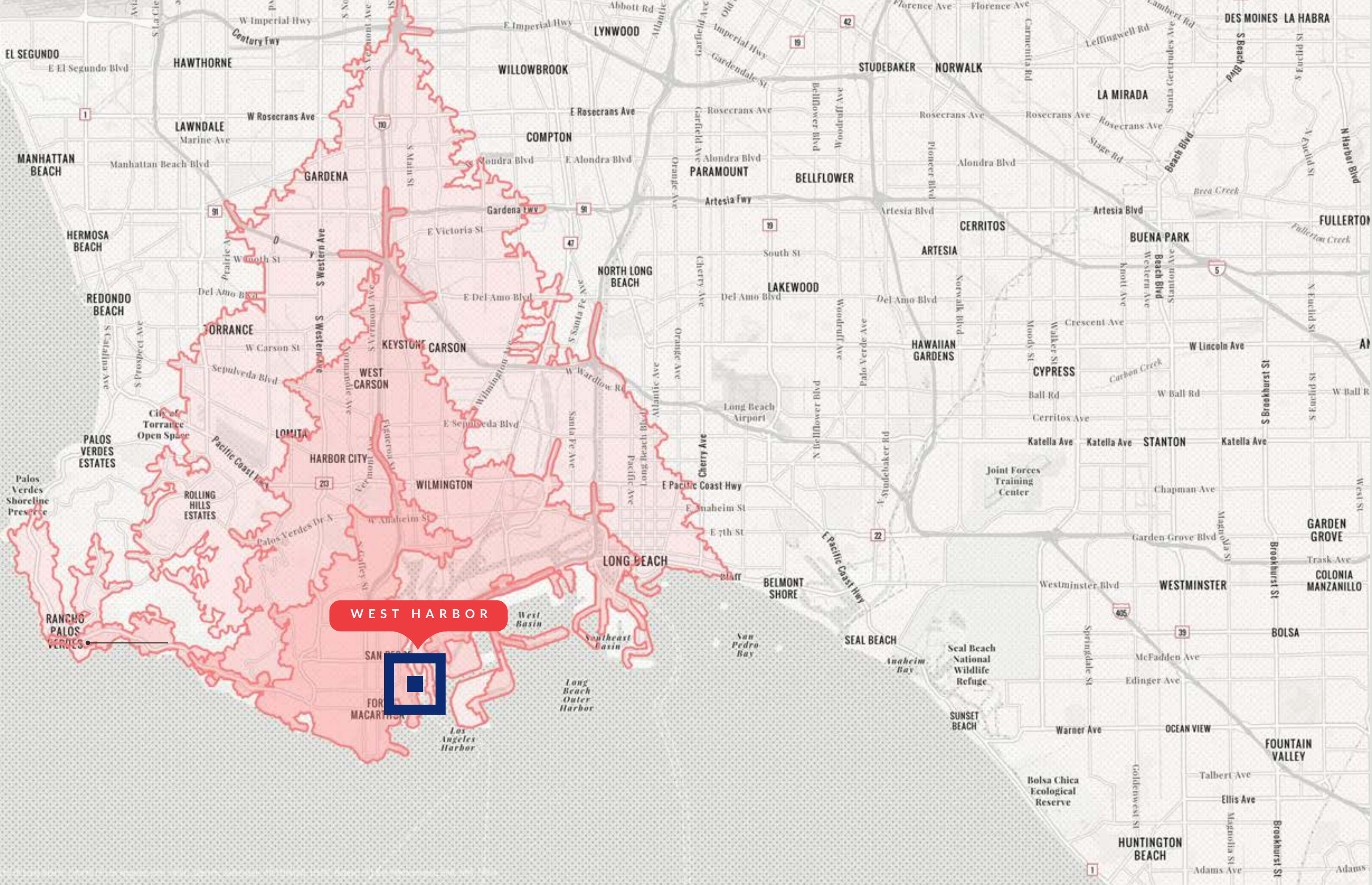
420,000 ANNUAL ATTENDANCE TO BATTLESHIP U.S.S. IOWA



4,951 NEW RESIDENTIAL UNITS

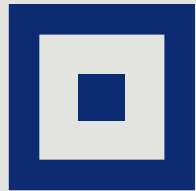


\$125 MILLION MARINE RESEARCH FACILITY W/ 1,350 EMPLOYEES



WEST HARBOR





Demos.

