

SAN DIEGO
CALIFORNIA
92108

2831 RIO SUR

CAMINO DEL RIO S



Approx. 752 - 1,012 SF Office Suites for Lease

COLTON SPEAS

Broker Associate
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Lic. 02062812

TOMMAS GOLIA, CCIM

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PROPERTY FEATURES



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



APPROX. 30,000 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



02

FLOOR PLAN



GROUND FLOOR

SUITE 203 | APPROX. 1,012 SF



LEASE RATE

\$2.30/SF, FSG*

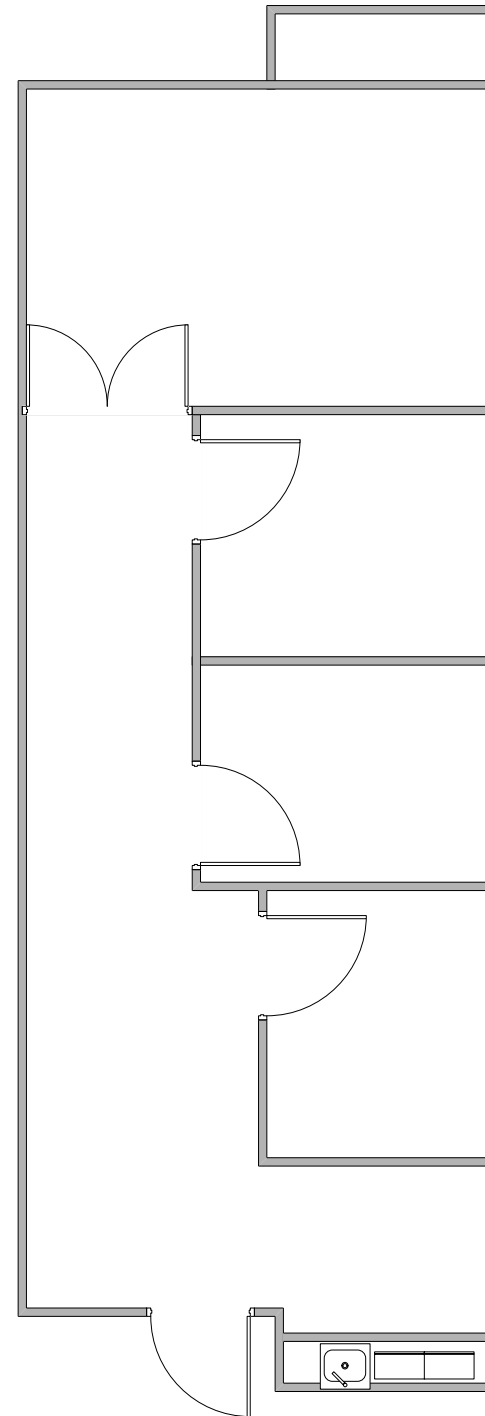


AVAILABLE IMMEDIATELY



SUITE FEATURES

THREE PRIVATE OFFICES, CONFERENCE ROOM, KITCHENETTE,
