

**EFFICIENT FLOOR PLANS RANGING
FROM 633 SF - 2,270 SF**

2831
CAMINO DEL RIO S
San Diego / California 92108



MISSION VALLEY OFFICE SPACE FOR LEASE

COLTON SPEAS

(858) 598-2873

Colton@PacificCoastCommercial.com

Lic. 02062812

TOMMAS GOLIA, CCIM

(858) 598-2891

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FEATURES



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



APPROX. 30,887 SF
TWO BUILDING PROJECT



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



OUTDOOR HALLWAYS & ENTRANCES
EXTERIOR COMMON AREAS



SHORT DISTANCE TO FUTURE CAMPUS
SAN DIEGO STATE UNIVERSITY WEST



AMPLE ONSITE PARKING
5/1,000

1

FLOOR

FLOOR PLAN



SUITE 102
APPROX. 633 SF



LEASE RATE
\$2.50/SF, FSG*



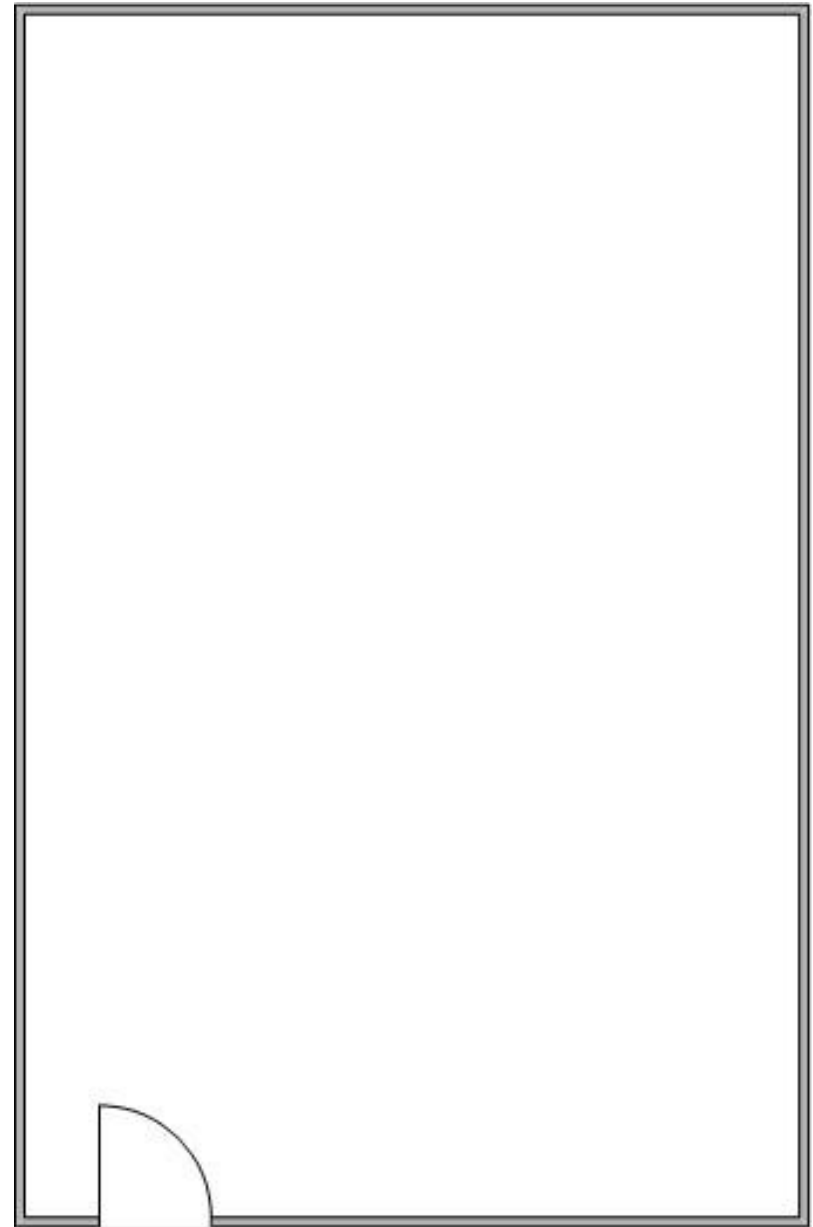
AVAILABLE IMMEDIATELY



SUITE FEATURES
LARGE OPEN OFFICE AREA

* Landlord Provides HVAC & Electric During Normal Business Hours

Floor Plan Not Fit to Scale; for Reference Purposes Only.



