



2615 PEPPERTREE II

Camino Del Rio S, San Diego, CA 92108

Approx. 1,099 SF Office Suite for Lease

COLTON SPEAS

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NATALIE JONES

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PROPERTY OVERVIEW



2615 Camino Del Rio S
San Diego, CA 92108



Approx. 24,886 SF
Professional Office Building

LOCATED IN THE HEART OF MISSION VALLEY



Direct Access Via I-805, I-15, I-8, Hwy 163 and Texas Street



Natural Light - Expansive Window Lined Office Suites



Surrounded by an Abundance of Amenities—Westfield Mission Valley, Fashion Valley, Hazard Center, Fenton Marketplace, Future SDSU Campus West, & More



Short Distance to Future San Diego State University West Campus



Walking Distance to Public Transportation



Freeway Visible on I-8 Freeway

220,704
Vehicles Per Day
I-8 Freeway

52,403
Businesses (5 Mile)





4-Story
Elevator Served



Ample
Onsite Parking



AT&T & Cox
Fiber Connectivity



Low Core Factor
(10%)

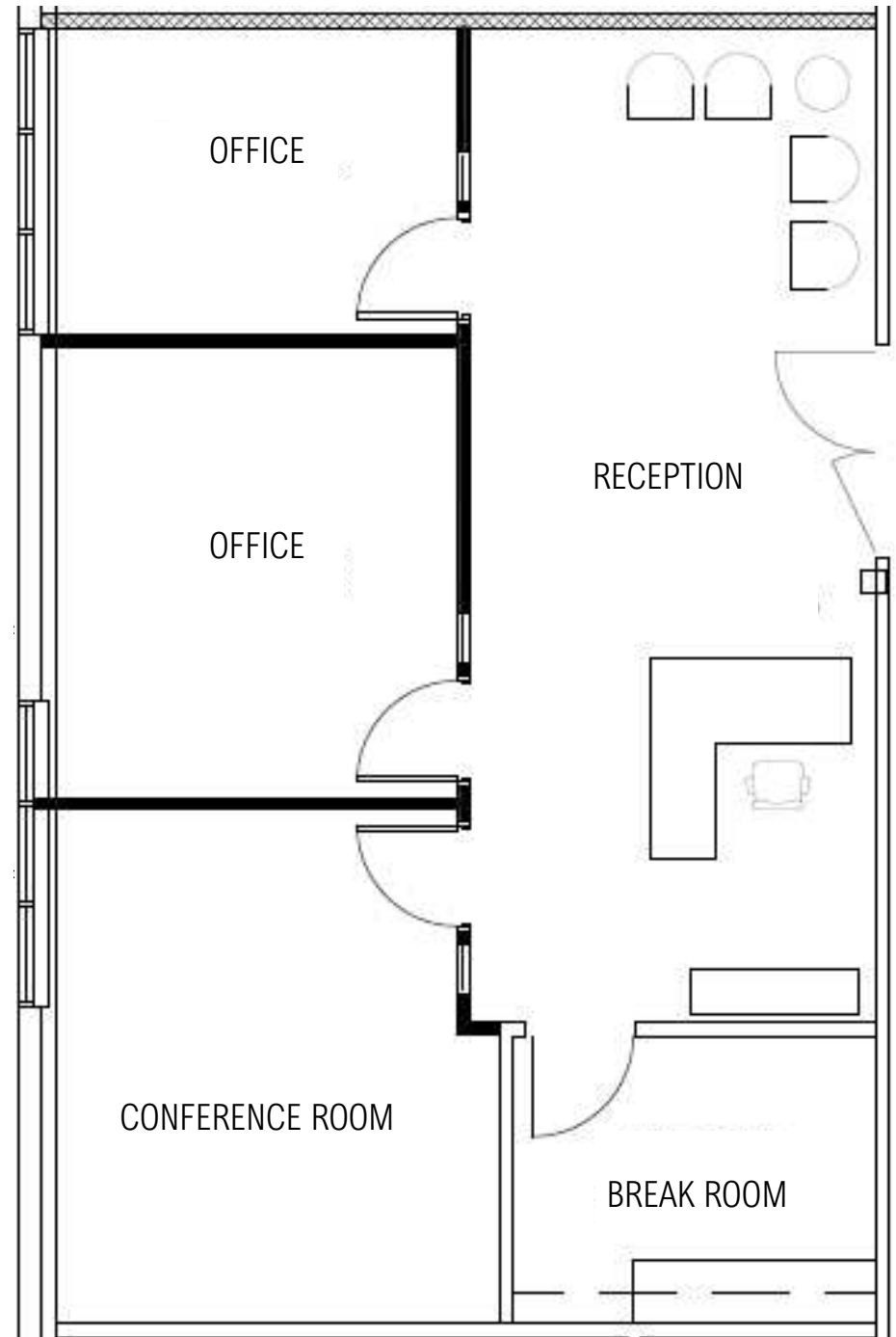


AVAILABILITY

FLOOR 1

Suite 103

- > Approx. 1,099 SF
- > \$2.45/SF, FSG*
- > Two Private Offices, Conference Room, Reception & Break Room
- > Available Immediately