GROUND FLOOR SUITE ACCESS FROM THE REAR PARKING LOT



* Landlord Provides HVAC & Electric During Normal Business Hours

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

03

FLOOR PLAN



SECOND FLOOR

SUITE 303 | APPROX. 752 SF



LEASE RATE

\$1,750/Month, FSG*

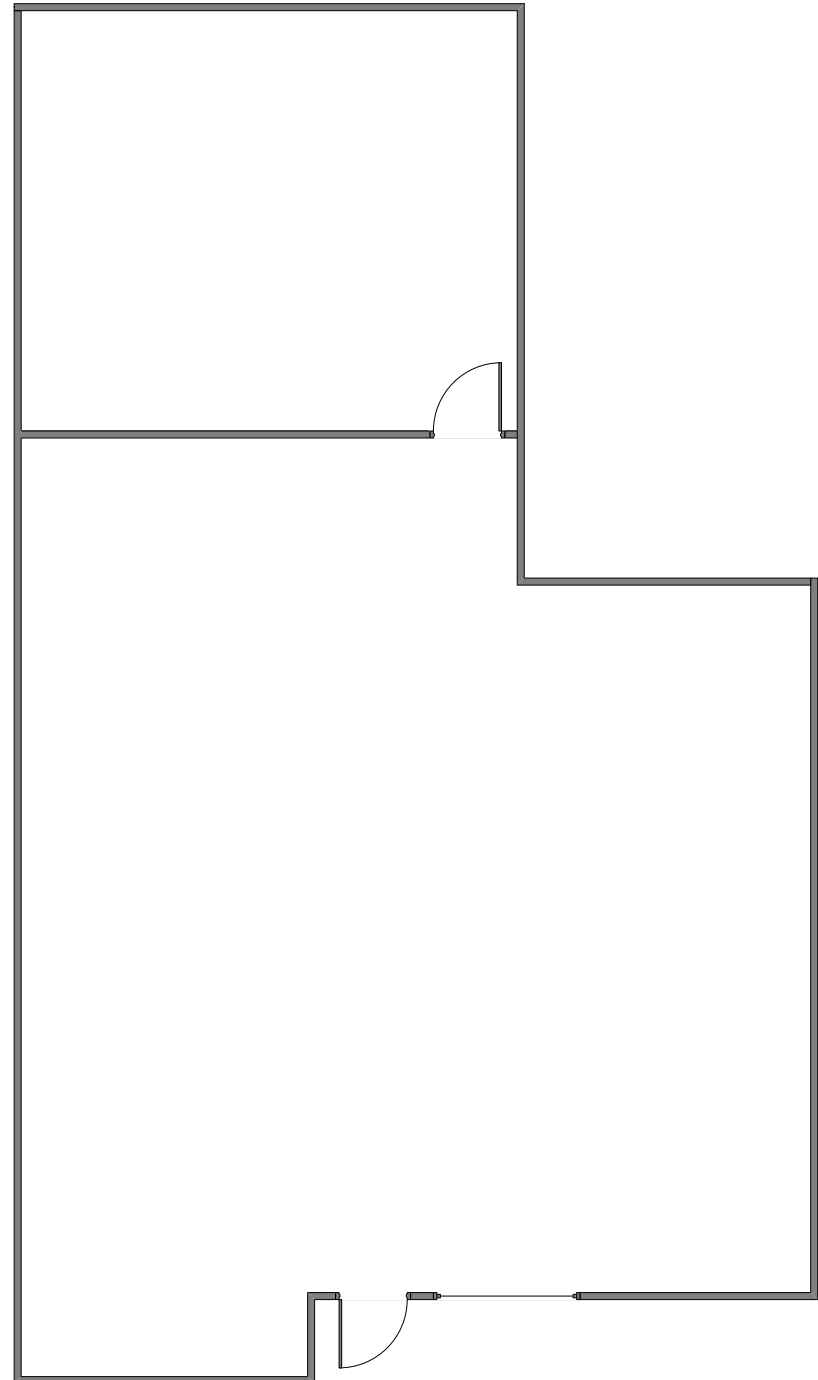


AVAILABLE IMMEDIATELY



SUITE FEATURES

LARGE OPEN OFFICE AREA, ONE PRIVATE OFFICE



* Landlord Provides HVAC & Electric During Normal Business Hours

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

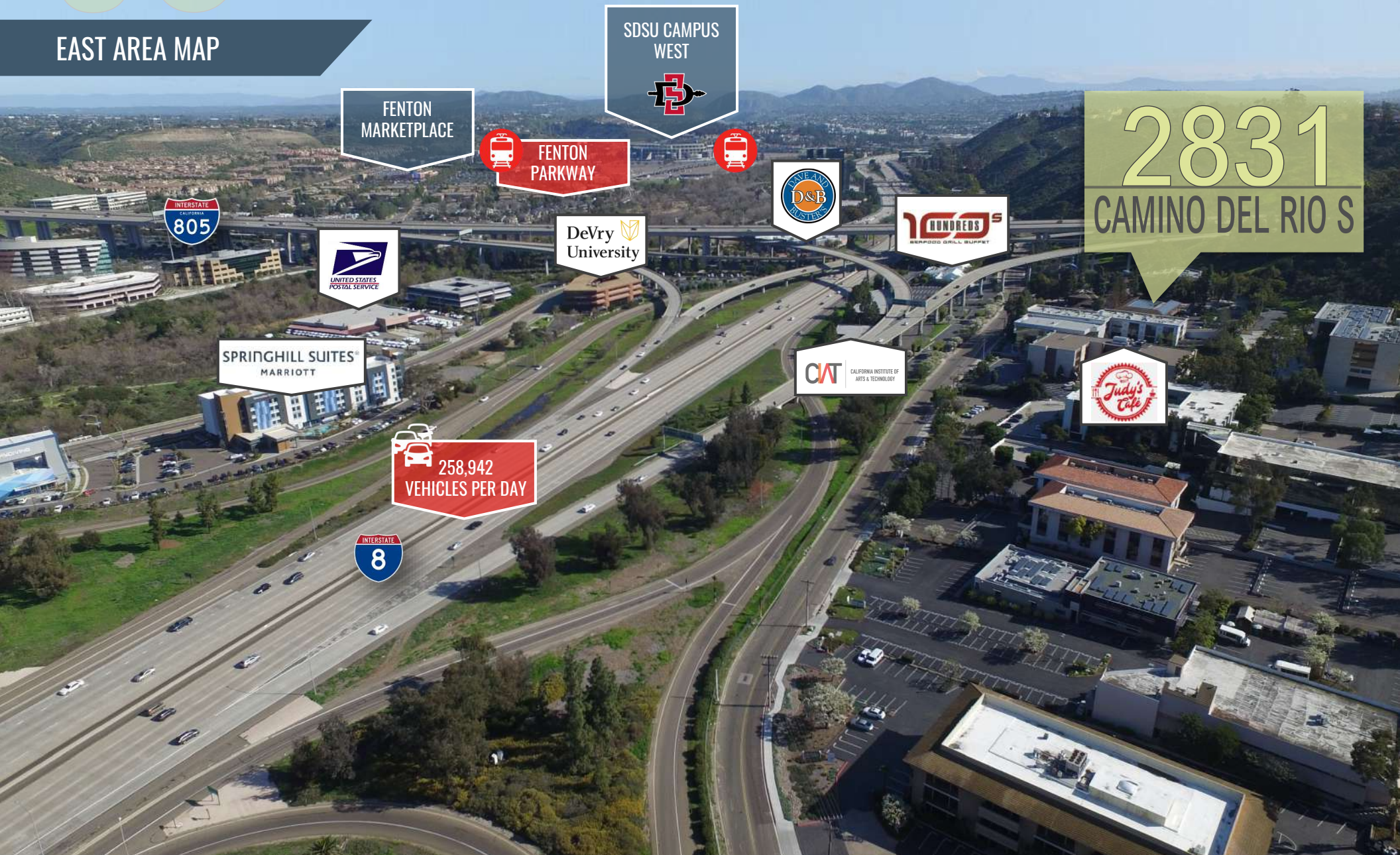


PROPERTY PHOTOS



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EAST AREA MAP



FENTON MARKETPLACE

SDSU CAMPUS WEST

FENTON PARKWAY

2831
CAMINO DEL RIO S

INTERSTATE CALIFORNIA 805



DeVry University



1000'S PIZZERIA GRILL MUFFET

SPRINGHILL SUITES MARRIOTT

CIT CALIFORNIA INSTITUTE OF ARTS & TECHNOLOGY



258,942 VEHICLES PER DAY

INTERSTATE 8

06

AMENITIES MAP



Walmart
VONS
 PET SMART
 DOLLAR TREE
 Fry's

petco
 IN-N-OUT BURGER
 SAL PASTOR
 CVS pharmacy
 STARBUCKS COFFEE
 7 ELEVEN
 DISCOUNT TIRE
 Arby's
 Carib's Jr.
 McDonald's
 SOMBRERO
 Pato Loco

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

FLAME & BROILER
 CVS pharmacy
 BURGER KING
 Jamha Juice
 Ralph's
 BevMo!
 unleashed

WOOD RANCH
 Yogurtland
 WHICH WICH
 smash burger
 Chick-fil'd
 RESTAURANT BREWHOUSE
 STARBUCKS COFFEE