1

FLOOR

FLOOR PLAN



SUITE 202

APPROX. 990 SF



LEASE RATE

\$2.50/SF, FSG*



AVAILABLE IMMEDIATELY

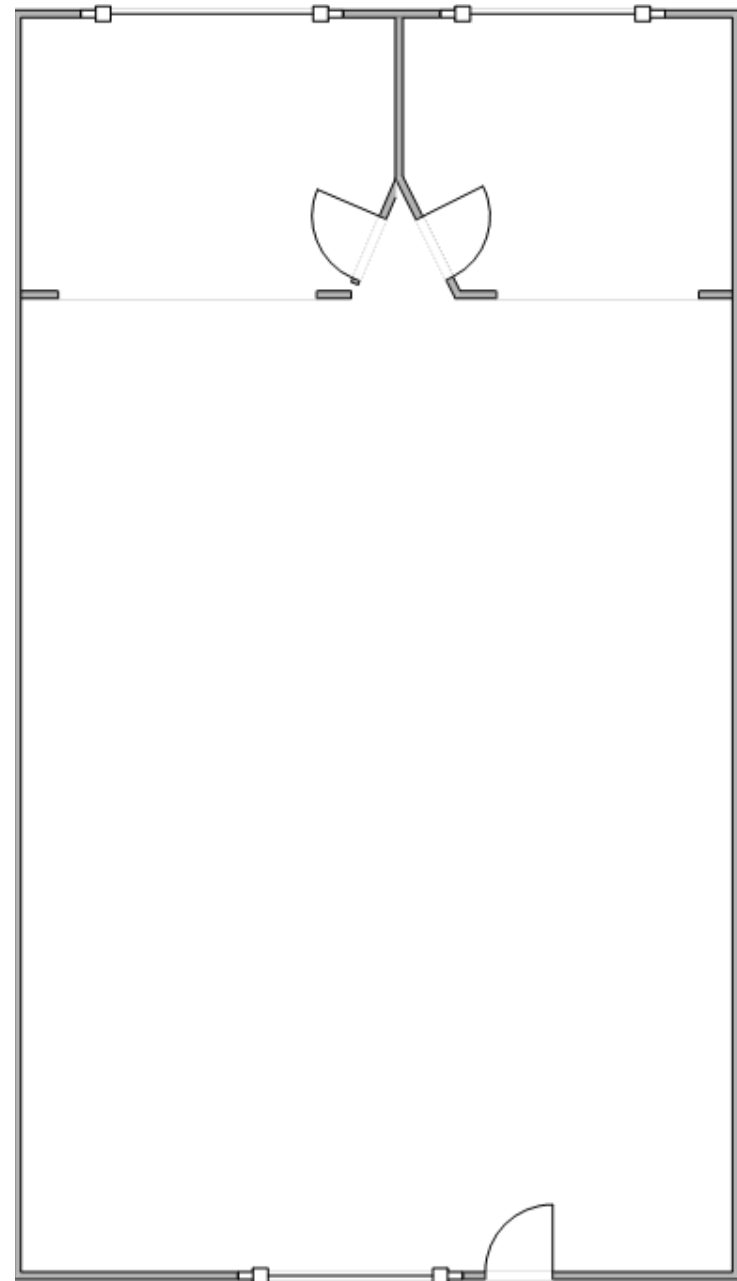


SUITE FEATURES

LARGE OPEN OFFICE AREA
TWO PRIVATE OFFICES

* Landlord Provides HVAC & Electric During Normal Business Hours

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1

FLOOR

FLOOR PLAN



SUITE 209/219

APPROX. 2,270 SF



