



OWNER & DEVELOPER /



MANCHESTER FINANCIAL GROUP



MANCHESTER PACIFIC GATEWAY

Manchester Pacific Gateway will be one of California's most stunning and luxurious waterfront developments, giving San Diego a world-class destination on the North Embarcadero of the San Diego Bay.

The 12.1-net acre property is the premier development site in the western United States, sitting at the gateway of San Diego's Broadway office corridor with over one-quarter mile of water-frontage on the San Diego Bay.

Manchester Pacific Gateway will include over 1,100,000 SF of state-of-the-art Class A office space served by unparalleled amenities including nearly 300,000 SF of world-class shops and restaurants and 1,360 luxury hotel rooms.

OVER 1.1 MILLION SF OF CLASS A OFFICE



- Tower 1B: 434,408 SF of class A office space on floors 4 - 7 of the 29-story mixed-use tower
- Office 3A: 184,365 SF of class A office space on floors 3 - 8 of the mixed-use building
- Tower 3B: United States Navy - 372,000 SF of class A office space in the 17-story tower
- Office 4A: 25,256 SF of class A office space on floors 5 and 6 of the mixed-use tower
- Office 4B: 120,408 SF of class A office space on floors 3-7 of the 7-story tower

TWO LUXURY, FULL-SERVICE HOTELS



- Hotel 1B: 286 rooms on floors 18 - 29 and 49,000 SF of hotel meeting space on the third floor of the 29-story mixed-use tower
- Hotel 2A+2B: 29 stories, 1,200 rooms featuring over 80,000 SF of meeting space, ballrooms and spas

WORLD CLASS WATERFRONT SHOPPING & DINING EXPERIENCE



- 291,264 square feet of destination retail, restaurants and entertainment space including 40,000 SF of museum/cultural space

OPEN PUBLIC SPACE



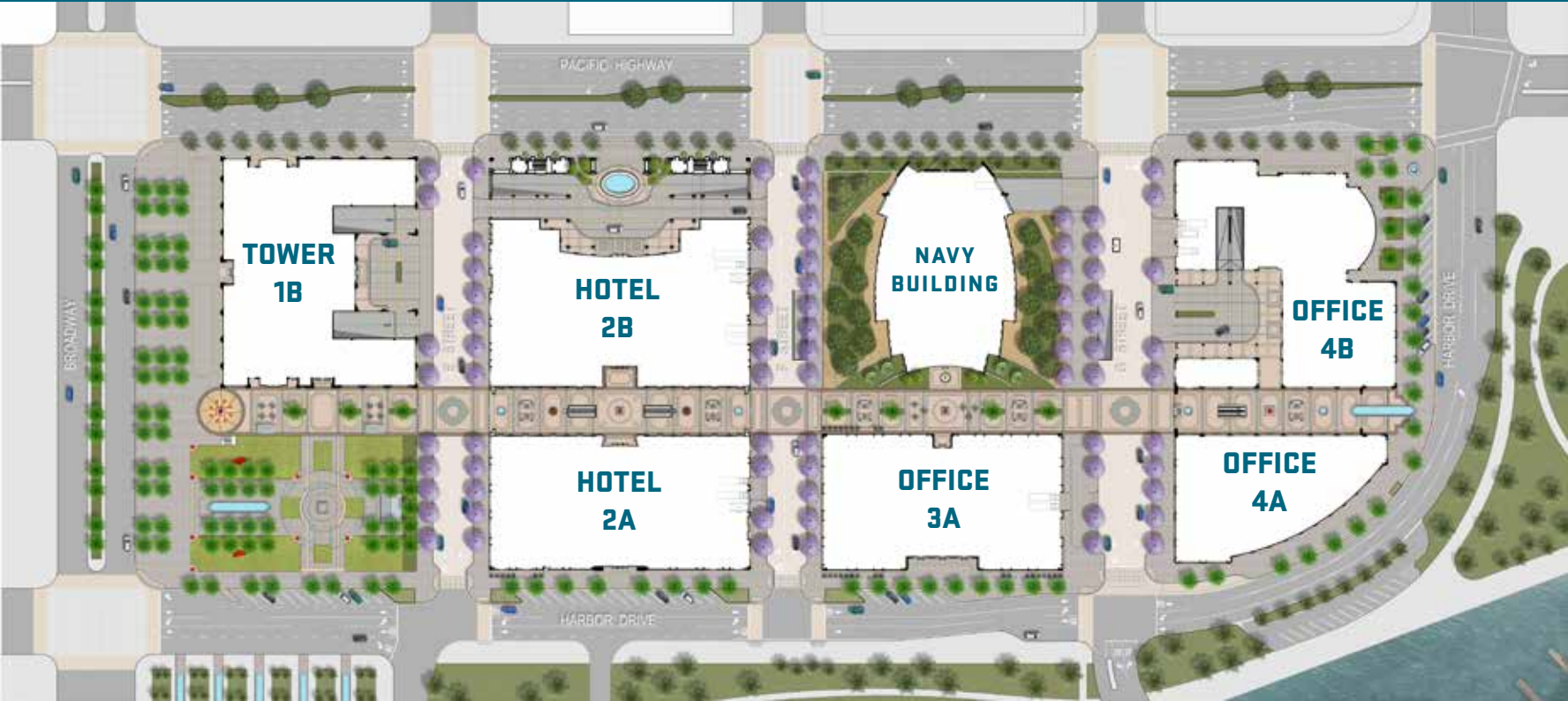
- 4.5 Acres of Open Space, including a 1.9-acre public waterfront park



