



RETAIL
INSITE



MISSION BAY GOLF COURSE

RESTAURANT OPPORTUNITY | $\pm 2,000$ SF

2702 NORTH MISSION BAY DRIVE, SAN DIEGO CA 92109

Trade Aerial



Site Aerial



GRAND AVE 30,000 CPD

5

221010 CPD

MISSION BAY DR 54,147 CPD

BOB MCEVOY
YOUTH FIELDS

18-HOLE, PAR 58
EXECUTIVE COURSE

Site

ONSITE
PARKING

SAN DIEGO
MISSION BAY
BOAT & SKI CLUB

DE ANZA
COVE PARK

Mission Bay Golf Course

- Mission Bay Golf Course and Practice Center is an 18-hole, par 58 executive course located in the Pacific Beach area of San Diego. Designed by Ted Robinson, the course spans 2,719 yards over 46 acres and is notable for being the only golf course in SD equipped with night lighting, allowing for extended play hours.
- Amenities include a Pro shop offering rentals, hand/power golf carts, golf balls, tees, gloves, and other merchandise. Driving range, practice putting greens, sand traps, and chipping greens and professional golf instruction by Loin Golf Academy.
- 100,000+ golf rounds per year at **Mission Bay Golf Course**
 - Only lighted public course in San Diego – open until 9:30 PM
 - Hosting night golf leagues, tournaments, and high junior participation



