

SAN DIEGO  
CALIFORNIA  
92108

2831 RIO SUR

CAMINO DEL RIO S



Approx. 752 - 2,006 SF Office Suites for Lease

**COLTON SPEAS**

Broker Associate  
(858) 598-2873  
Colton@PacificCoastCommercial.com  
Lic. 02062812

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01



## 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



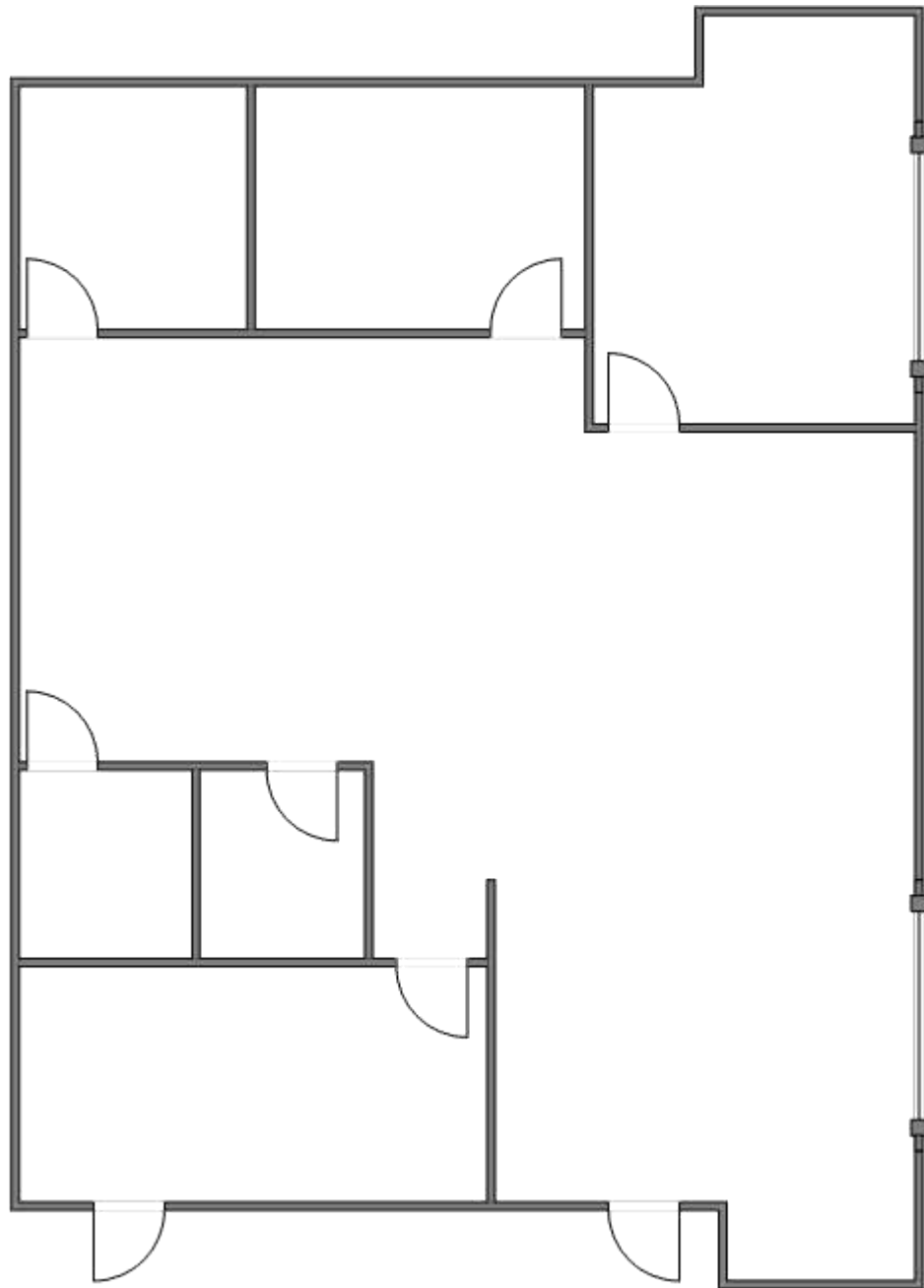
APPROX. 2,006 SF AVAILABLE  
SUITE 206 & 207 | FIRST FLOOR



