

LIVING IN COASTAL OC

SUSAN CHASE GROUP AT COMPASS

Dana Point Harbor

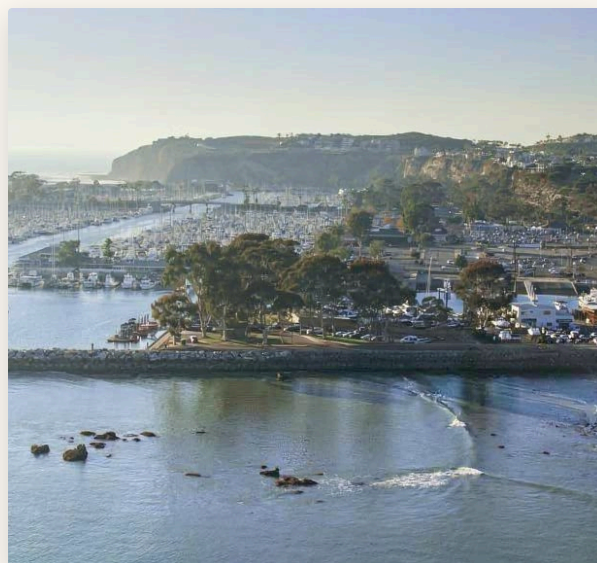
A Deep Dive

JUNE 2026 UPDATE · THE \$600 MILLION COASTAL TRANSFORMATION

Where the Project Stands Right Now

The Dana Point Harbor revitalization is a roughly 600 million partnership between the County of Orange and a development group called Dana Point Harbor Partners.

The work began in 2022 across the harbor's 239 acres, and it is organized around three big pieces, the marina, the commercial core of restaurants, shops, and public space, and two new hotels. The whole effort is anchored to a date that gives it real momentum, the 2028 Summer Olympics, when Dana Point will host the sailing events and welcome an international audience.



DANA POINT HARBOR AND THE HEADLANDS

Full completion is targeted for 2028, and the harbor stays open and walkable the entire time. Because the work is being done in phases, not everything finishes at once, which is exactly why understanding the timeline is so useful for a real estate decision. One detail that matters more than most people realize is who is building it.

Dana Point Harbor Partners is not a single firm. It is three established Newport Beach developers, each working in their specialty. Bellwether Financial Group leads the marina and is a marina specialist. Burnham-Ward Properties leads the commercial core and is one of the region's most active upscale retail developers. R.D. Olson Development leads the hotels and is the team behind the Lido House in Newport Beach and the Paseo in Huntington Beach.

This is not a speculative group hoping to figure it out. It is three operators building the kind of work they have each done before.

MILESTONES

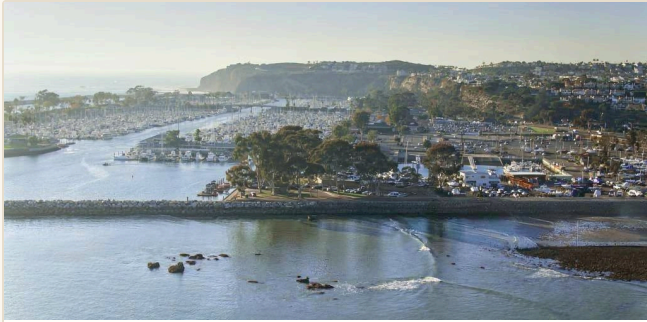
The Road to a Finished Harbor



THE MARINA, MORE THAN TWO-THIRDS BUILT

- **July 2025**, a new parking structure and Golden Lantern entrance opened. Four hours of free parking.
- **March 2026**, fuel dock tank replacement completed.
- **May 2026**, the newest East Basin docks opened to boaters. Marina is now two-thirds built.
- **May 2026**, the first hotel renderings were released to the public.
- **June 2026**, both hotels are officially named, The Doheny and The Salt Haus.
- **Summer 2026**, hotel groundbreaking expected. Marina Inn to be demolished.
- **Late 2026 to early 2027**, Mariner's Village waterfront buildings targeted for completion.
- **2027**, full marina completion projected.
- **2028**, full project completion, in time for the Summer Olympics sailing events.

The Four Pillars



The Marina

Ahead of schedule. A roughly 180 million dollar rebuild, more than two-thirds complete, with about 2,245 slips and 493 dry storage spaces planned. Full completion projected for 2027.



The Commercial Core

In progress. About 120,000 square feet of new shops and dining across 12 buildings, a food hall, a museum, and a boardwalk that will more than double in length. Mariner's Village is under construction now.



