

SAN DIEGO
CALIFORNIA
92108

2831 RIO SUR

CAMINO DEL RIO S



Approx. 509 SF - 592 SF Office Suites for Lease

TOMMAS GOLIA, CCIM

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PROPERTY FEATURES



2831 CAMINO DEL RIO SOUTH, SAN DIEGO, CA 92108
RIO SUR BUILDING



**OUTDOOR HALLWAYS & ENTRANCES
EXTERIOR COMMON AREAS**



APPROX. 30,000 SF
TWO BUILDING PROJECT



**SHORT DISTANCE TO FUTURE CAMPUS
SAN DIEGO STATE UNIVERSITY WEST**



**SURROUNDED BY AN ABUNDANCE OF AMENITIES
IN THE HEART OF MISSION VALLEY**



DIRECT ACCESS TO I-805, HWY 163, I-15 & I-8
FREEWAY ACCESSIBILITY



258,942 VEHICLES PER DAY ON I-8
FREEWAY VISIBILITY



**ONSITE SOLAR ELECTRIC GENERATION SYSTEM
CLIMATE FRIENDLY**



02

FLOOR PLAN



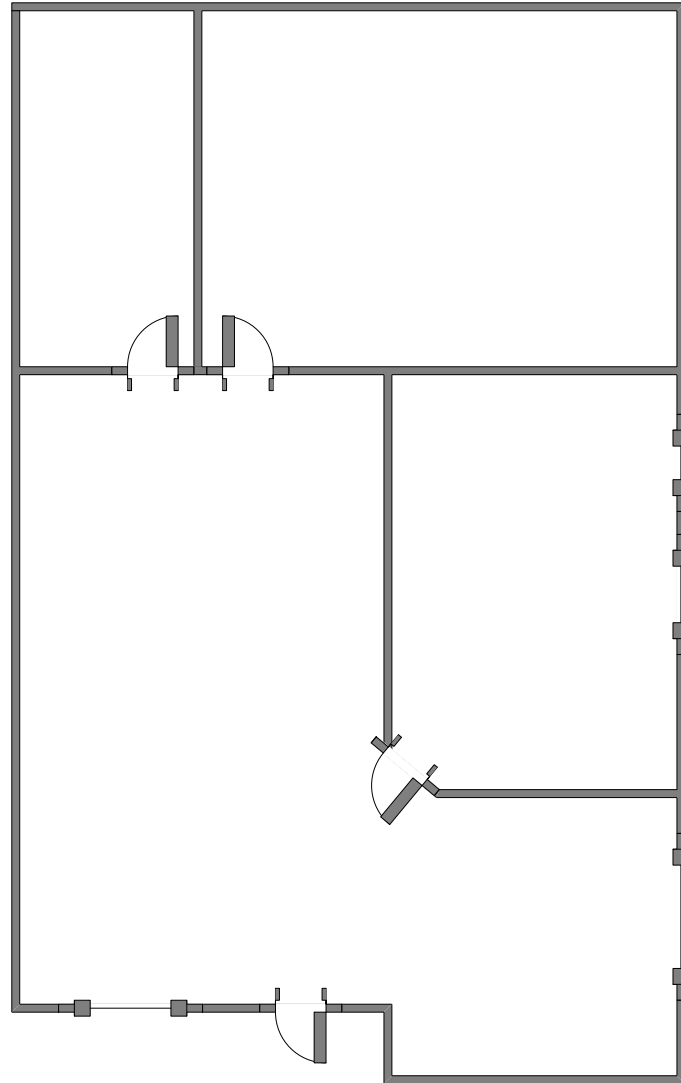
APPROX. 509 SF AVAILABLE
SUITE 110 | FIRST FLOOR