DRIVE TIMES

10 MINUTES

15 MINUTES

20 MINUTES

TOTAL POPULATION

129,106

350,716

830,101

AVERAGE HOUSEHOLD INCOME

\$94,342

\$97,002

\$94,692

TOTAL HOUSEHOLDS

44,320

116,318

274,400

DAYTIME POPULATION

118,600

354,431

853,873

MEDIAN AGE

35

37

36

4.1M

people in the primary
trade area with over 40%
of households making over
\$75,000 per year

1.2M

daytime employees within
five minutes

400K SF

Campus at AltaSea
neighboring site will include
over 35 acres

49%

of the population in the
immediate trade area has
attended college or earned
a degree

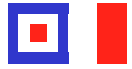
80

events planned with
approximately 6,200 guests
over the course of
a year at Nederlander
Amphitheater



The Location.




**WEST
HARBOR**

WHERE THE
SOUTH BAY
MEETS THE
WATER.

SAN PEDRO

New housing boom

21st & Pacific
P 101 Units

18th & Mesa
C 23 Units

1309 S Pacific
P 102 Units

867 W 10th
E 19 Units

456 W 9th
E 90 Units

580 W 6th
E 49 Units

Boutique Hotel
P 80 Rooms

Ponte Vista
P 662 Units

One San Pedro
P 1629 Units

407 Harbor Blvd
P 63 Units

111 Harbor Blvd
P 111 Units

550 Harborfront
C 375 Units

511 Harbor Blvd
P 137 Units

Topaz Cnvrn
P 228 Units

24 on Centre
C 24 Units

Harbor View
E 100 Units

429 W 9th
E 56 Units

Liberty Lofts
P 400 Units

Courthouse
P 250 Units

YWCA
P 43 Units

448 W 5th
E 99 Units

448 W 5th
E 99 Units

348 w 7th
E 32 Units

Crafted and
Brouwerij West



LA Maritime
Museum

Marina Building
Pads out for RFP

AltaSea

U.S.S.
Iowa

Proposed
Placement of the
USS Iowa

RESIDENTIAL DEVELOPMENT

Development Stage	No. of Units
Completed	422
Entitled	723
Proposed	3,806
Total New Resi Units	4,951

4,951 Housing
Starts on the LA
Waterfront

The Project.





The Project

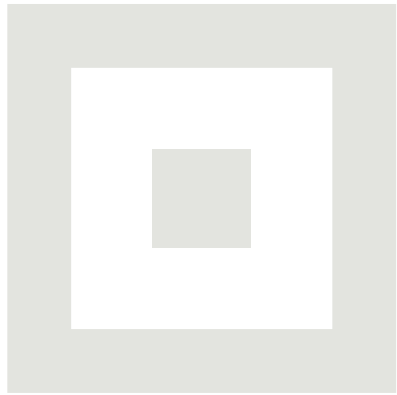




The Project.







A Revered Waterfront Destination.

A stunning reinvention of the historic San Pedro Ports O' Call property. West Harbor will be an entirely new harborside district, rooted in its authentic past. A world class destination celebrating the best of everything that LA has to offer. Renowned chef driven restaurants, seafood markets, artisan craft beers and live entertainment. A gathering place bringing culture and community together. A respite from busy life to connect with family and friends, to take in the sights and sounds of the ocean.

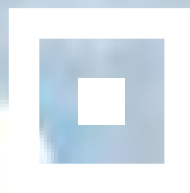
Soulful, Energetic, a Beacon of Change.

THIS IS THE GOOD LIFE.