Parking and Entrance

Complete. The three-level structure and widened Golden Lantern entrance opened in July 2025, with nearly 1,000 spaces, EV charging, boater amenities, and four hours of free parking.



The Hotels

Breaking ground summer 2026. Two new ground-up hotels, The Doheny and The Salt Haus, roughly 160 million dollars combined, targeted to open in time for the 2028 Olympics.

More About the Four Pillars

The marina

The marina is the furthest along, and it is running ahead of schedule. More than two-thirds of the work is finished. The plan calls for about 2,245 boat slips and 493 dry storage spaces across a fifteen-phase build, with every dock named after a lantern as a nod to the harbor's history.

Phases one through eleven are complete, the newest docks in the East Basin Island opened to boaters in May 2026, and Phase twelve is now underway. Full marina completion is projected for 2027.

For buyers who care about how a place is built, one detail stands out. The new docks use all-fiberglass construction with no treated wood and no ferrous metals, which makes this one of the more environmentally advanced marina systems in the country.

Parking and Entrance

This pillar is finished, and it is easy to underrate how much it changed the day-to-day experience of the harbor.

The three-level structure holds just under 1,000 spaces, including 93 dedicated to boaters, with EV charging and energy-efficient parking technology. It also added real boater amenities, restrooms, showers, changing rooms, service carts, and valet and dock drop points. There are four hours of free parking, and the Golden Lantern entrance was widened to four lanes, which has noticeably eased the way in and out.

The top deck was engineered to double as an event venue, with a panorama across the harbor and out to the open ocean. For anyone weighing a home nearby, this is the part that is already done and already paying off in everyday convenience.

The Restaurant & Retail

This is the part most people ask about, and the part that will most change how the harbor feels day to day.

The commercial core, led by Burnham-Ward Properties, includes about 120,000 square feet across roughly 12 new or remodeled buildings, with around 50 restaurants and retailers, a food hall called Boathouse, a small museum, and a boardwalk that will more than double in length to connect Doheny State Beach to Baby Beach. The new waterfront buildings are raised about three and a half feet to plan for sea-level rise.

The most visible piece is Phase 3, Mariner's Village, between Dana Wharf & Casitas Way. Construction started in early 2026, with seven waterfront buildings totaling more than 100,000 square feet, targeted for completion in late 2026 or early 2027.

One honest note. As of June 2026, no restaurant tenants have been publicly named, though lease announcements are expected over the coming months. When names are confirmed, you will see them here first.

The Hotels

The hotels may be the piece that most changes how Dana Point Harbor is perceived regionally, and this is where the biggest news of the month sits. Two new hotels are coming, built from the ground up by R.D. Olson Development, and together they represent about 160 million dollars.

They will be the first new ground-up hotels built along the Orange County coast since 2018. Every entitlement is already in hand. The Coastal Commission approved the Local Coastal Plan amendment in June 2024, and the Planning Commission approved the development in June 2025.

The project is moving out of permitting and into the ground, with groundbreaking expected this summer. The existing Marina Inn will be taken down to make room, and the goal is to have both hotels open in time for the 2028 Olympics.

WHERE TO STAY

Accommodations to Check Out

The Doheny

A 130-room boutique hotel joining the Marriott Autograph Collection, comparable in character to the Lido House.

It is the more refined of the two, designed around the harbor's boating history, with artwork and photographs woven through the property that reach back to the days when traders threw hides off the Headlands bluff to the ships below. Its rooftop restaurant and lounge will be called Headlands, with a restaurant, an outdoor lounge, and views across the harbor and toward the ocean.



TWO NEW HARBOR-VIEW HOTELS BY 2028

A space called the Crow's Nest will sit at the top of a lighthouse tower and offer 360-degree views of the harbor and the coastline.

The Salt Haus

The Salt Haus is a 169-room property that will be Orange County's first Marriott Moxy hotel. It is the more relaxed and approachable of the two, built around Dana Point surf culture and an active coastal lifestyle.

A rooftop venue called Bonfire nods to the beach fire rings, a long part of South Orange County beach culture, and an outdoor area called Backyard lets guests store surfboards and bikes, rinse off gear, and gather after time on the water.



OPEN AND WALKABLE THROUGHOUT CONSTRUCTION

STILL OPEN

Wind and Sea

Dana Wharf Sportfishing and Whale Watching

Jon's Fish Market

Proud Mary's

Gemmell's

Art Seea, Gift Chateau, Vintage Yacht Club

Frisby Cellars, now in the larger former Waterman's space on the Wharf

Coco Bloom coffee

RIGHT NOW

What Is Open and What Closed

The harbor stays open and walkable through all of this, with public and boater access maintained. Plenty is still here to enjoy, and a few longtime spots have closed as construction moved into its next phase.