\$1,250/MONTH, FSG*
LEASE RATE



SEPTEMBER 1, 2022
AVAILABILITY



*Landlord Provides HVAC & Electric During Normal Business Hours

Floor Plan Not Fit to Scale; for Reference Purposes Only

03

FLOOR PLAN



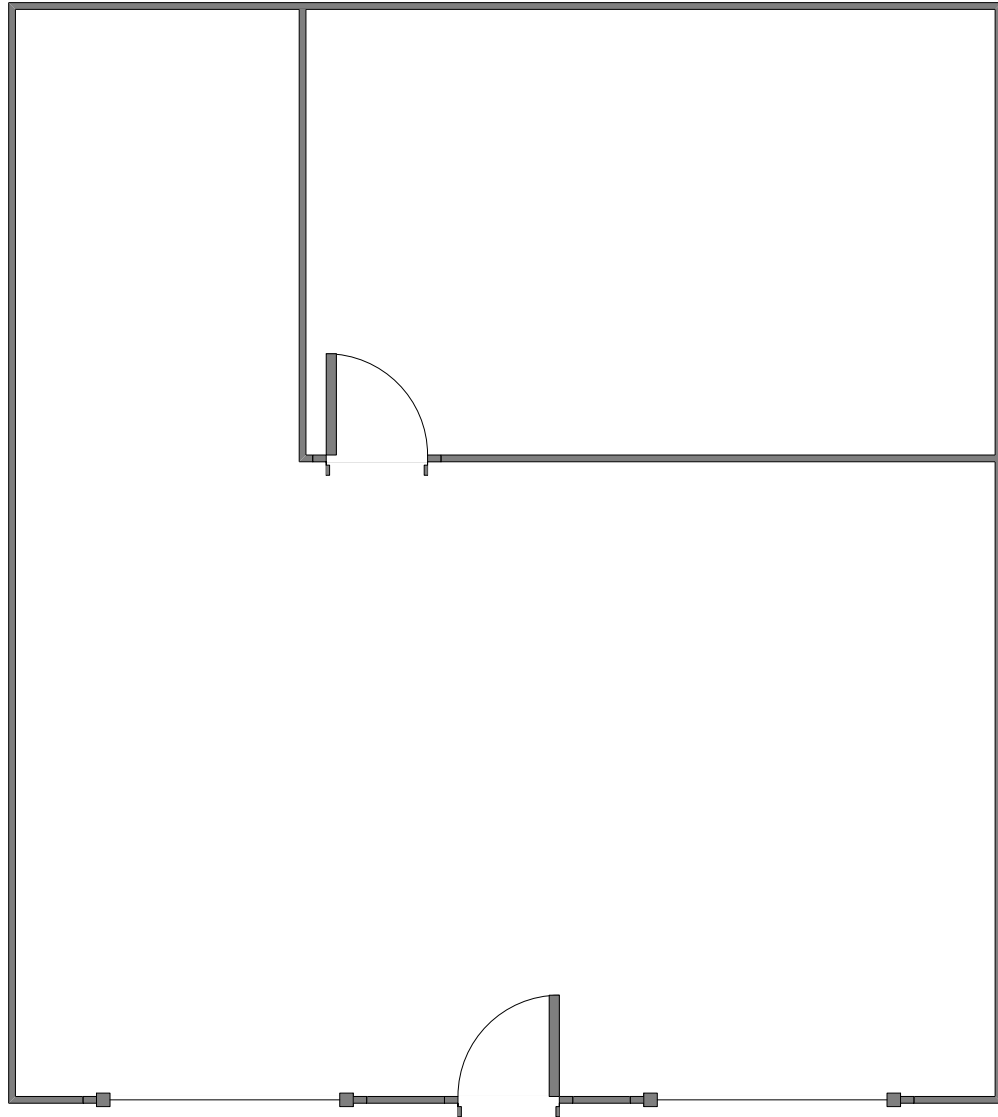
APPROX. 592 SF AVAILABLE
SUITE 304 | SECOND FLOOR



\$1,400/MONTH, FSG*
LEASE RATE



SEPTEMBER 1, 2022
AVAILABILITY



*Landlord Provides HVAC & Electric During Normal Business Hours

Floor Plan Not Fit to Scale; for Reference Purposes Only



PROPERTY PHOTOS



05

EAST AREA MAP



FENTON
MARKETPLACE



FENTON
PARKWAY



SDSU CAMPUS
WEST



SPRINGHILL SUITES®
MARRIOTT

DeVry
University



258,942
VEHICLES PER DAY

2831

CAMINO DEL RIO S

06

AMENITIES MAP



Walmart
VONS
PETSMART
DOLLAR TREE
Fry's

petco
IN-N-OUT
SUBWAY
CVS pharmacy
Starbucks
7-Eleven
DISCOUNT TIRE
Arby's
Carib's Jr.
McDonald's
SOMBRERO
Papa John's

COSTCO WHOLESALE
IKEA
IHOP
Starbucks
McDonald's
ISLANDS
Lowe's

FLAME & BROILER
CVS pharmacy
Burger King
BevMo!
Jamha Juice
unleashed

WOOD RANCH
Yogurtland
WHICH WICH
smash burger
B's
Starbucks
Chick-fil-A
RESTAURANT
BREWHOUSE

