

LIMITED-TIME OFFER

**\$2.00/SF FOR THE FIRST 6 MONTHS WITH A MINIMUM 3-YEAR
LEASE SIGNED BY 12/31/2025**



2615

PEPPERTREE II

Camino Del Rio S, San Diego, CA 92108

Approx. 1,099 SF Office Suite for Lease

COLTON SPEAS

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

TOMMAS GOLIA, CCIM

(858) 598-2891
Tommas@PacificCoastCommercial.com
Lic. 01890744


**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

 **PIT**
Commercial Real Estate

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%)



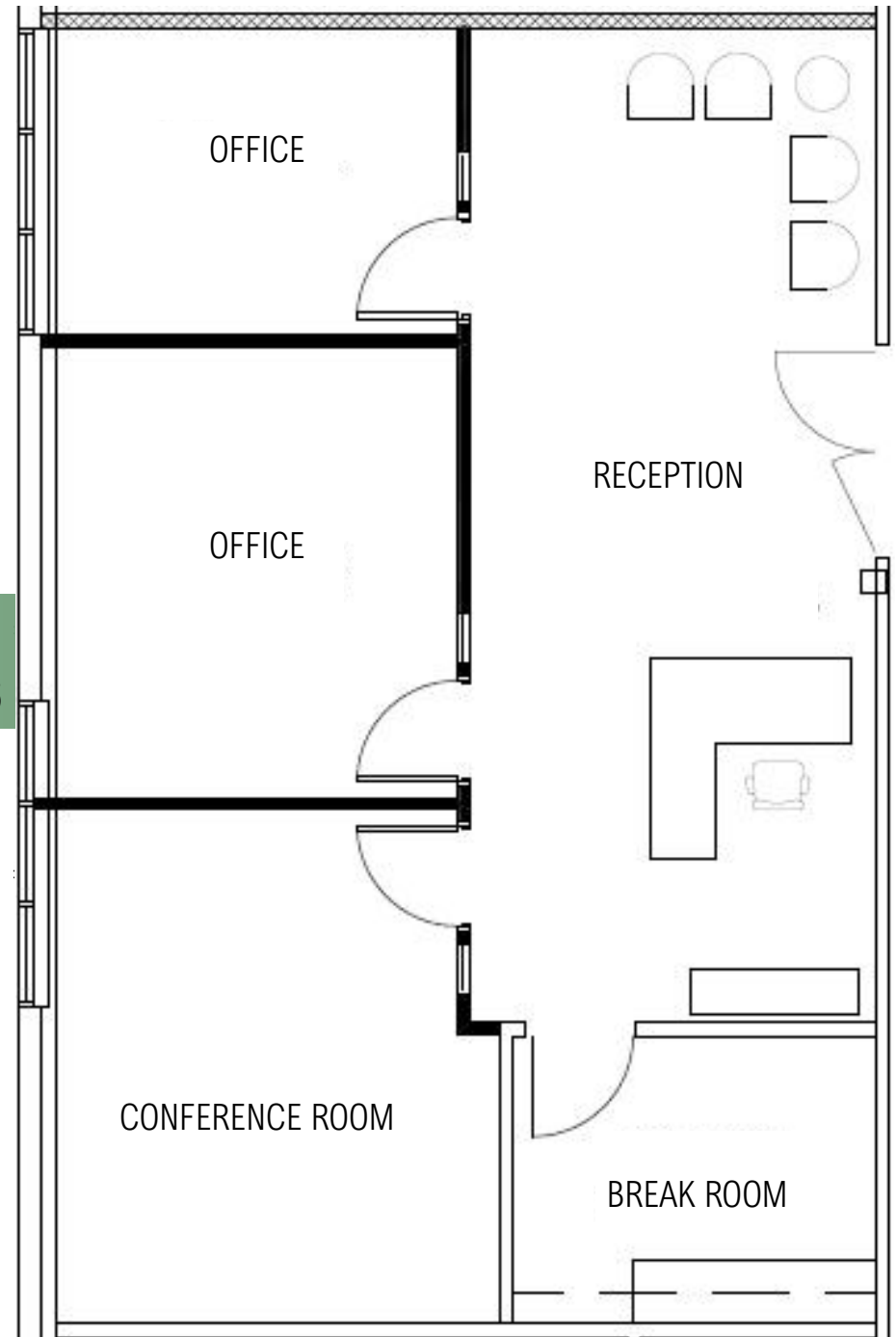
AVAILABILITY

FLOOR 1 Suite 103

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

*Limited-Time Offer:

\$2.00/SF for the first 6 months and \$2.45/SF thereafter with annual escalations and with a minimum 3-year lease signed by 12/31/2025



** 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

bloomingdales Neiman Marcus MK VICTORIA'S SECRET
 ★ macy's FOREVER 21
 The Cheesecake Factory P.F. CHANG'S GUESS? WILLIAMS SONOMA
 NORDSTROM BANANA REPUBLIC ZARA WHITE HOUSE BLACK MARKET



288,068
VEHICLES PER DAY

HAZARD CENTER

WOOD RANCH BBQ & GRILL BJ's Chick-fil-A
 WHICH WICH? SUPERIOR SANDWICHES FIG TREE CAFE
 a coffee & bakery



2615
CAMINO DEL RIO S



220,704
VEHICLES PER DAY

MISSION VALLEY MALL

NORDSTROM rack ★ macy's TARGET STARBUCKS COFFEE AMC
 24 FITNESS Michaels Where Creativity Happens
 Yard House OUTBACK STEAKHOUSE IN-N-OUT BURGER BUFFALO WILD WINGS Broken Wings