PROJECT SUMMARY

	STORIES	OFFICE SF	HOTEL SF / KEYS	RETAIL SF	PUBLIC ATTRACTIONS	TOTAL SF
BLOCK 1						
TOWER 1B	29 Stories	473,200 SF	237,115 SF / 286	61,874 SF	1.9 Acre Park	772,189 SF
BLOCK 2						
HOTEL 2A + 2B	29 Stories	-	1,055,000 SF / 1,144	41,447 SF	40,000 SF Museum	1,136,447 SF
BLOCK 3						
OFFICE 3A	8 Stories	184,365 SF	-	61,620 SF	-	245,985 SF
NAVY BUILDING	17 Stories	372,000 SF	-	-	-	372,000 SF
BLOCK 4						
OFFICE 4A	6 Stories	25,256 SF	-	74,408 SF	-	99,664 SF
OFFICE 4B	7 Stories	120,408 SF	-	51,915 SF	-	172,323 SF
TOTAL		1,175,229 SF	1,292,115 SF / 1,430	291,264 SF		2,798,608 SF

SITE PLAN



RETAIL SUMMARY

Manchester Pacific Gateway will become home to an exciting mix of luxury and lifestyle retail brands and a most-desired destination for local, national and international consumers. The San Diego region itself, with its rich and expanding international tourism, booming convention center, renowned weather and a community that's eager for luxury shopping and dining, is primed to support the most coveted of retailers and restaurants. The design provides both accessibility and elegance, with its open parks, cultural spaces and entertainment venues that overlook one of the most beautiful waterfronts in the United States. With its open, inviting and buzzing ambience it is destined to become a vibrant and dynamic luxury zone against the backdrop of the San Diego skyline and the beauty of the San Diego Bay.



RETAIL EXPERIENCE

Manchester Pacific Gateway will offer unprecedented benefits to retailers that will position them at the forefront of a burgeoning marketplace, serving high-end locals and visitors with a retail district that is incomparable to anything else in the Downtown San Diego area. The artfully-crafted environment, with 291,264 square feet of retail space, is poised to become the number one regional distinction for the discerning shopper, diner and traveler. The entire port district is being re-imagined to make it more pedestrian-friendly and destination oriented to expand local and international tourists. For the consumer, Manchester Pacific Gateway is a one-of-a-kind opportunity to enjoy the “electric” elegance of a world-class waterfront venue that offers the finest of retailers and a dining experience par excellence.



EXTRAORDINARY WORKSPACE

4 DISTINCTIVE CLASS A OFFICE OPPORTUNITIES

- 765,000 SF
- Unique Waterfront Experience
- Transit Oriented Design/Regional Transportation Hub - Amtrak, Coaster, San Diego Trolley
- LEED Gold Sustainability
- Pedestrian Retail Promenade
- Tremendous Building Branding Opportunities
- Athletic/Fitness Center
- Large Efficient Floor Plates
- Covered Parking & Valet Parking
- Expansive Outdoor Deck Areas
- Electric Vehicle Charging Stations
- Office Concierge
- Teleconferencing Center
- Common Meeting Rooms

TOWER 1B

A 29 story mixed-use tower with 473,200 SF of class A office space on floors 4 - 17 and a 275 room 4+ star hotel on floors 18-29 featuring amenities that include a sky lobby/bar/pool deck on the 18th floor, 40,500 SF of retail space on floors 1 and 2, and 41,000 SF of shared meeting/conference space on the third floor.