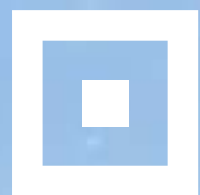


Site Plan



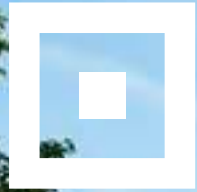


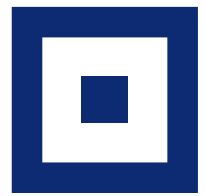
2



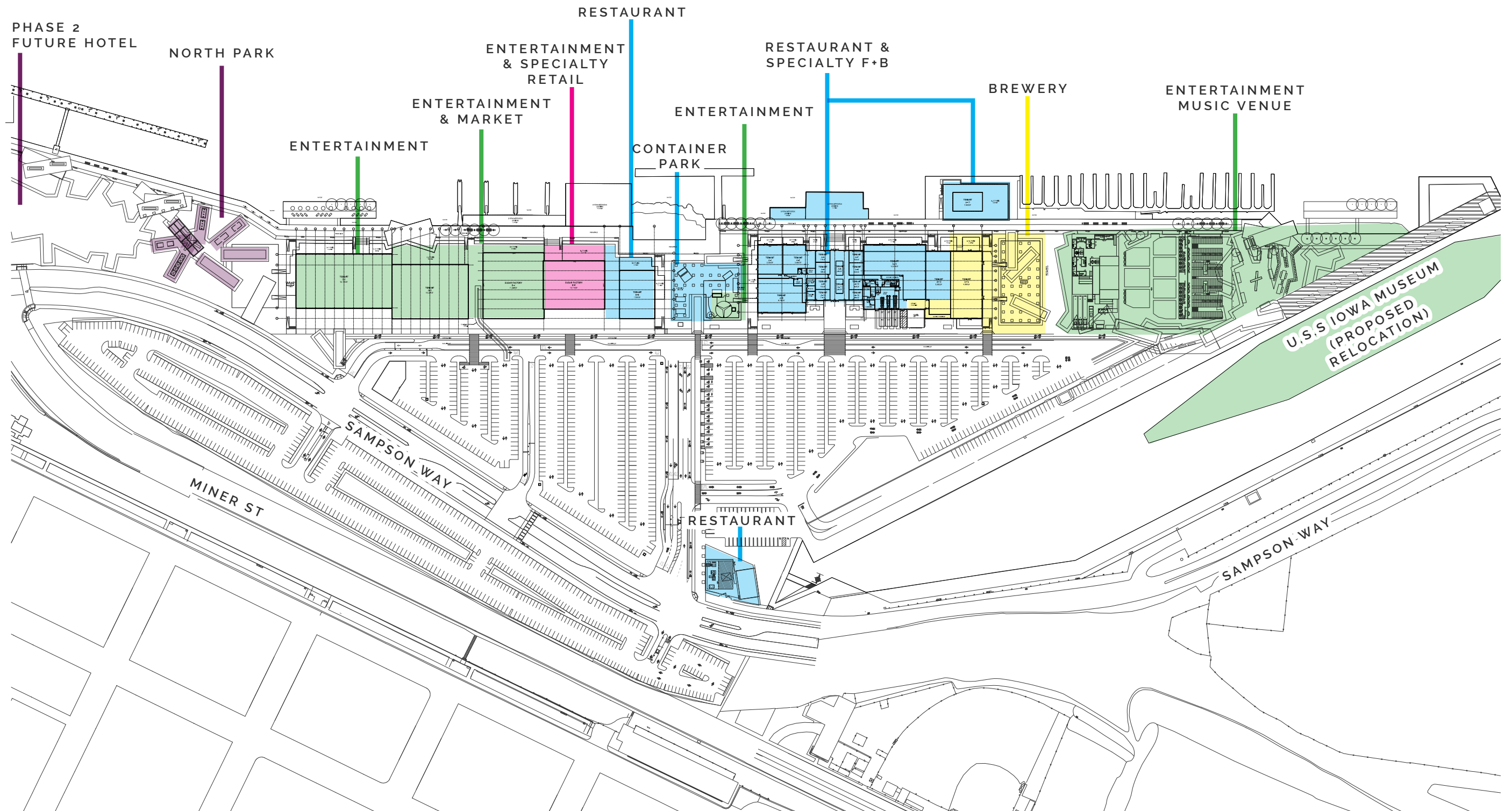


4