BIRDSEYE RENDERING OF SITE



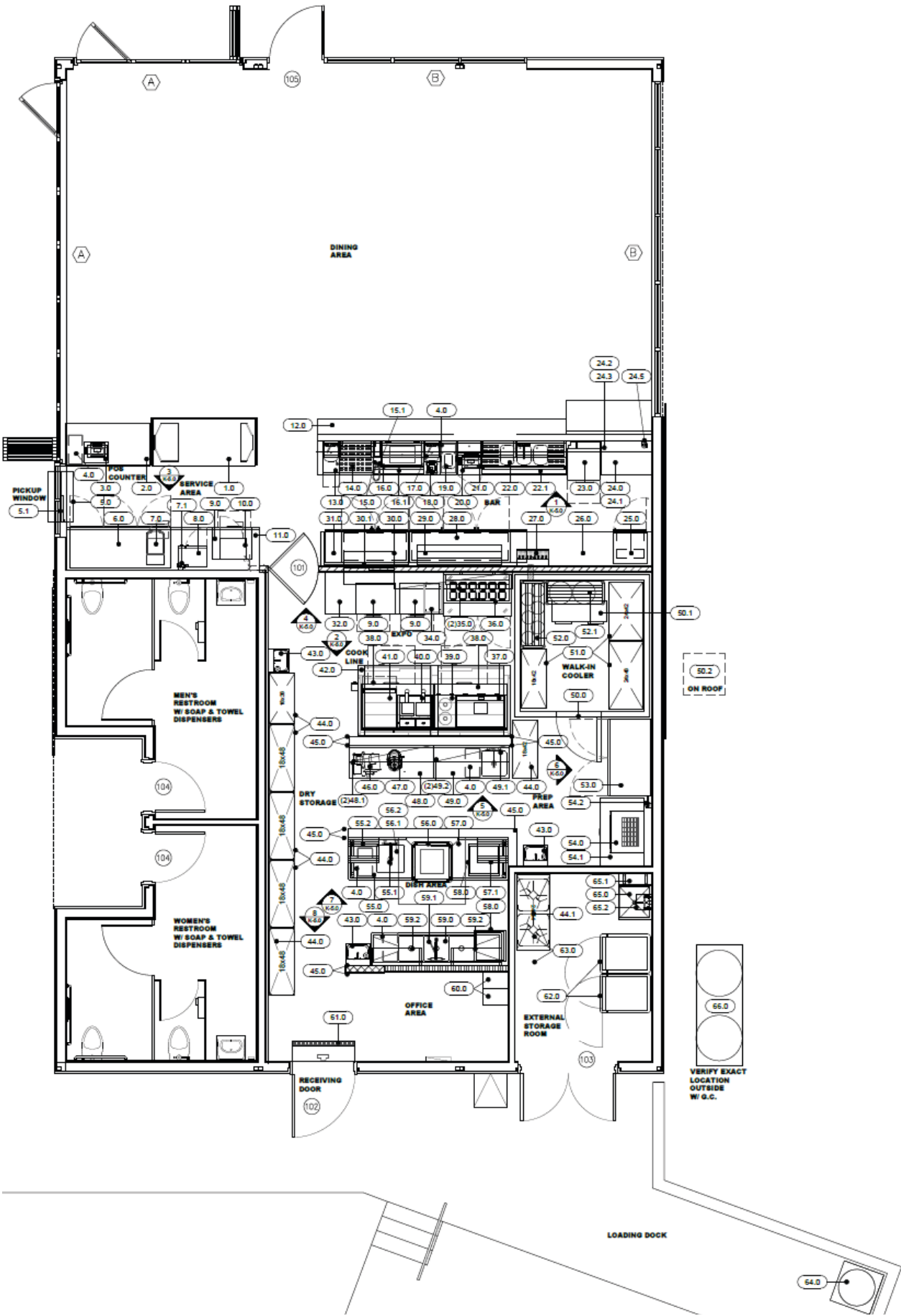
The Opportunity

- Fully Built out 2,000 sf restaurant space includes ventless hood system, walk-in cooler, counter infrastructure, ADA restrooms, and carefully curated finishes currently under construction
- Gorgeous golf course-facing patio perfect for casual dining, live music, or family-friendly events
- Ample surface parking accessible directly from N. Mission Bay Drive — convenient for guests, staff, and deliveries
- Exclusive opportunity to serve all on site users breakfast, lunch, dinner, and drinks



Site Plan

2702 N. MISSION BAY DR



Kitchen Construction Timeline

// 2702 N. MISSION BAY DR

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Built-In Audience & Surrounding Demand

