



THE *P*ROMENADE
AT POINT LOMA

4960 & 4980 N. Harbor Drive | San Diego, CA 92106

CBRE

FEATURES



Located on North Harbor Drive with immediate access to the San Diego Airport and I-5



Stunning views of the downtown skyline and the bay



Several bay front restaurants and retail amenities



Unique creative office environment

THE *P*ROMENADE
AT POINT LOMA

AMENITIES



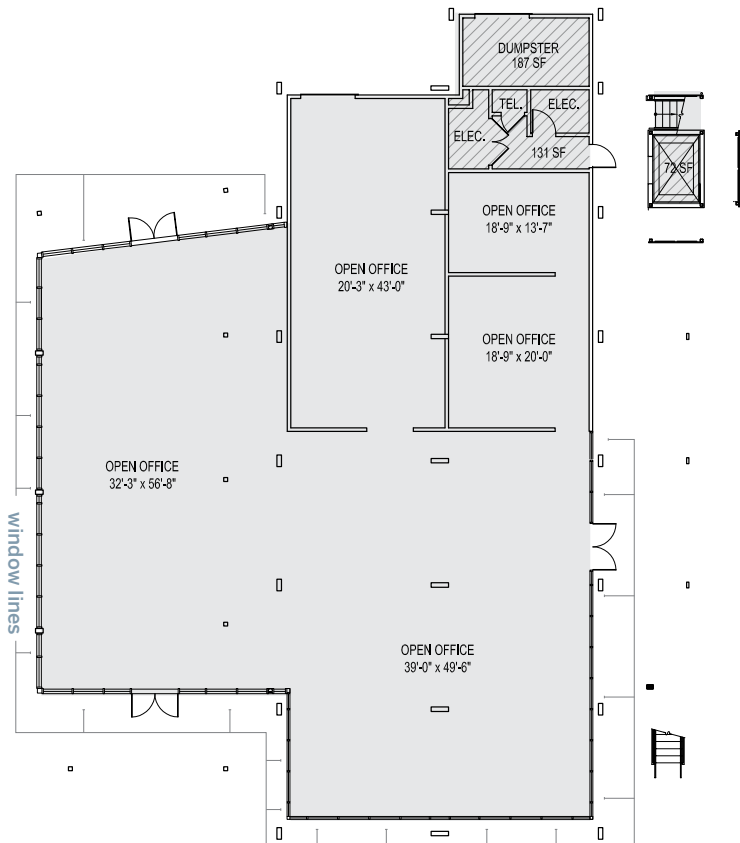
Free parking (16/1,000 RSF), outdoor seating with fire pit, vessel slips at the Point Loma Marina, and Bay Access offering Dock 'N Dine, Water Taxis and more.