*Landlord Provides HVAC and Utilities During Normal Business Hours

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



PROPERTY PHOTOS



NEARBY AMENITIES

FASION VALLEY MALL



HAZARD CENTER



2615
CAMINO DEL RIO S

220,704
VEHICLES PER DAY

288,068
VEHICLES PER DAY

MISSION VALLEY MALL



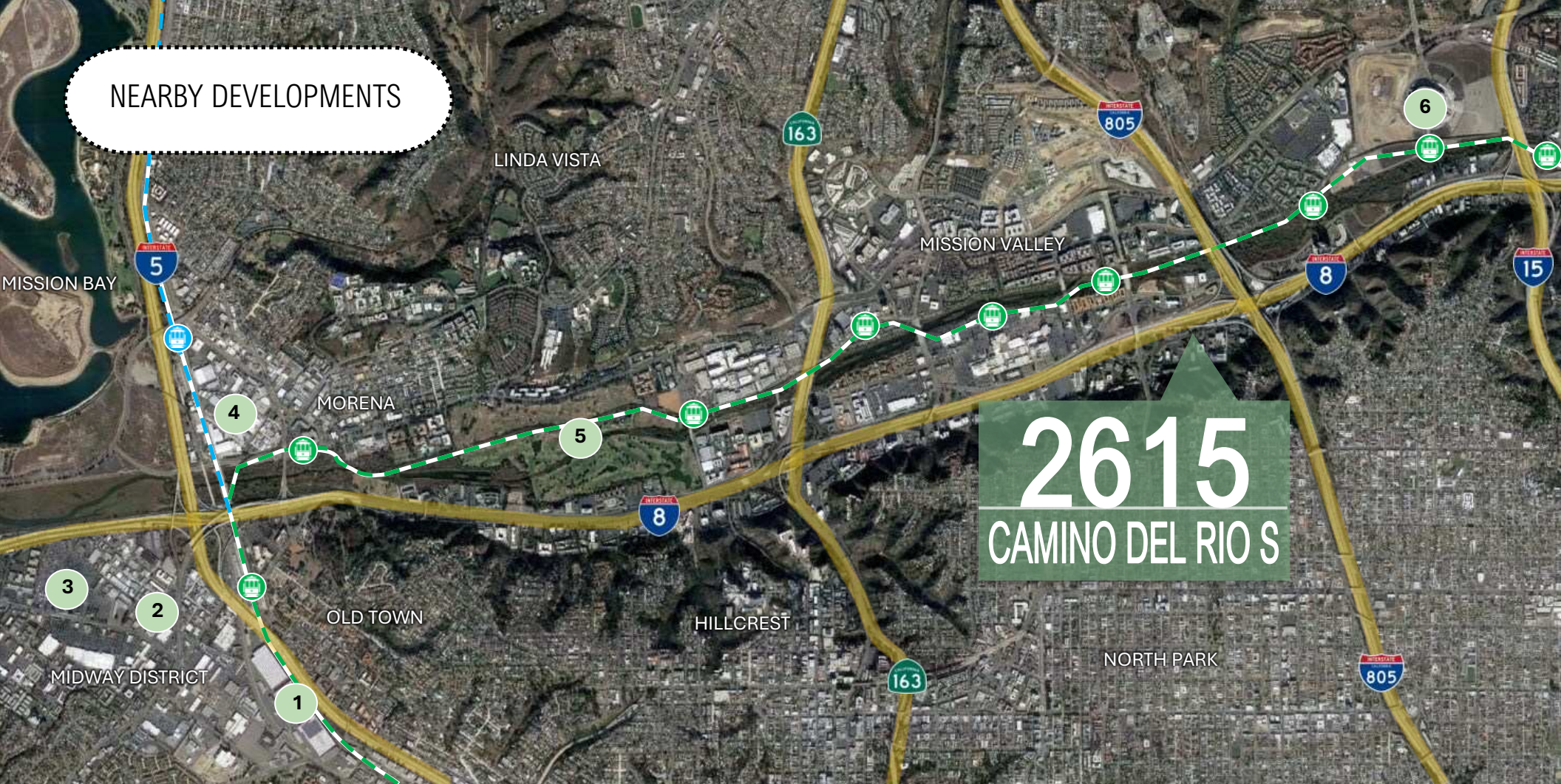
Gravity Heights



TRADER JOE'S the Habit Burger Grill BevMo!



NEARBY DEVELOPMENTS



2615
CAMINO DEL RIO S



1
NAVWAR REDEVELOPMENT
NAVY + SANDAG
70-Acre Airport Serving
Transportation Hub
Navy Facilities, Commercial
Space, & Up to 10,000
Residential Units



2
MIDWAY COMMUNITY
PLAN UPDATE
Extensive Mobility &
Infrastructure Updates. Only
300K of Commercial
Development Planned Proposed
Density Increase of 10,155
Residential Units



3
SPORTS ARENA
REDEVELOPMENT
MIDWAY RISING
48-Acre SF Development
20 Acres of Public Parks
250,000 SF Commercial Space
4,250 Housing Units



4
MORENA CORRIDOR
SPECIFIC PLAN
280-Acre Mixed-Use Village
Enhancement. Pedestrian, Re-
tail & Residential Oriented
Proposed Density Increase of
6,050 Residential Units



5
RIVERWALK
MISSION VALLEY
200-Acre Development Project
152,000 SF Retail, 1 M SF Office
New Transit Station, 97-Acre
Parks 4,300 Apartments and
Condos



6
SDSU MISSION VALLEY
UNIVERSITY & COMMUNITY
80-Acre Park & 34-Acre River
Park 35,000 Seat Stadium
1.6 M SF Research/Innovation
95,000 SF Retail & 400
Hotel Rooms

15 MINUTES

10 MINUTES

5 MINUTES

2615
CAMINO DEL RIO S

DRIVE TIMES

5

MINUTES
Fashion Valley

6

MINUTES
North Park

12

MINUTES
Downtown San Diego

30

MINUTES
U.S. - Mexico Border

34

MINUTES
North County



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