The most prominent office tower of Manchester Pacific Gateway anchors the corner of Broadway Avenue and Pacific Highway. Inspired by San Diego's historic past and iconic office towers of the 1930's, its vertical lines and floor to ceiling glass draw design influence from the art deco and international styles of this landmark project while providing a technology-forward Gold LEED smart building environment that will redefine downtown San Diego's future workplace. Facing Freedom Park, this 29 story tower stands 400 feet tall and affords unobstructed sweeping views of the bay, Coronado, Mexico and the Pacific Ocean.



EXTRAORDINARY WORKSPACE

OFFICE 3A

8 stories with 184,365 SF of class A office space on floors 3-8 amenitized by 60,000 SF of retail and restaurant space on floors 1 and 2.

The second largest office tower of the Manchester Pacific Gateway project will rise prominently on Harbor Drive directly across from the North Embarcadero Waterfront Park and the USS Midway Museum. With floor plates of almost 34,000 SF, this Class-A building will provide larger tenants with leasing opportunities not available at any other downtown location, giving them the opportunity to consolidate on a single floor. This building takes its design inspiration from the historic Beaux-Arts Spanish Revival style of San Diego's waterfront County Administration building located a short distance to the north of Pacific Gateway. Setbacks at the 4th and 8th floors provide for tenant amenity decks for both single and multi-tenant use. The uniqueness of this location guarantees office tenants the only chance to secure a distinctive Harbor Drive business address with harbor views that will forever remain unobstructed.

OFFICE 4A+4B

Two office buildings of 6 and 7 stories with 152,000 SF of class A office space on floors 3-7, amenitized by 147,000 SF of retail and restaurant space on floors 1-3.

These buildings in Manchester Pacific Gateway anchor a prominent location where Harbor Drive meets the bay and bends to the North. Along this route, it will be the first impression announcing the entire project with the Gateway Rooftop Park positioned atop a retail podium defining the south entrance to the retail Promenade. Smaller boutique firms will be able to command a full or partial floor and have panoramic views of the bay stretching to the Coronado Bridge. The third floors will have direct access to an unparalleled roof top dining and gathering experience ensuring both convenience and elegance for the discerning clientele.