AVAILABILITY

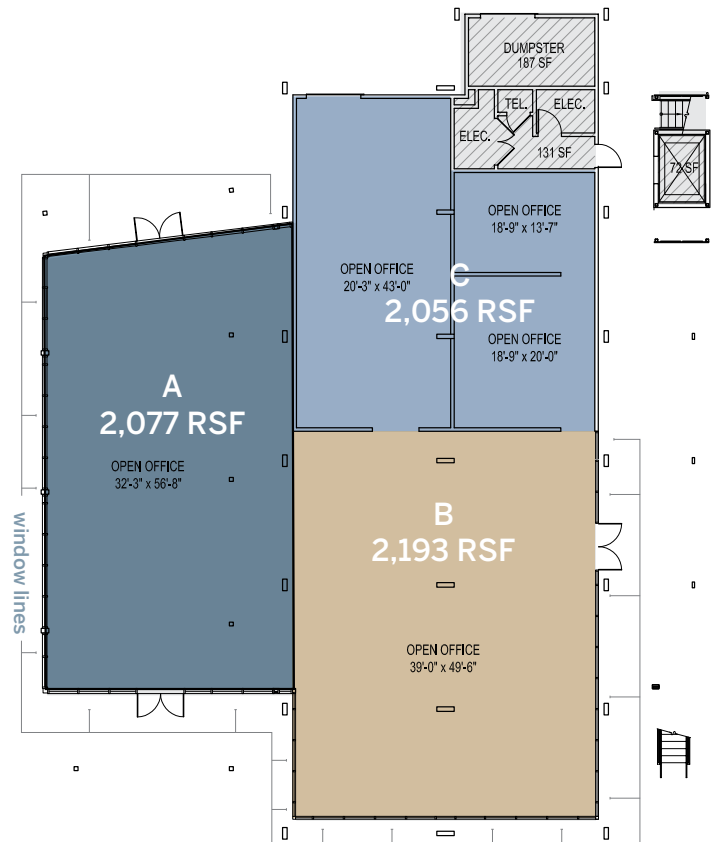
4980 BUILDING - BUILDING B

Level 1



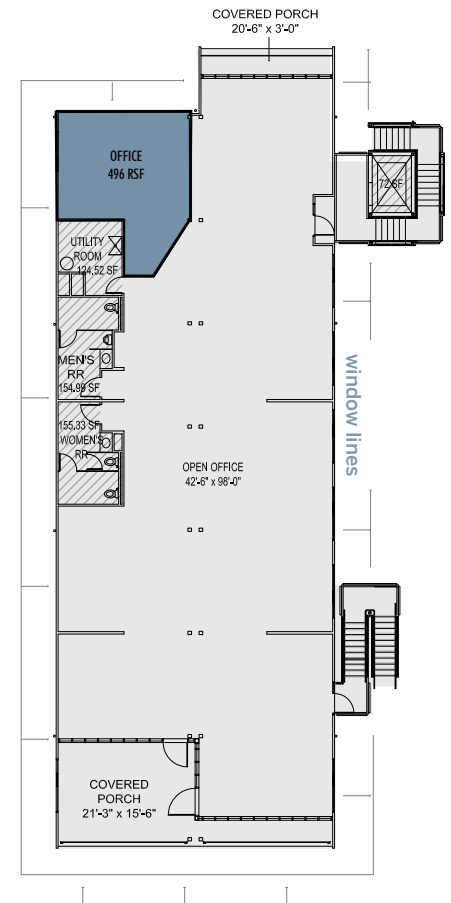
6,327 RSF vacant
Office or Retail

Level 1
Divisibility Options



6,327 RSF vacant
Office or Retail

Level 2

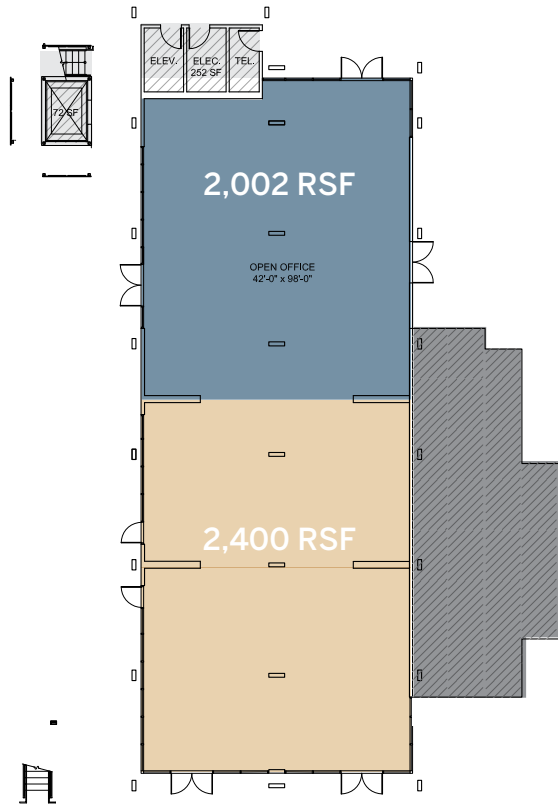


496 RSF vacant

AVAILABILITY

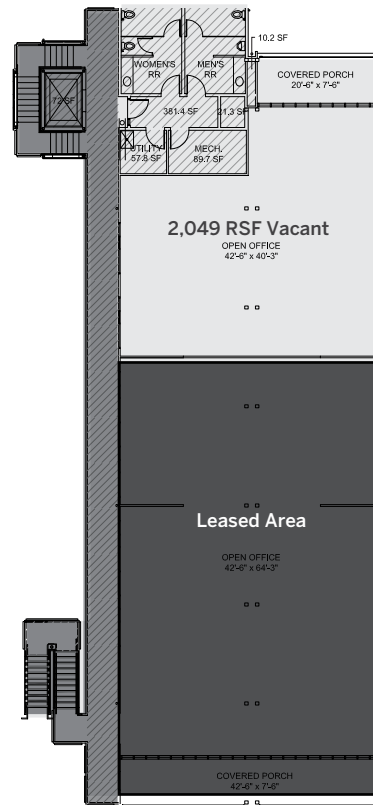
4960 BUILDING - BUILDING C

Level 1

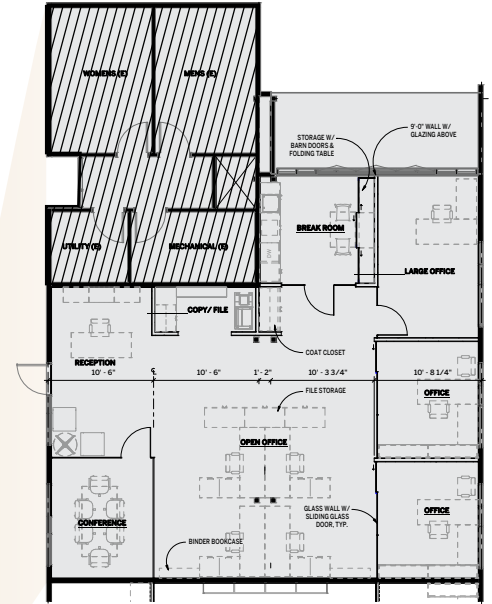


4,402 RSF vacant

Level 2



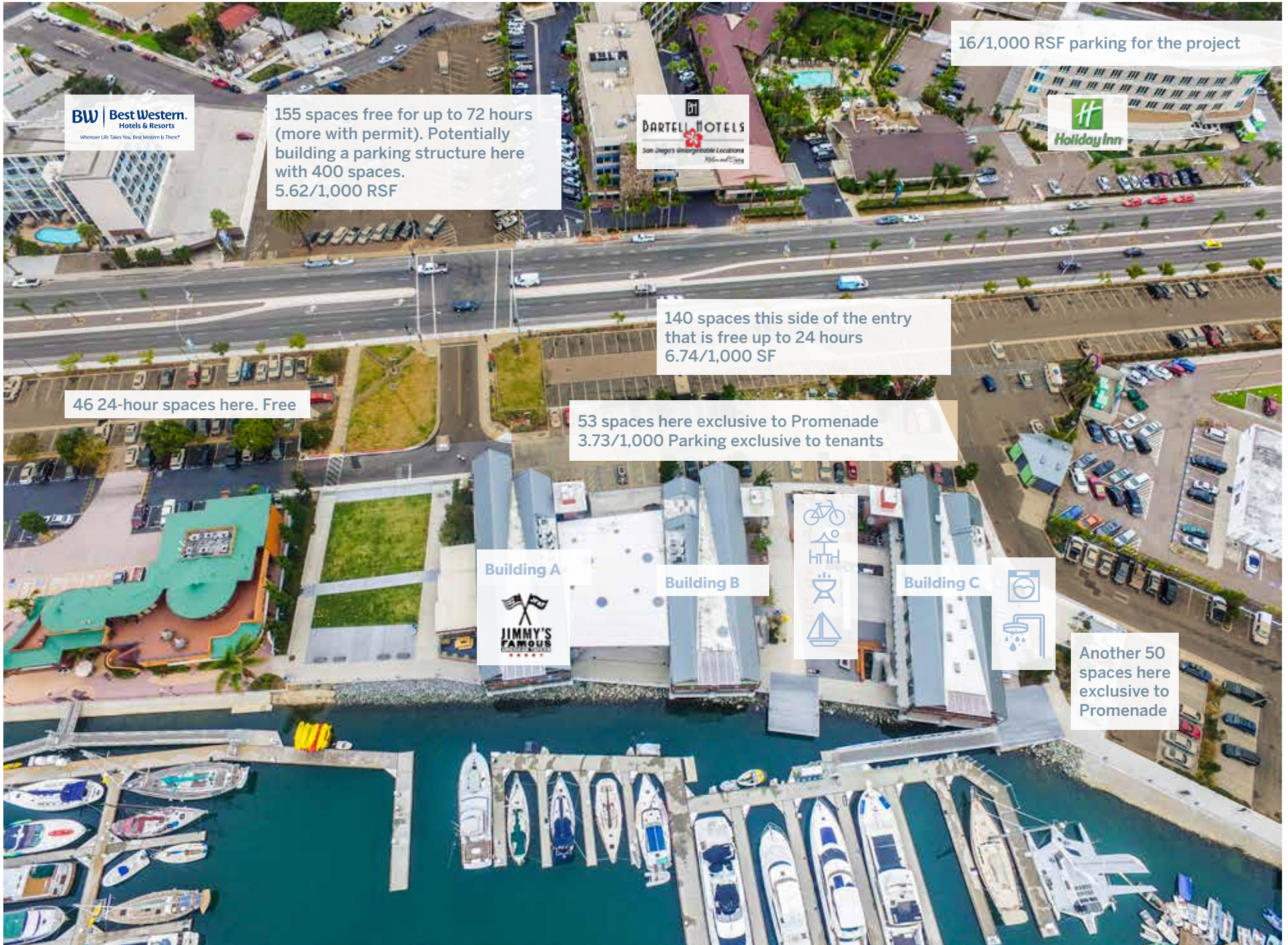
2,049 RSF vacant



As-Built Floor Plan



SITE PLAN



BW Best Western
Hotels & Resorts
