



**PORT of
SAN DIEGO**
Waterfront of Opportunity

Port of San Diego

Rudy Zelaya, Assistant Director – Engineering & Construction
Amber Jensen, Area Manager – Real Estate

Presentation



Port of San Diego – Overview



Major Developments



As-Needed Consultant Agreements



Port of San Diego



Responsibilities outlined in the Port Act and Tidelands Trust Doctrine



Manages San Diego Bay and the waterfront 'Tidelands' on behalf of the people of the State of California



Promotes commerce, navigation, fisheries, recreation, and environmental stewardship



We collect no taxes; we generate our own revenue



Port of San Diego Granted Lands

34

miles of waterfront

11,977

acres of Submerged
Tidelands

2,404

acres of Port Tidelands





Wide-Ranging Operations



Maritime



**Waterfront
Development**



**Public
Safety**



Experiences



Environment



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800+

Tenants & Subtenants

10,000+

Hotel Rooms

\$1.35B

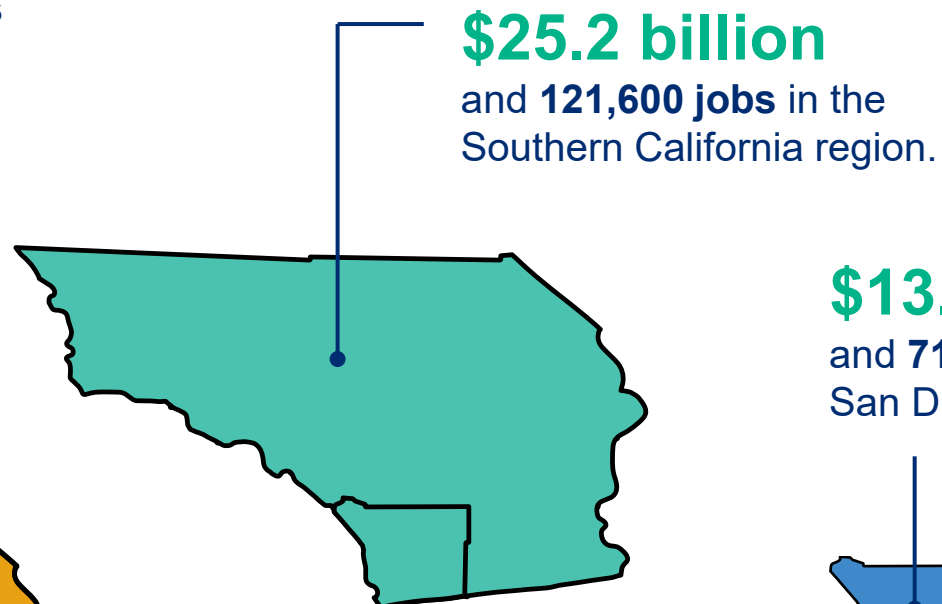
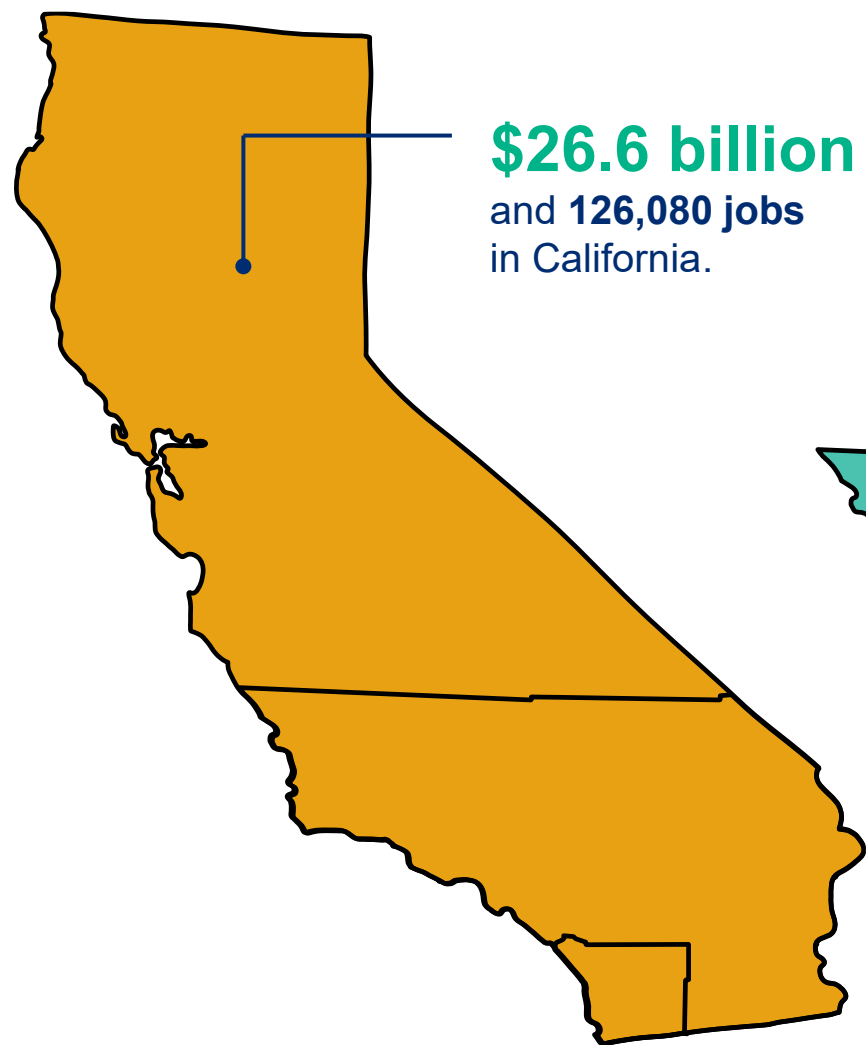
Gaylord Resort on
Chula Vista Bayfront