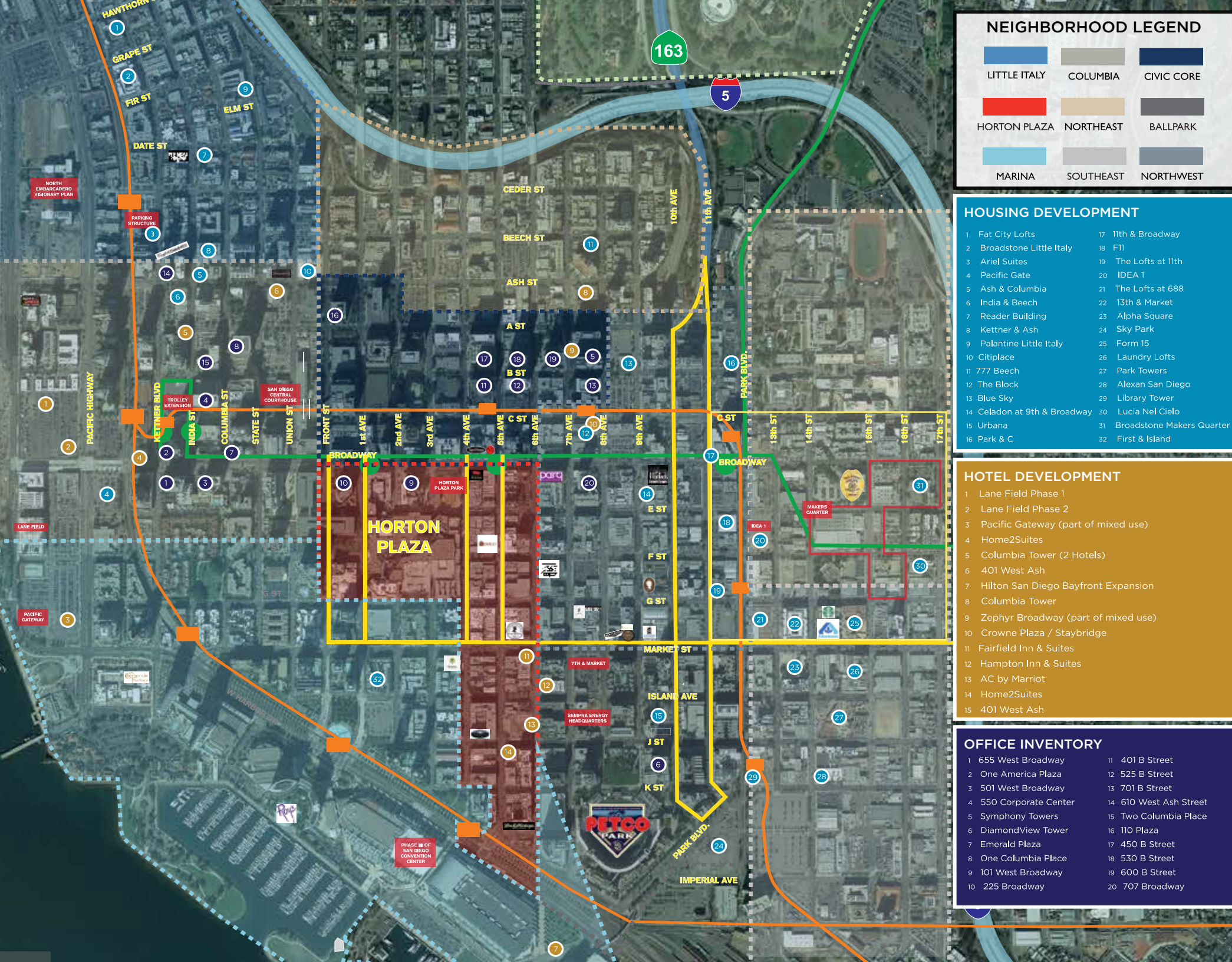




Home to some of the world's most iconic companies, California is the 8th largest economy in the world and is the top U.S. destination for foreign capital. San Diego is a Mega Region located on the border between California and Mexico.

FACTS ABOUT SAN DIEGO

- #1 Best Place in America to Launch a Startup
- #5 Concentration of Inc. 5000 Fastest Growing Companies in the U.S.
- San Diego is a Gateway to Innovation
- **Global Connectivity** - world-class air, land and sea ports with connections to London, Tokyo, Shanghai and additional markets
- **The California Advantage** - part of the 8th largest economy in the world and an innovation trendsetter
- **Convenient Cross Border Access** - opportunities to leverage Mexico's first-rate manufacturing capabilities
- **Thriving Innovation Ecosystem** - one of America's most diverse economies, from biotech to cleantech to cybersecurity and wireless health
- **Unparalleled Quality of Life and Climate** - home to the best weather in America, a thriving urban core and 60 miles of coastline



NEIGHBORHOOD LEGEND

LITTLE ITALY	COLUMBIA	CIVIC CORE
HORTON PLAZA	NORTHEAST	BALLPARK
MARINA	SOUTHEAST	NORTHWEST

HOUSING DEVELOPMENT

1 Fat City Lofts	17 11th & Broadway
2 Broadstone Little Italy	18 F11
3 Ariel Suites	19 The Lofts at 11th
4 Pacific Gate	20 IDEA 1
5 Ash & Columbia	21 The Lofts at 688
6 India & Beech	22 13th & Market
7 Reader Building	23 Alpha Square
8 Kettner & Ash	24 Sky Park
9 Palantine Little Italy	25 Form 15
10 Citiplace	26 Laundry Lofts
11 777 Beech	27 Park Towers
12 The Block	28 Alexan San Diego
13 Blue Sky	29 Library Tower
14 Celadon at 9th & Broadway	30 Lucia Nel Cielo
15 Urbana	31 Broadstone Makers Quarter
16 Park & C	32 First & Island

HOTEL DEVELOPMENT

- Lane Field Phase 1
- Lane Field Phase 2
- Pacific Gateway (part of mixed use)
- Home2Suites
- Columbia Tower (2 Hotels)
- 401 West Ash
- Hilton San Diego Bayfront Expansion
- Columbia Tower
- Zephyr Broadway (part of mixed use)
- Crowne Plaza / Staybridge
- Fairfield Inn & Suites
- Hampton Inn & Suites
- AC by Marriot
- Home2Suites
- 401 West Ash