RECENTLY CLOSED

Beach Harbor Pizza (April 30, 2026, owner exploring a new Dana Point storefront)

Village Market (April 30, 2026)

Bella Bazaar (April 30, 2026, continuing online)

The Brig (April 30, 2026)

Harpoon Henry's (earlier)

Harbor Grill (earlier)

Waterman's Harbor (earlier)

THE TAKEAWAY

What This Means for Buyers and Sellers

A harbor like this does not stay the same once it is finished, and neither do the neighborhoods around it.

The single most useful thing I can tell a buyer right now is that this is no longer speculative. The capital is committed, a roughly 300 million construction loan finalized earlier this year, the entitlements are obtained, and the construction is active and running ahead of schedule in places.

When a project clears those hurdles, the question stops being whether it happens and becomes when it is fully reflected in prices. The buyers and sellers who do best are usually the ones who understand the project clearly now, before a finished, world-class harbor is priced into the market. Here is how it touches each market across Coastal South Orange County.

Start the conversation at livingincoastaloc.com

Dana Point

Dana Point is the heart of it. Homes in the Lantern District, near the Harbor, and along the coast sit closest to the new marina, the boardwalk, and the hotels. For buyers who want to walk to the water and live the boating and dining lifestyle, this is the center of the story, and proximity here tends to hold its value well. As the commercial core opens and the hotels rise, this is the area where the change will be felt first and most directly.

→ **See what this means for your move at livingincoastaloc.com**





Laguna Beach

Laguna Beach remains its own world of art, coves, and coastline just to the north. For buyers weighing Laguna against the harbor area, the harbor is one more reason this whole stretch of coast keeps drawing interest, even though Laguna's character and pricing move to their own rhythm. Many of my clients look at both, and understanding what each offers is part of the conversation.

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Laguna Niguel

Just inland, Laguna Niguel neighborhoods like Niguel Shores, Ocean Ranch, and Marina Hills offer access to the harbor with a quieter, more residential feel. Many right-sizing and relocating buyers like being minutes from the water without being in the middle of it, and that balance tends to look even better once a finished harbor is the thing you are minutes from.

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San Clemente

San Clemente brings its own beach-town character and is a short drive up the coast to the harbor. It also has its own stake in 2028, since the city will host the Olympic surfing competitions while Dana Point hosts the sailing. For buyers who want surf culture and a relaxed pace with the harbor's new dining and hospitality within reach, it is an appealing fit.

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San Juan Capistrano

San Juan Capistrano offers more space, history, and in many cases more land, with the harbor a quick drive away. It suits buyers who want room to breathe and a coastal anchor nearby, and it remains one of the better values for the kind of buyer who wants the coast close without living on top of it.

→ See what this means for your move at livingincoastaloc.com



Frequently Asked Questions

When will the Dana Point Harbor be finished?

Full completion is targeted for 2028, tied to the Summer Olympics. The marina is expected to wrap in 2027, with the commercial core and hotels following toward the Olympic window. Large coastal projects can shift, so treat the dates as targets.

Is this actually going to happen, or could it stall?

Every major hurdle is already cleared. The entitlements are approved, a large construction loan is in place, and crews are working across the marina and the commercial core right now. That does not guarantee a date, but it does move this well past the planning stage into a project that is being built.

Will the harbor stay open during construction?

Yes. The harbor remains open and walkable throughout, and many restaurants, shops, sportfishing, and whale watching are still operating. The work is being done in phases to keep public and boater access available.

How does the harbor affect home values in Dana Point?

A finished, world-class harbor tends to support demand and proximity value over time. The clearest advantage usually goes to buyers and sellers who understand the timeline before the completed project is fully priced into the market.



LET'S TALK

Talk With Susan Chase

The Dana Point Harbor transformation is one of the most significant coastal projects in the region, and it is moving. The buyers and sellers who benefit most are the ones who understand it clearly today, before the finished harbor is fully priced into the market. If you want to talk through what this means for a specific neighborhood or a specific decision, reach out anytime.

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Connect and start the conversation at livingincoastaloc.com

Sources confirmed June 2026, Dana Point Harbor Partners, OC Parks, Orange County Business Journal, and Dana Point Times. All dates are project targets and can change.