\$2.25/SF, FSG\*  
LEASE RATE



30 DAYS NOTICE  
AVAILABILITY



\*Landlord Provides HVAC & Electric During Normal Business Hours

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

# 03

## FLOOR PLAN



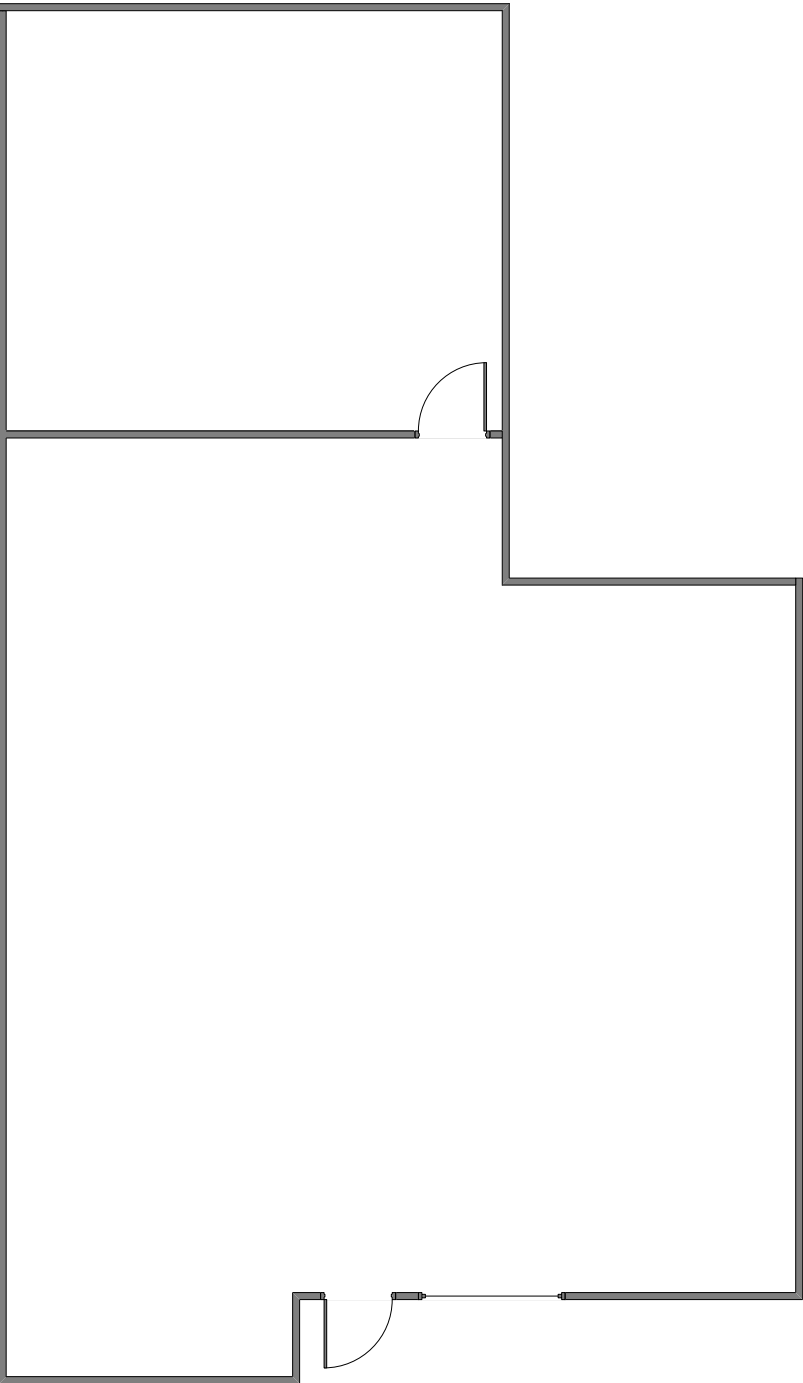
APPROX. 752 SF AVAILABLE  
SUITE 303 | SECOND FLOOR