\$4B

Proposed Redevelopment of
Central Embarcadero



Economic Impact





TRANSFORMATION IN PROGRESS – PHASE 1

Bringing the Community's Vision to Life



Chula Vista Bayfront





Gaylord Pacific Resort & Convention Center

Performance Highlights

- 3rd highest grossing Marriott property in the world!
- \$350 million in revenue projected this year
- 400k+ room nights booked in 2026





Chula Vista Bayfront: Gaylord Pacific Update



- Live Music – Weekends at Oeste & Marzul
- Food waste reduction partnerships

Gaylord Pacific Resort & Convention Center

Catalyst for Investment

- 7,000 jobs during construction
- Thousands more permanent jobs
- \$1.3 billion economic impact during construction
- \$475 million annual economic impact





Pangaea Exclusive Negotiating Agreement





Pangaea Proposal Update



PANGAEA
— CHULA VISTA —
SPORTS/ENTERTAINMENT DISTRICT

Divaris Group of Companies
Mr. Gerald Divaris Chairman and CEO
4525 Main Street, Suite 900
Virginia Beach, VA 23462

The McGarey Group, A Divaris Group Company
Mr. E. Denver McGarey, CEO and President
12 Elkton Drive
Pinehurst, NC 28374

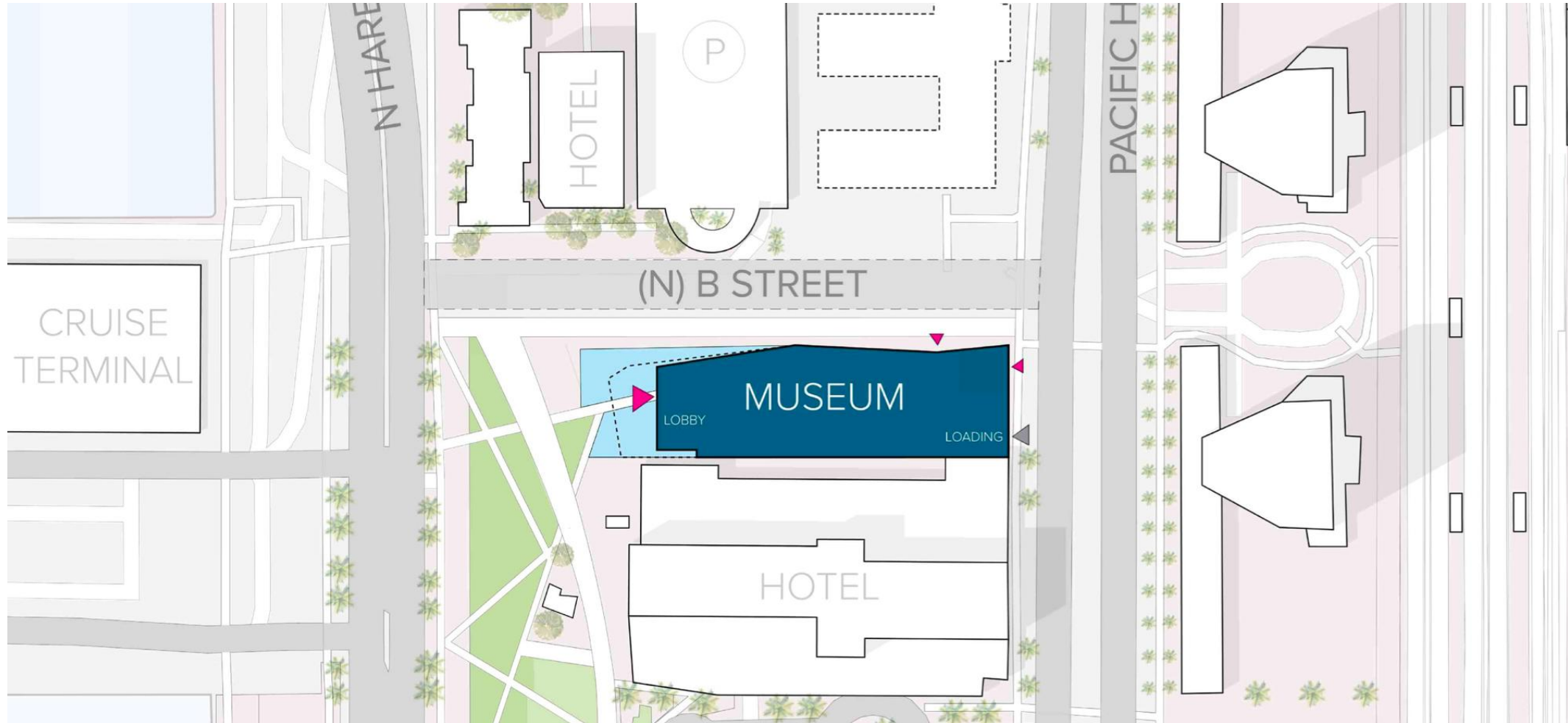
Tucker Sadler Architects
Mr. Greg Mueller, Design Principal and CEO
1747 Hancock Street, Suite A
San Diego, CA 92101



Seaport San Diego



Iconic Design – Top-Down View





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**Future entertainment
district including
proposed Topgolf**

**Parks connected
by a waterside
promenade**



East Harbor Island - Topgolf





Benchmarking

Harbor Police Department:

Current Personnel: 183
Current Facility Size: 30,000 SF

Future/Planned Personnel: 200+
Future/Planned: 71,000 SF + Parking Structure

Santa Barbara Police Department :



\$121.3M Estimate (2027)
65,000 SF + Parking Structure
Personnel: 210



La Mesa Police Department

Personnel: 100
~ 45,000 SF



El Cajon Police Department

Personnel: 228
~ 120,000 SF



Chula Vista Police Department

Personnel: 369
~ 150,000 SF



Sites Currently Under Consideration

Harbor Police Headquarters



Existing Location



Port Admin Location

Areas of Analysis:

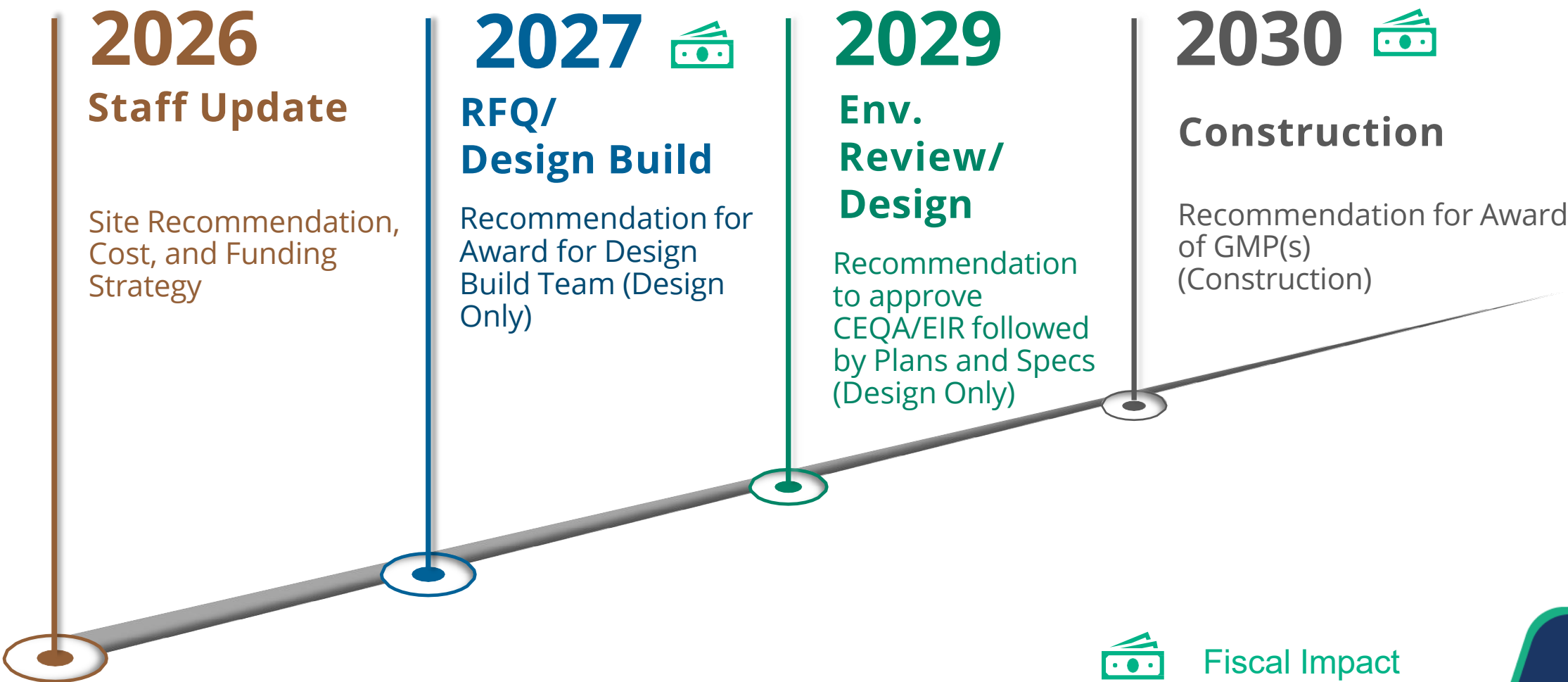
1. Construction Phasing Considerations
2. Emergency Response Times Impacts
3. Potential Site Opportunity Cost

Current Roadmap

Harbor Police Headquarters Update



Occupancy ~2032 





Freedom Park at Burnham Navy Pier



As-Needed Agreements

- QC/Design – Oct 2026
- Electrical – Oct 2026
- Architectural – Oct 2026
- Civil – Jan 2027
- PM/CM – Jan 2027
- Marine Structural – Jul 2027
- Cost Estimating – Jul 2027
- Surveying – Nov 2027
- Geotechnical – Nov 2027
- Landscape – Nov 2027
- Environmental – Nov 2027

To register as a Port Vendor:

- Visit www.portofsandiego.org
- Scroll down to Vendor Portal & Current Solicitations
- Register under Vendor Registration



portofsandiego.org

Thank you



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