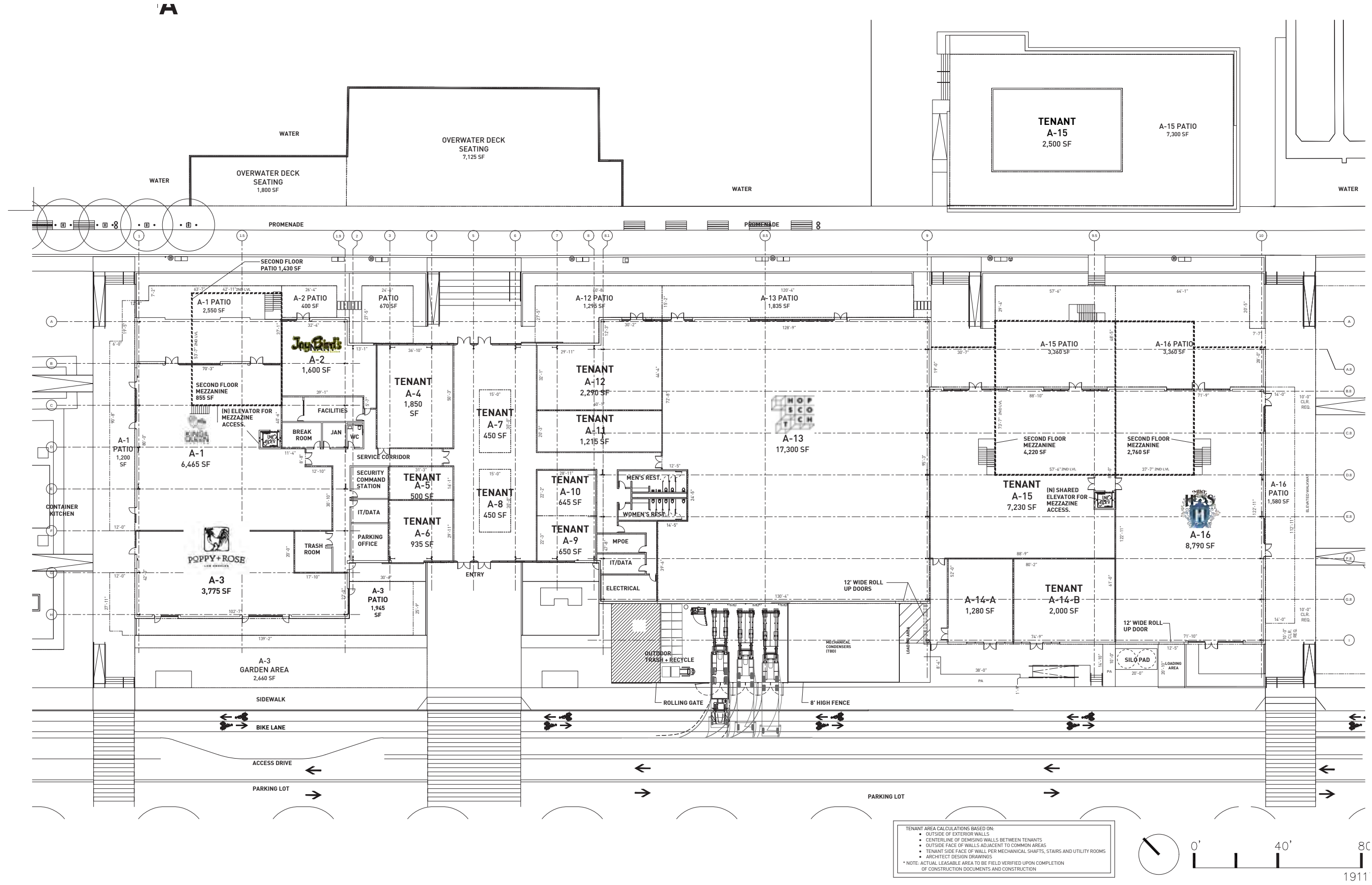




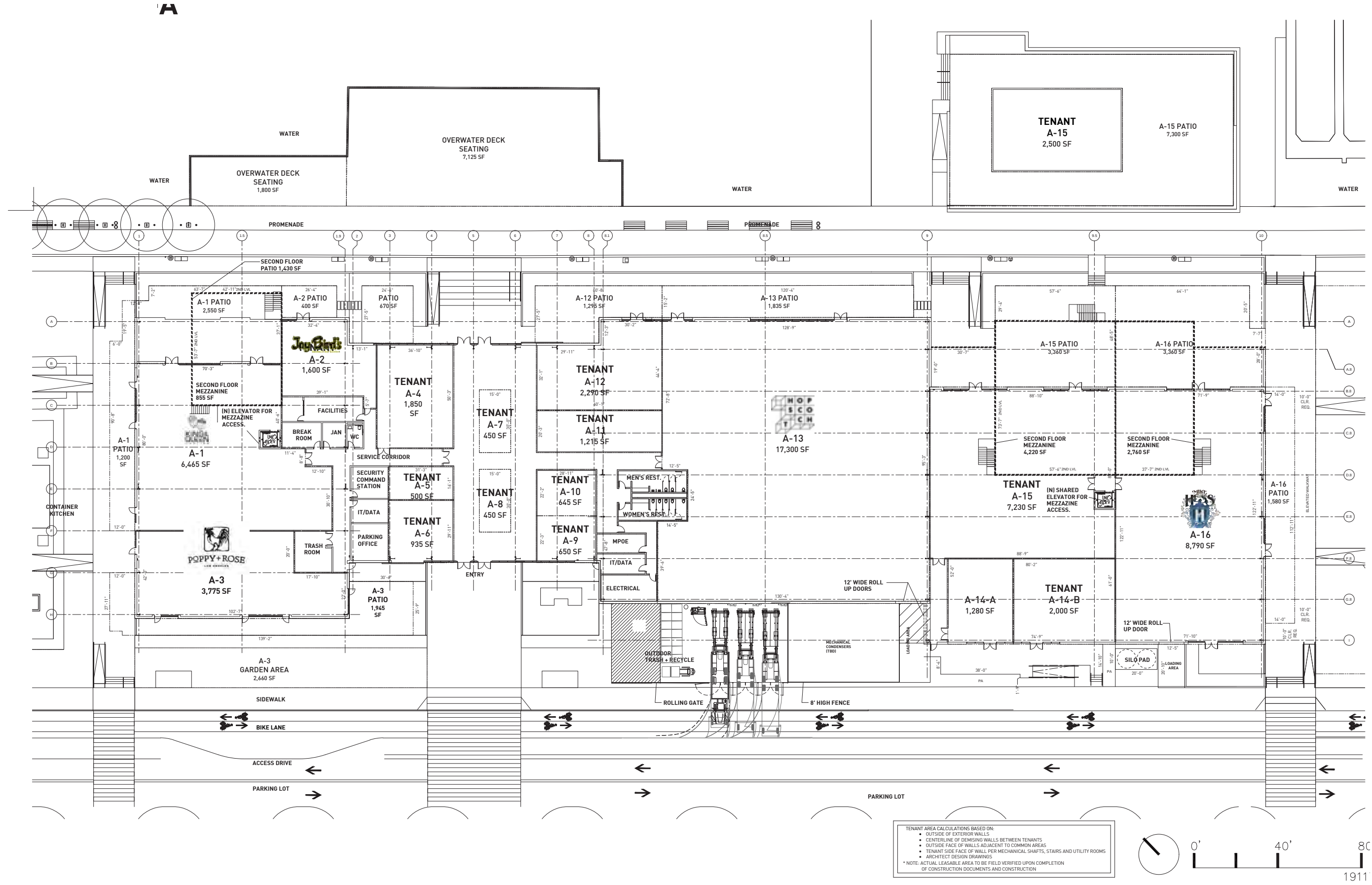
Merch Plan.