\$1,750/MONTH, FSG\*  
LEASE RATE



AVAILABLE APRIL 1, 2023  
AVAILABILITY



\*Landlord Provides HVAC & Electric During Normal Business Hours

Floor Plan Not Fit to Scale; for Reference Purposes Only





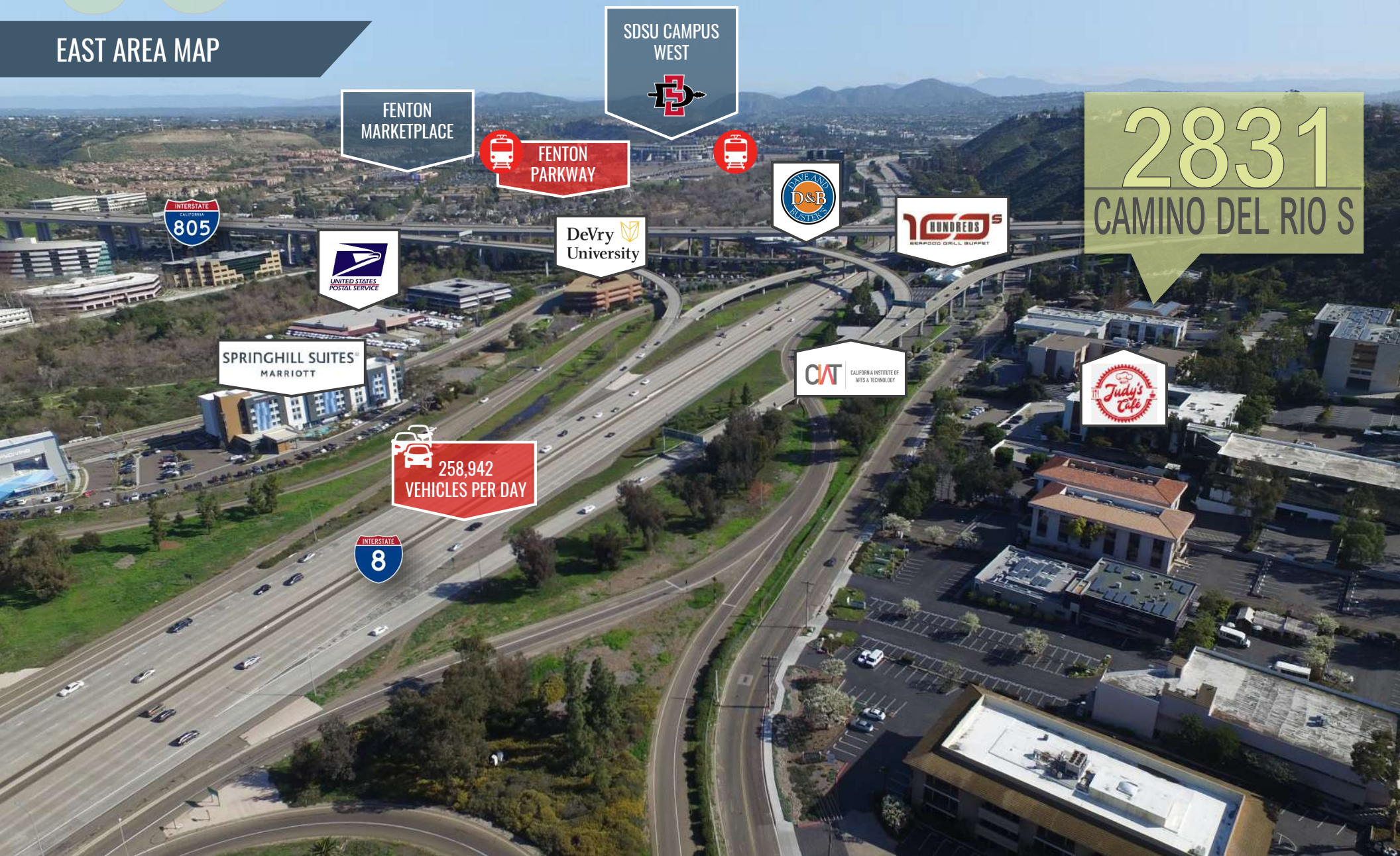
## PROPERTY PHOTOS





05

EAST AREA MAP



FENTON  
MARKETPLACE



FENTON  
PARKWAY



SDSU CAMPUS  
WEST



DeVry  
University



1000'S  
RAPID GRILL BURRITO

CIT  
CALIFORNIA INSTITUTE OF  
ARTS & TECHNOLOGY



SPRINGHILL SUITES®  
MARRIOTT



258,942  
VEHICLES PER DAY



2831  
CAMINO DEL RIO S



# 06

## AMENITIES MAP



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

WOOD RANCH  
YOGURTland  
WHICH WICH?  
smash burger  
BS  
Starbucks  
Chick-fil-A  
RESTAURANT  
BREWHOUSE

Walmart  
VONS  
PETSMART  
DOLLAR TREE  
Fry's

COSTCO WHOLESALE  
IHOP  
ISLANDS  
Starbucks  
McDonald's  
IKEA  
LOWE'S

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

RIO VISTA TROLLEY STATION

FUTURE SDSU CAMPUS WEST

bloomingdale's  
FOREVER 21  
NORDSTROM  
P.F. CHANG'S  
VICTORIA'S SECRET  
JCPenney  
ZARA  
GUCCI  
macy's  
Neiman Marcus  
The Cheesecake Factory

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

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

2831  
CAMINO DEL RIO S





15 MINUTES

10 MINUTES

5 MINUTES

2831  
CAMINO DEL RIO S

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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08

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