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San Pedro Waterfront developers announce 7 signed tenants



Rendering of the Poppy + Rose restaurant at West Harbor, San Pedro's planned waterfront development. (Courtesy rendering by Studio One Eleven)

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PUBLISHED: August 27, 2021 at 9:00 a.m. | UPDATED: August 27, 2021 at 4:47



Developers of West Harbor, the \$150 million waterfront development slated for San Pedro, announced on Friday, Aug. 27, the signing of seven tenants — accounting for 65% of the space available for lease.

The long-awaited development, expected now to open in the third and fourth quarters of 2023, is being built where Ports O' Call Village once stood.

The newly signed tenants are:

- Yamashiro, a Los Angeles/Hollywood mainstay restaurant for more than a century, will create a Japanese garden and offer a Japanese-fusion menu with a focus on seafood. It will occupy the space that originally was slated for The San Pedro Fish Market, which earlier announced it would move to the north end of the Main Channel near the cruise terminal.
- Mike Hess Brewing, an independent craft brewery in San Diego, will occupy an indoor-outdoor space featuring a 15-barrel brewhouse and fermentation tank farm along with a 20,000-square-foot outdoor (and dog-friendly) biergarten with alfresco games.
- Hopscotch will provide curation of local, national and international immersive and experiential art, with both a 17,000-square-foot art gallery and food-and-beverage destination that will include a lounge area and 2,000 square feet of outdoor space; it will be the brand's first West Coast location.
- Poppy + Rose, known for its breakfasts and chicken sandwiches, will serve up its country kitchen-styled comfort brunch food from a 2,000-square-foot outdoor patio featuring a lush garden. The restaurant's owners, Michael and Kwini Reed, provide support to local hospitals, children's organizations and social justice causes, collaborating with other Black-owned businesses.
- Sugar Factory, with locations across the globe, will set up in an indoor/outdoor space with candy-inspired art installations, serving up food and cocktails.
- Jay Bird's Chicken, a quick-service, Nashville-style hot chicken restaurant will open its sixth location at West Harbor.
- A seventh restaurant lease is for a Mexican cantina designed by the team behind Yamashiro and Sugar Factory, featuring a patio with 5,000



Earlier West Harbor negotiations with Gladstone’s, a potential tenant that was announced in October, ended when the parties concluded that the development could not accommodate the restaurant’s specific location requirements, the developers said in a written statement when asked about the earlier plans.

Plans are still moving forward for the amphitheater, which now features a design that has a broad, sloping lawn, developers said. A sublease with entertainment venue operator Nederlander has not been signed, developers said, but discussions are continuing.

Construction on West Harbor, which was to begin in 2020, is now set to launch early next year.

The coronavirus pandemic slowed much of the process, developers said, but also created an opportunity to tweak designs so that more outdoor spaces for dining and entertainment could be woven in.

The public health crisis, developers said in June 2020, had “greatly impacted our communities and the way our shared spaces will evolve.”

With brick-and-mortar retail no longer the draw it once was, the concept was always to focus on dining and entertainment for the new waterfront.

Throughout the pandemic, Port of Los Angeles crews have been working to install and prepare the infrastructure for the new attraction, including the promenade that will run along the linear space next to the water.

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Donna Littlejohn received a bachelor's degree (double major) in journalism and political science from California State University, Long Beach, and began her career in daily journalism with the San Pedro News-Pilot, transferring to The Daily Breeze staff in 1998 after the San Pedro publication closed.

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