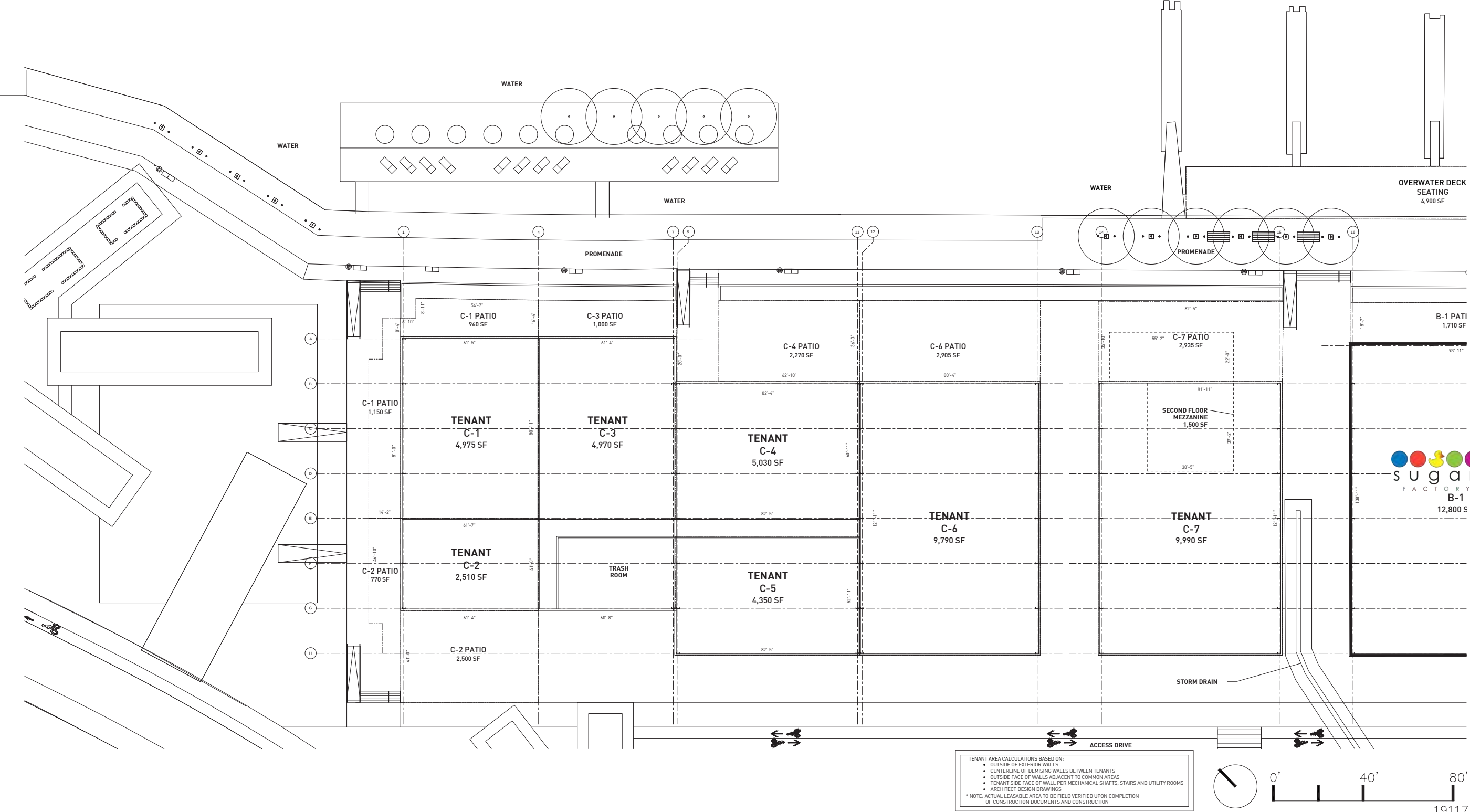
Phase A - Layout Plan



Phase A - Layout Plan



Phase C - Layout Plan





Past Projects & Development Team.



THE BLOC
Los Angeles



THE HERCULES CAMPUS
Playa Vista



5900 Wilshire
Los Angeles

THE
RATKOVICH
COMPANY



HIGH LINE
New York



NAVY PIER
Chicago



PRESIDO TUNNEL
San Francisco

JAMES
CORNER
FIELD
OPERATIONS



BROWN BROTHERS BUILDING
San Pedro



HARBOR BUILDING
San Pedro



WITWORTH APARTMENTS
Los Angeles

 JERICO
DEVELOPMENT



MODERN TIMES LEISURETOWN
Anaheim



GREAT PARK
Orange County



STEELCRAFT
Bellflower

 STUDIO
ELEVEN
AUDIO



DOLBY THEATER
Los Angeles



GOLDEN 1 CENTER
Sacramento



SAP CENTER
San Jose

 JAMES M.
NEDERLANDER
THEATRE

RI



WEST HARBOR

SOUTH BAY LA

ALLISON CAMPBELL

858.524.3266

acampbell@retailinsite.net

Lic 02072308

CHRIS HODGMAN

949.284.0223

chodgman@retailinsite.net

Lic 01881298

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.