Wherever Life Takes You, Best Western Is There®

155 spaces free for up to 72 hours (more with permit). Potentially building a parking structure here with 400 spaces.
5.62/1,000 RSF

BH
BARTELL HOTELS
San Diego's Unforgettable Locations
Kona and Oahu

H
Holiday Inn

16/1,000 RSF parking for the project

140 spaces this side of the entry that is free up to 24 hours
6.74/1,000 SF

46 24-hour spaces here. Free

53 spaces here exclusive to Promenade
3.73/1,000 Parking exclusive to tenants

Building A
JIMMY'S FAMOUS

Building B

Building C

Another 50 spaces here exclusive to Promenade

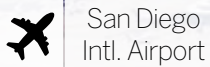


Coronado Island

ARTS DISTRICT

SOUTH POINT

THE QUARTER



NTC Park

TIMES/DISTANCES From The Promenade



GASLAMP QUARTER
4.8 miles / 15 mins



LITTLE ITALY
3.6 Miles / 11 mins



SUNSET CLIFFS
3.0 Miles / 10 mins



**CORONADO FERRY
(Broadway Pier)**
3.7 Miles / 8 mins



OLD TOWN
3.1 Miles / 12 mins



HILLCREST
4.8 Miles / 13 mins



SAN DIEGO AIRPORT
1.9 Miles / 4 mins



**DOWNTOWN
SAN DIEGO**
5 Miles / 16 mins



SAMPLING OF TENANTS IN THE AREA



Bayside



STARBUCKS



Wherever Life Takes You, Best Western Is There.®





THE PROMENADE

AT POINT LOMA

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