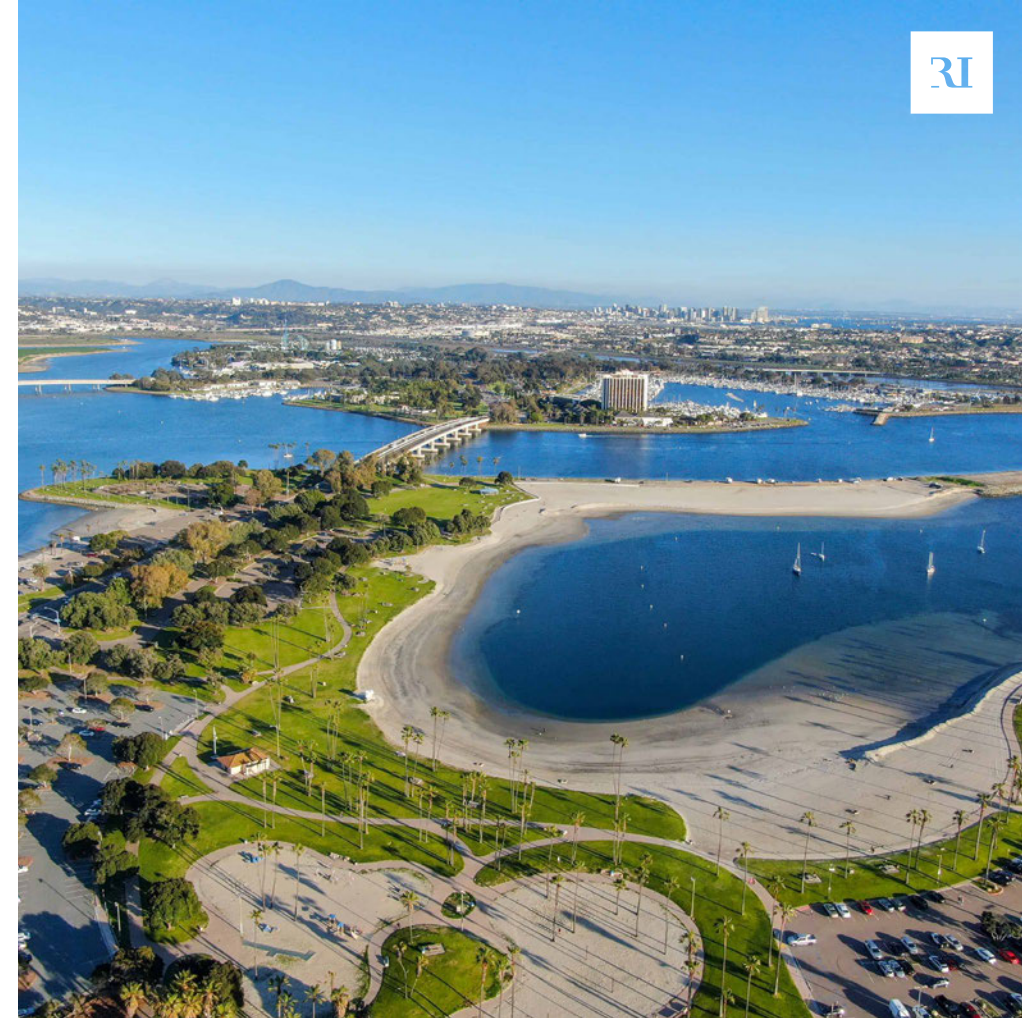
- Centrally located in San Diego's premier coastal recreation zone
- Surrounded by a dense and diverse blend of residential, hotels, Airbnbs, and tourist traffic
- Adjacent to:
 - **Mission Bay Park:** the largest aquatic park of its kind in the U.S.
 - **Tecolote Shores Park:** volleyball, fields, kite festivals
 - **Mission Bay bike and walking trails:** 15+ miles of connected paths
 - **SeaWorld, Pacific Beach,** and I-5 Fwy
 - Youth sports fields, fishing areas, kayak rentals and paddleboarders