OFFICE INVENTORY

1 655 West Broadway	11 401 B Street
2 One America Plaza	12 525 B Street
3 501 West Broadway	13 701 B Street
4 550 Corporate Center	14 610 West Ash Street
5 Symphony Towers	15 Two Columbia Place
6 DiamondView Tower	16 110 Plaza
7 Emerald Plaza	17 450 B Street
8 One Columbia Place	18 530 B Street
9 101 West Broadway	19 600 B Street
10 225 Broadway	20 707 Broadway

DEMOGRAPHICS

DOWNTOWN QUICK FACTS

137,379
Total daytime
Population

6,280
Total number of
Businesses

11,786
Number of
hotel rooms

34,550
Total population of
Downtown San Diego

11M
Total office square
footage

1.4M
Annual visitors to the
Midway Museum

2.4M
Petco Park annual
Attendees

190
Total cruise ships per
year at B Street Terminal

760,000
Cruise passengers
per year

SAN DIEGO COUNTY FACTS

33.8M
Visitors to San Diego
in 2014

20M
Air passengers at
Lindbergh Field

\$18.7B
Visitor industry
revenue generator

\$9.2B
Visitors spent
around San Diego

16.4M
Visitors spent the
night in San Diego

3.2M
Population of
San Diego County

172
Events held at the
Convention Center

808,403
Individual attendees at
the Convention Center

12-14M
Annual visitors to Balboa
Park and the San Diego Zoo

Sources: ESRI Business Analyst | San Diego Tourism Authority - 2015 General Facts



WATERFRONT USES

RESIDENTIAL EXISTING

1. City Front Terrace | 320 units
2. Marina Park | 224 units
3. The Watermark | 96 units
4. Park Row | 220 units
5. Park Place | 178 units
6. Harborview | 387 units
7. Electra by Bosa | 248 units
8. Grand South by Bosa | 222 units
9. Grand North by Bosa | 221 units
10. Bayside at the Embarcadero | 241 units
11. Breeza | 158 units
12. Sapphire | 97 units
13. TRED at Kettner | 400 units
14. Ariel Suites | 224 units
15. Allegro Towers | 212 units
16. Acqua Vista Condos | 382 units

UNDER CONSTRUCTION/ PLANNED

- A. Bosa Pacific Hwy and E Street | 268 units
- B. Bosa Pacific Gate | 232 units
- C. Bosa 800 W Broadway | 296 units
- D. Bosa Kettner and Ash | 285 Units



OFFICE EXISTING

1. New Federal Courthouse | 704,000 SF
2. San Diego Hall of Justice | 380,000 SF
3. Emerald Plaza | 364,160 SF
4. 501 West Broadway | 394,031 SF
5. First Allied Plaza | 376,703 SF
6. One American Plaza | 623,000 SF
7. 550 Corporate Center | 357,477 SF
8. Columbia Court | 28,000 SF
9. 1 Columbia Place | 553,715 SF
10. 2 Columbia Place | 143,547 SF
11. 550 W B St | 26,479 SF
12. McClintock Building | 61,000 SF
13. San Diego National Bank Bldg | 111,000 SF
14. 610 West Ash | 177,692 SF

UNDER CONSTRUCTION/ PLANNED

- A. Manchester planned office | 43,200 SF
- B. Manchester planned office | 244,074 SF
- C. United States Navy building | 351,000 SF
- D. Manchester planned office | 500,414 SF
- E. San Diego County Courthouse | 700,000 SF

HOTELS EXISTING

1. San Diego Marriott Marquis & Marina | 1360 rooms
2. Manchester Grand Hyatt San Diego | 1625 rooms
3. Embassy Suites | 337 rooms
4. Marriott Springhill Suites | 147 rooms
Marriott Residence Inn | 253 rooms
5. Wyndham San Diego Bayside | 600 rooms
6. 500 West Hotel | 258 rooms
7. The Westin San Diego | 436 rooms
8. W Hotel San Diego | 258 rooms

UNDER CONSTRUCTION/ PLANNED

- A. Manchester planned hotel | 195 rooms
- B. Manchester planned hotel | 1200 rooms
- C. Intercontinental Hotel | 400 rooms



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