RIO VISTA
TROLLEY STATION

FUTURE SDSU
CAMPUS WEST

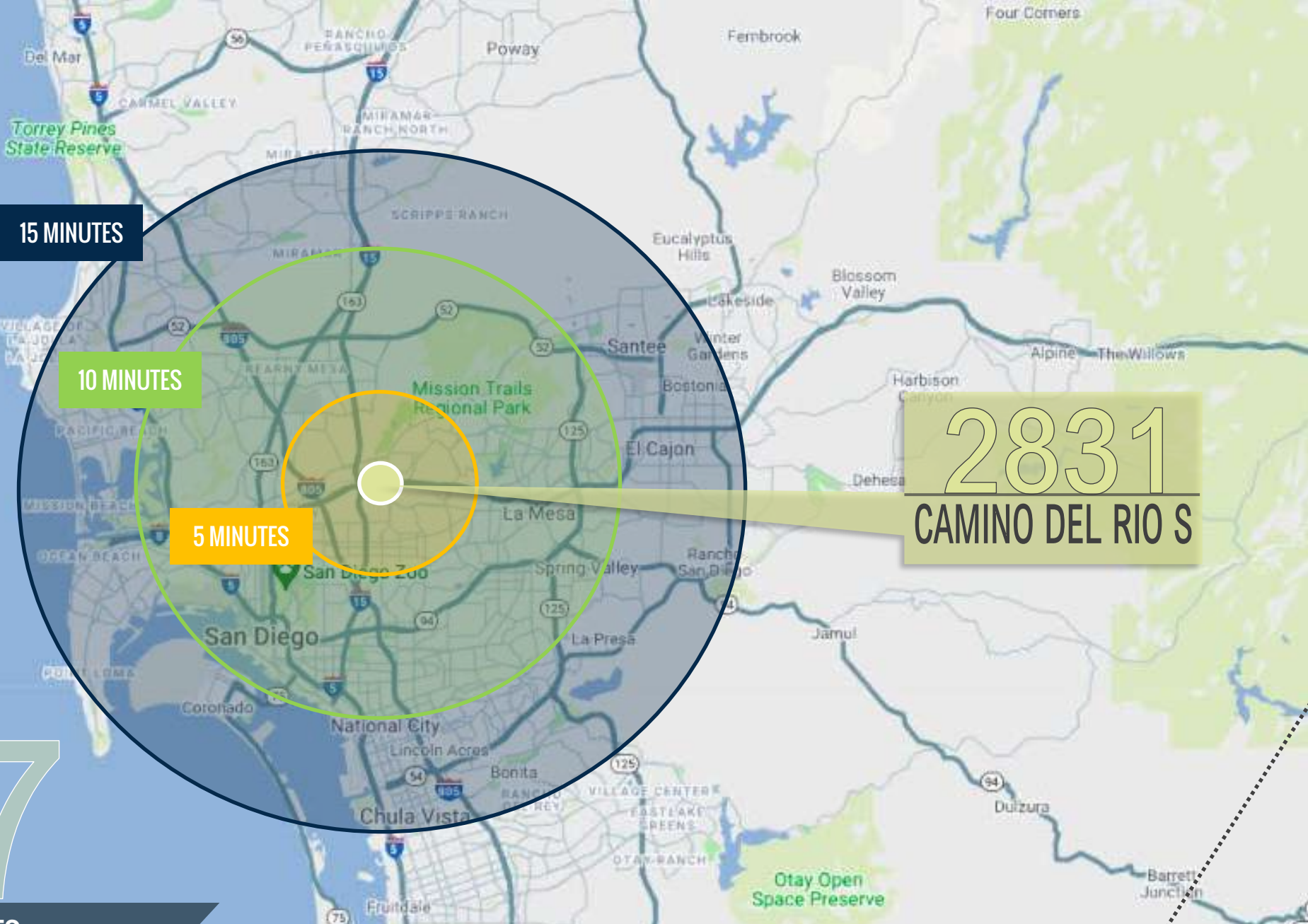
Path Works
BUFFALO WILD WINGS
GameStop
IN-N-OUT
ZALES
THE DIAMOND STORE
Papaya
Michael's
Yard House
TILLYS
NORDSTROM
rack
macy's
TARGET

bloomingdale's
FOREVER 21
NORDSTROM
P.F. CHANG'S
VICTORIA'S SECRET
JCPenney
ZARA
GUCCI
macy's
GUESS
MK
Neiman Marcus
The Cheesecake Factory
WILLIAMS SONOMA
WHITE HOUSE BLACK MARKET

TRADER JOE'S
Marshall's
GOLF GALAXY
Lazy DOG
BevMo!
Puesto
KING'S FISH HOUSE
Starbucks
Coffee

2831
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07

DRIVE TIMES

7

MINUTES

Westfield UTC

12

MINUTES

Westfield UTC

12

MINUTES

Downtown San Diego

30

MINUTES

U.S. - Mexico Border

34

MINUTES

North County

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