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More waterfront tenants signed as West Harbor development moves forward in San Pedro



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Three new tenants have been signed to operate at West Harbor, the 42-acre waterfront development set to open next year in San Pedro.

Among them will be Harbor Breeze, already a well-known Long Beach-San Pedro-Orange County mainstay for 18 years, providing waterfront excursions that include whale watching, harbor tours and charter cruises.

The new leases for more than 6,000 square feet of space in the attraction's planned Market Hall were announced on Thursday, March 3. That follows [seven earlier leases](#) announced in August.

The most recent businesses are:

- Pitfire Pizza, an artisan pizza chain that had its start in North Hollywood, offering wood-fired pizzas and pastas, along with gluten-free options and pet-friendly accommodations.
- The Win-Dow, a take-out window concept serving classic smash-burgers, fried chicken sandwiches and grain bowls. This will be the fourth Win-Dow location, with others in Venice and Silverlake. Food can be picked up for take-out or eaten on site. Outdoor stools will be provided where customers can mingle with neighbors.
- Olala Crepes, a French creperie concept eatery featuring freshly prepared crepes — using organic buckwheat flour imported from the Brittany region — along with macarons, French pastries and gluten-free options across the menu. It is the first Los Angeles location for the business.
- Harbor Breeze, already well-known locally for providing narrated excursions throughout the region. The company also is exploring other waterside activities at West Harbor designed to liven up the waterfront.

Also just announced was King & Queen Cantina, the then-unnamed seventh stand-alone restaurant that was included in the earlier leases rolled out in



Those earlier announced leases for stand-alone establishments also included the first satellite location for the Hollywood Japanese restaurant Yamashiro; Mike Hess Brewing; Hopscotch; Poppy + Rose; Sugar Factory; and Jay Bird's Chicken.

Three other letters of intent are also in the works for additional tenants.

Discussions also are ongoing, said Alan Johnson of Jerico Development, with Harbor Area restaurants to lease space.

In planning meetings through the years, residents have pushed for the new development to reflect a local flare — with local restaurants and businesses — to make sure the waterfront keeps its hometown flavor.

"We're in conversations," Johnson said. "I would love to see a Croatian restaurant and I've talked to the leasing team about that. If we could find one, I think it would be such a coup and add to the development."

San Pedro has a large Croatian community, reflecting the area's early days when those immigrants, along with Italians and others from Europe, settled in the port town, where the fishing industry thrived.

But, Johnson added, it's up to individual restaurants to take the step.

Because the pandemic hit so many restaurants especially hard, Johnson said, the idea of expanding to a waterfront location — on top of established locations in the downtown area — may take some time for smaller businesses to sort out.

"The good thing is we can fit people in at any level," Johnson said, from large to small spaces.

Valerie James of West Harbor said the growing list of food and entertainment vendors will provide "diversity and quality" as the concept of an L.A. Waterfront takes shape.

The development's waterfront promenade, meanwhile, premiered before schedule for visitors this weekend and will be open from 5 a.m. to 10:30 p.m. daily. The development itself is slated to open in the latter part of 2023, with construction on two buildings and other elements to begin shortly.



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