MISSION BAY BOARDWALK



SEAWORLD



MISSION BAY PARK

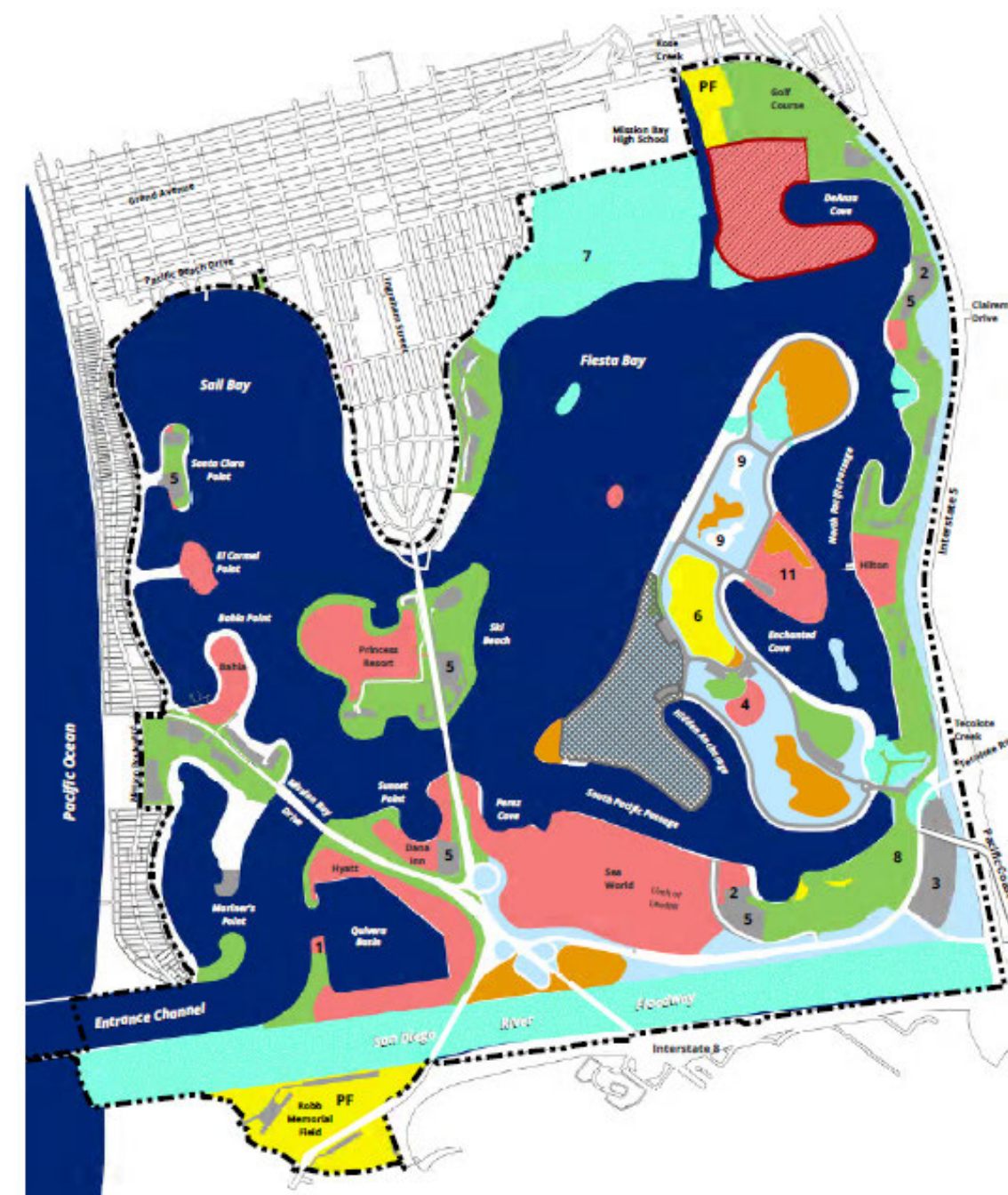


The City of SAN DIEGO Partnership

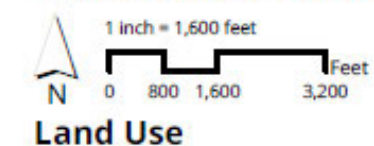
2702 NORTH MISSION BAY DR,
SAN DIEGO, CALIFORNIA 92109

- This space is a City-owned asset managed in collaboration with Parks and Recreation with a unique opportunity to be part of a public-private partnership
- City staff work collaboratively with operators to structure sustainable, mutually beneficial relationships
- The City supports investments that enhance park usage, improve visitor experience, and generate positive economic and community impact
- Potential for co-branded civic engagement, youth programming, and event hosting

MISSION BAY PARK MASTER PLAN



Mission Bay Park San Diego, California



- LEGEND**
- 1. Park Headquarters & Harbor Patrol/Police Station
 - 2. R/V Parking (Day-Use)
 - 3. Overflow Parking
 - 4. Primitive Camping
 - 5. Boat Ramp/Trailer Parking
 - 6. Sand Arena
 - 7. Northern Wildlife Preserve
 - 8. Public Amphitheater & Promenade
 - 9. Sand Management
 - 10. Youth Camping
 - Special Study Area
 - Lease Areas
 - Open Beach
 - Parkland
 - Play Fields
 - Wetland Habitat
 - Upland Preserves
 - Coastal Landscape
 - Dog Park

433,058

DAYTIME
POPULATION

275,735

DAYTIME
WORKER
POPULATION

Demographics (5 MILES)