LEASE RATE

\$2.50/SF, FSG*



AVAILABLE IMMEDIATELY



SUITE FEATURES

FORMER MED SPA WITH 12 TREATMENT ROOMS & IN-SUITE RESTROOM

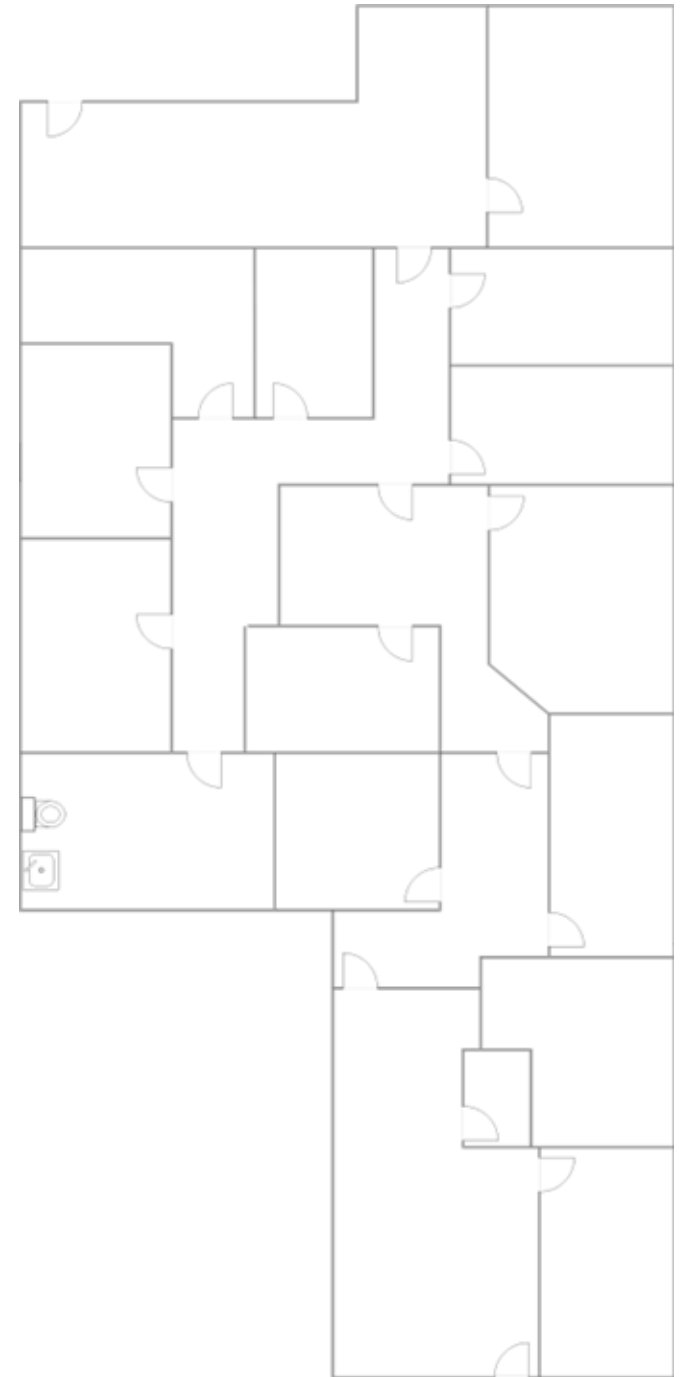


DIVISIBILITY

CONTACT AGENT TO DISCUSS POTENTIAL DEMISING PLANS

* Landlord Provides HVAC & Electric During Normal Business Hours

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2 FLOOR

FLOOR PLAN



SUITE 303