RIO VISTA TROLLEY STATION

FUTURE SDSU CAMPUS WEST

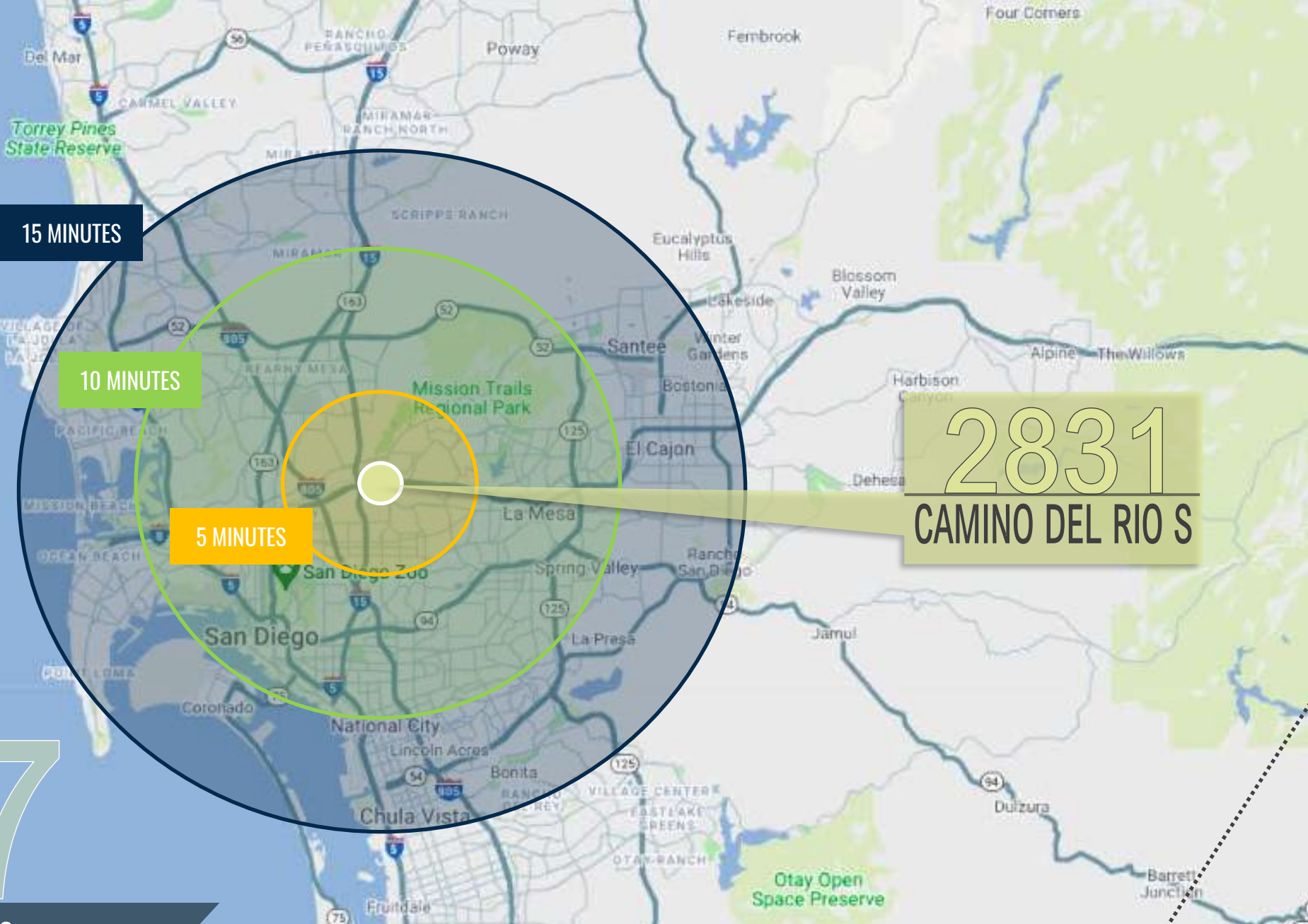
blomingdales
 BANANA REPUBLIC
 FOREVER 21
 NORDSTROM
 P.F. CHANG'S
 VICTORIA'S SECRET
 JCPenney
 GUESS
 MK
 Neiman Marcus
 Williams SONOMA
 The Cheesecake Factory
 GUCCI
 ZARA
 macy's

Path & Body Works
 BUFFALO WILD WINGS
 GameStop
 IN-N-OUT BURGER
 ZALES THE DIAMOND STORE
 Papaya
 Yard House
 NORDSTROM
 rack
 OUTBACK STEAKHOUSE
 Michaels
 TILLYS
 macy's
 TARGET

TRADER JOE'S
 Lazy DOG
 Marshalls
 BevMo!
 GOLF GALAXY
 Kings FISH BOAT
 Puesto
 Starbucks COFFEE
 Coffee Shop

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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