2702 N. MISSION BAY DR

POPULATION
358,594

MEDIAN HH INCOME
\$98,309

AVERAGE HH INCOME
\$135,947

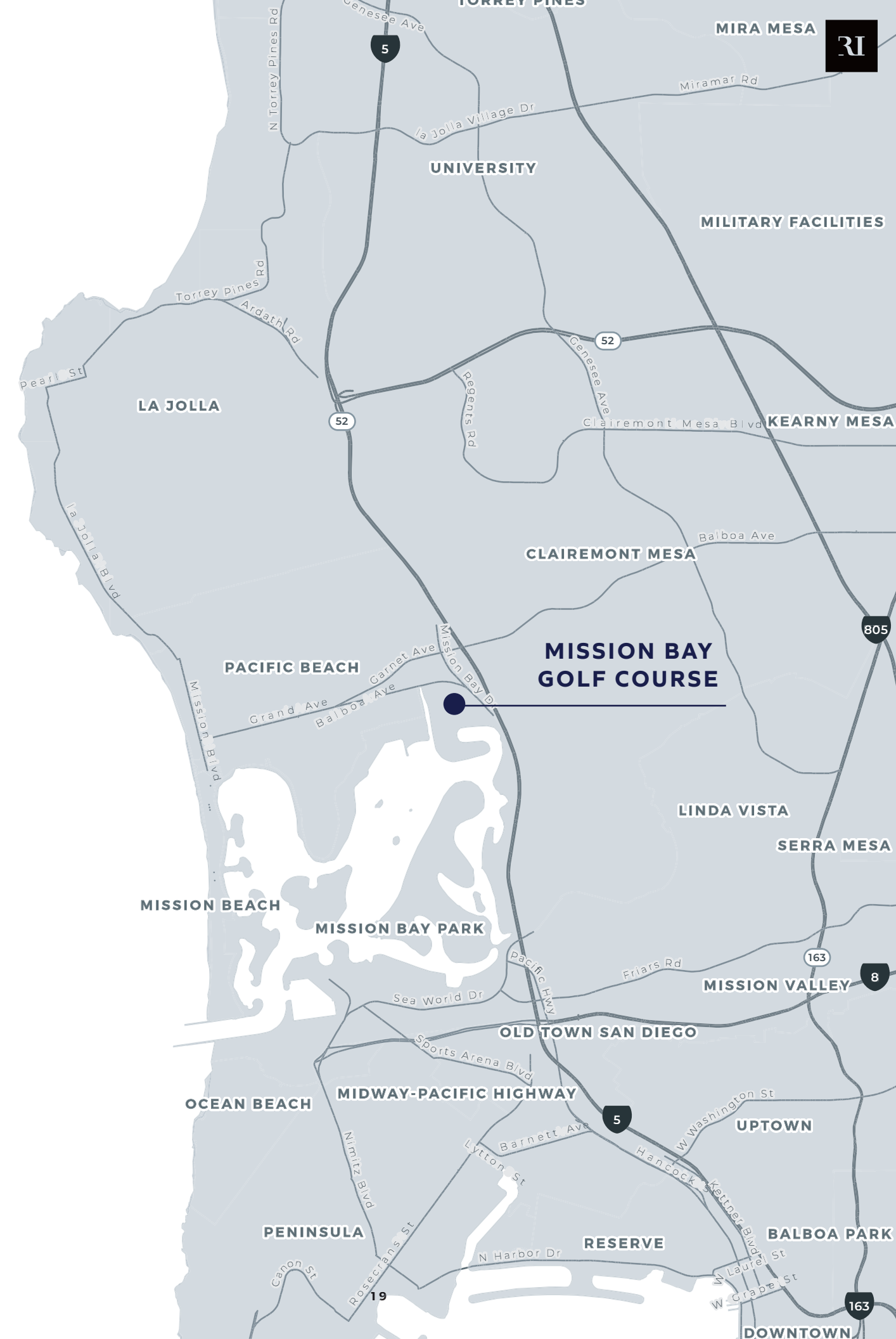
MEDIAN DISPOSABLE
INCOME
\$78,616

AVERAGE DISPOSABLE
INCOME
\$96,289

MEDIAN AGE
36.4

155,597

TOTAL
HOUSEHOLDS





RETAIL
INSITE



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