APPROX. 752 SF



LEASE RATE
\$2.30/SF, FSG*



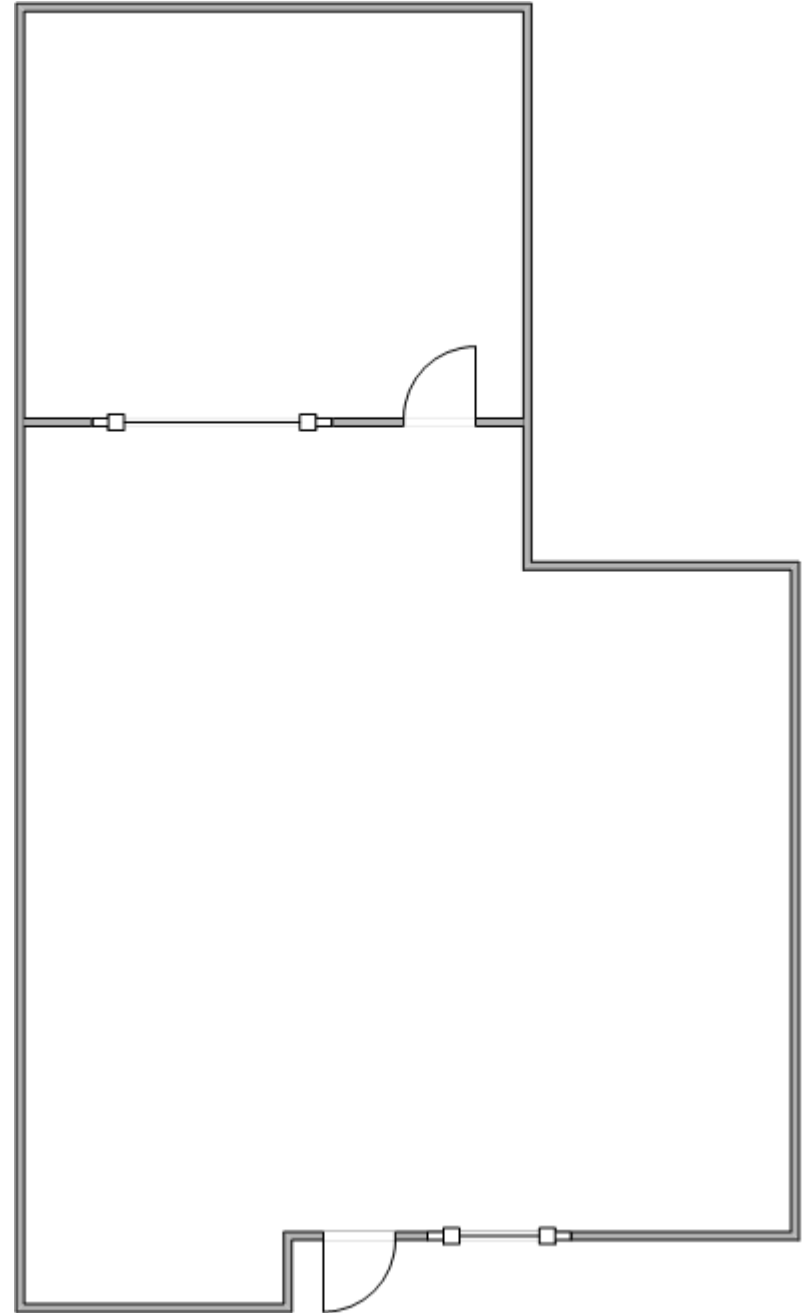
AVAILABLE IMMEDIATELY



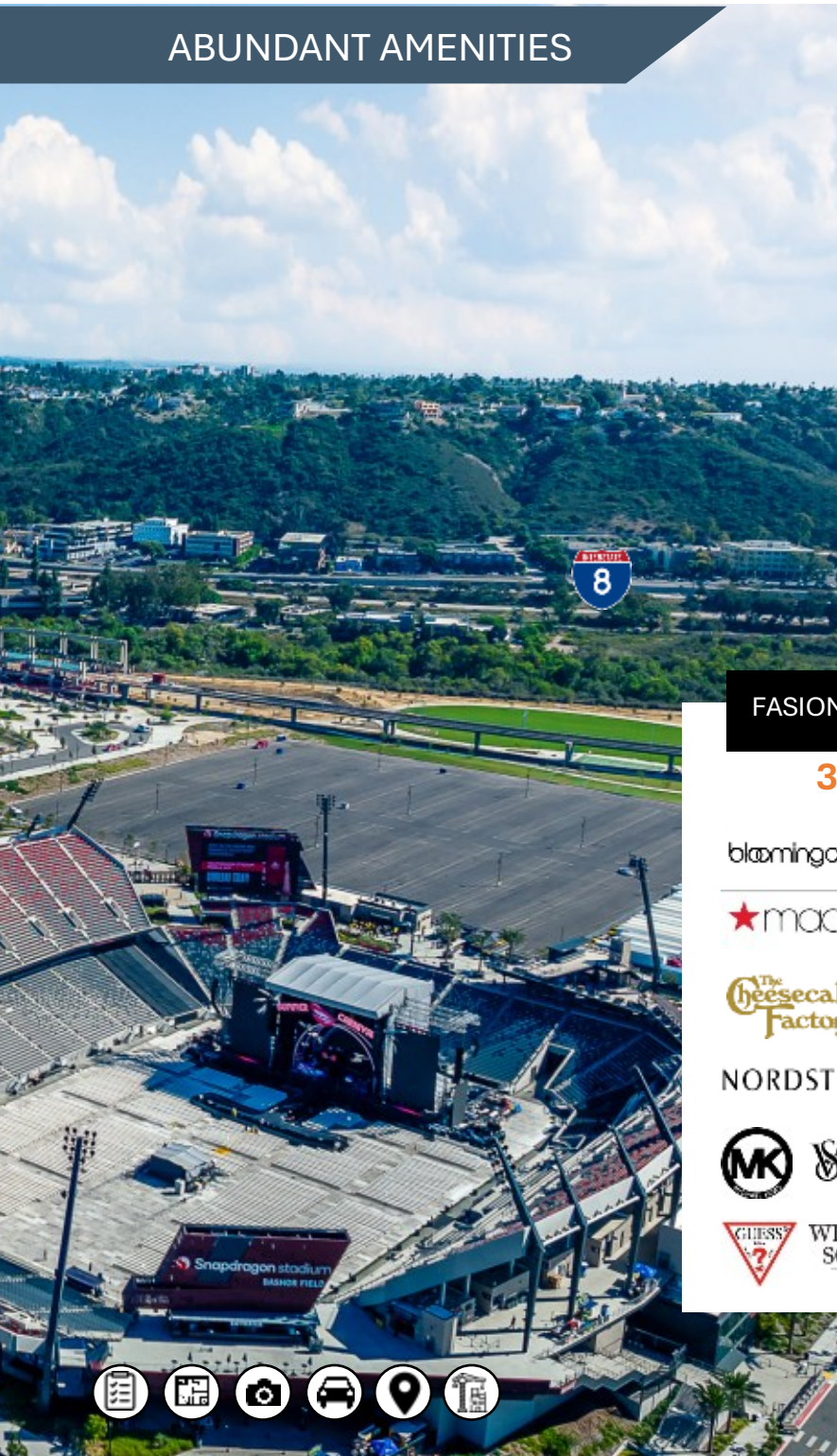
SUITE FEATURES
LARGE OPEN OFFICE AREA
ONE PRIVATE OFFICE

* Landlord Provides HVAC & Electric During Normal Business Hours

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ABUNDANT AMENITIES



The property has **convenient access** to a plethora of **Restaurants, Grocery Stores, Fitness Centers & Hotels.**

Well-served by San Diego's major freeways including the **I-8, I-805, I-5 & Hwy 163.**

Within **5 miles** you will find **39K businesses** employing over **347k people.**

Close Proximity to **Snapdragon Stadium & SDSU Campus West.**

Approx. **7.2 Million SF of Office Space** in the Mission Valley Submarket.

FASION VALLEY MALL

3 Miles



MISSION VALLEY MALL

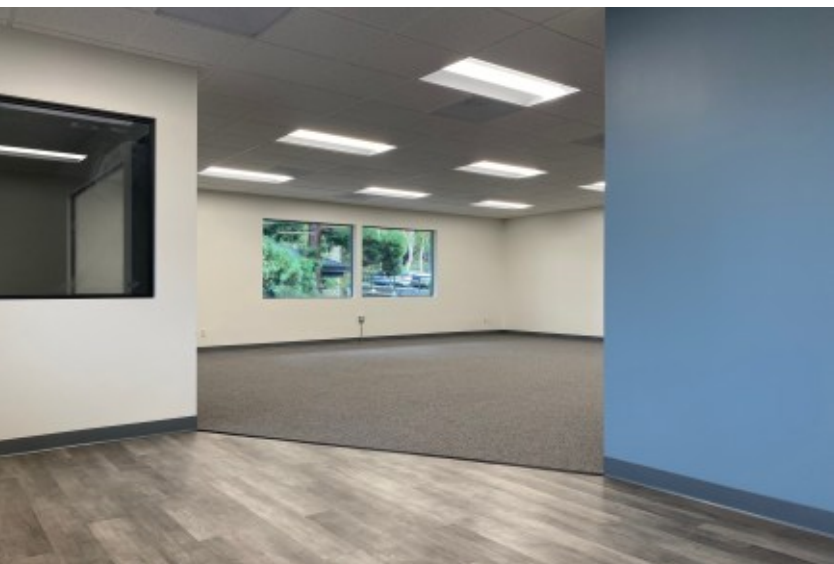
2 Miles

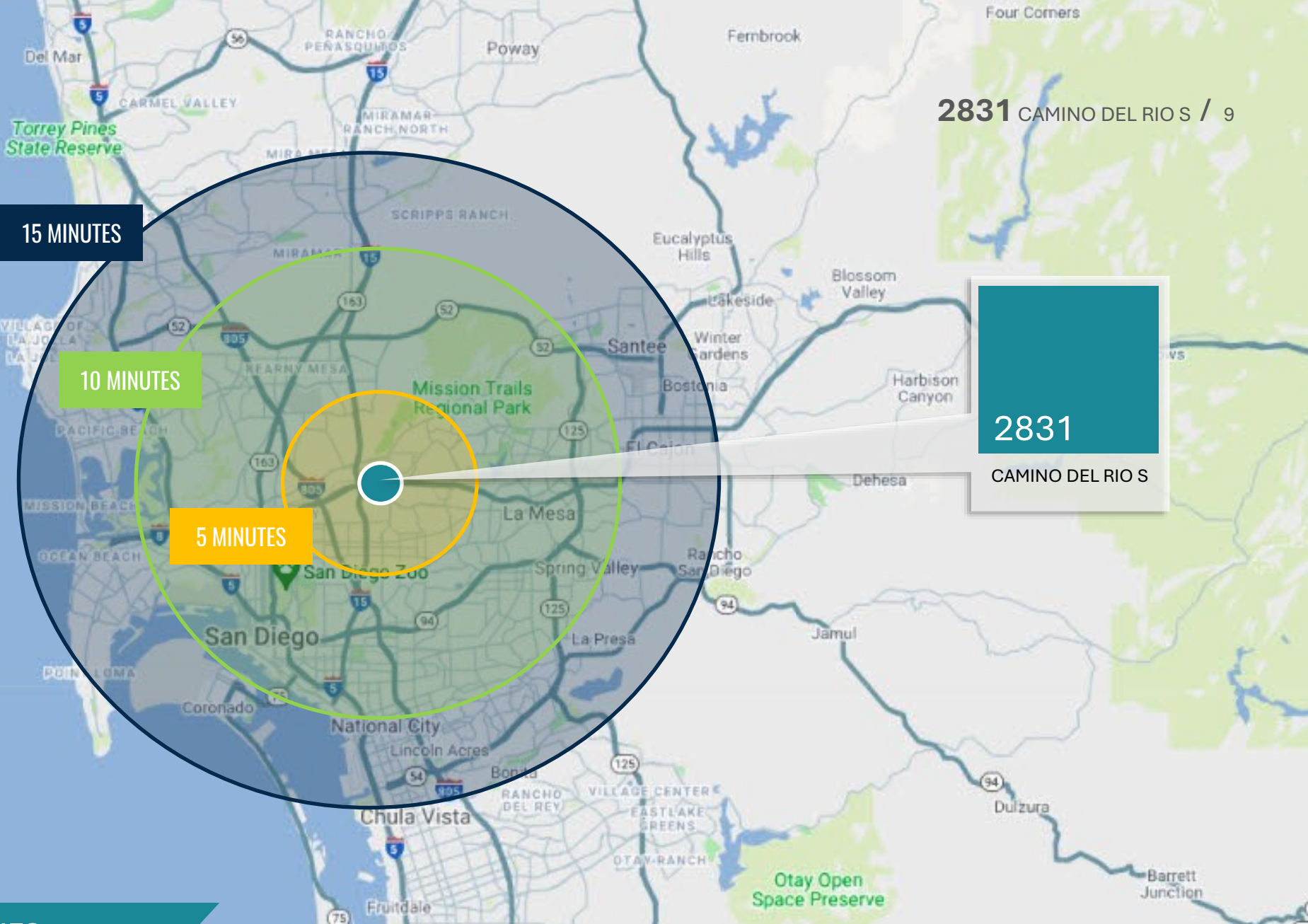


MORE AMENITIES

3 Miles







DRIVE TIMES

5

MINUTES

Mission Valley Mall

12

MINUTES

Beaches

12

MINUTES

Downtown

15

MINUTES

San Diego Intl Airport

18

MINUTES

Chula Vista

34

MINUTES

North County

2831 CAMINO DEL RIO S / 10

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Rio Sur

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