Gravity Heights



SHAKE SHACK



the Habit Burger Grill



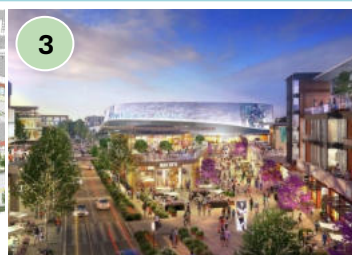
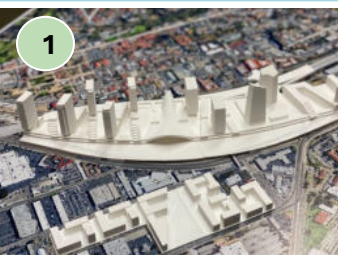
DSW DESIGNER SHOE WAREHOUSE



NEARBY DEVELOPMENTS



2615
CAMINO DEL RIO S



NAVWAR REDEVELOPMENT NAVY + SANDAG

70-Acre Airport Serving Transportation Hub Navy Facilities, Commercial Space, & Up to 10,000 Residential Units

MIDWAY COMMUNITY PLAN UPDATE

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

SPORTS ARENA REDEVELOPMENT MIDWAY RISING

48-Acre SF Development 20 Acres of Public Parks 250,000 SF Commercial Space 4,250 Housing Units

MORENA CORRIDOR SPECIFIC PLAN

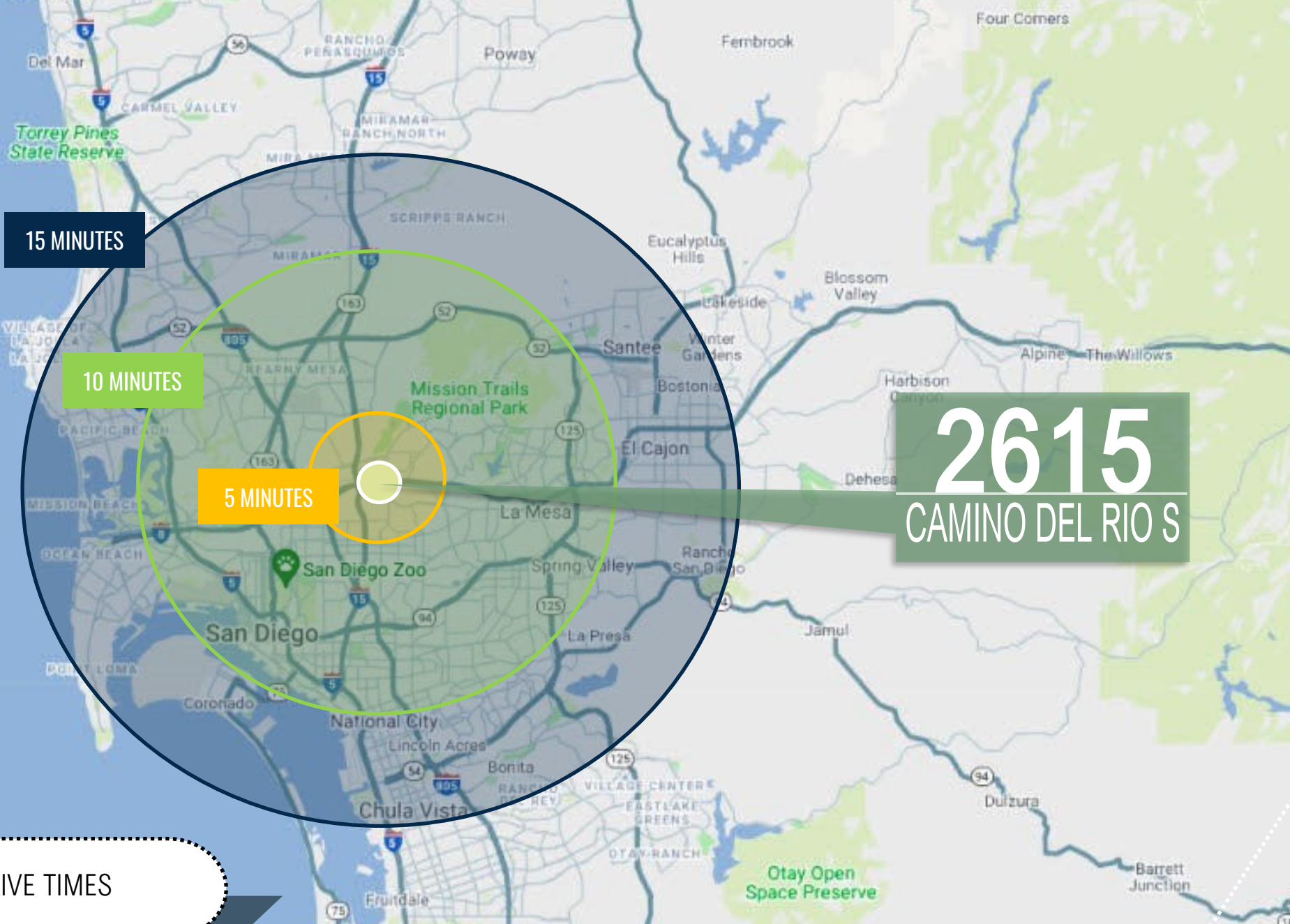
280-Acre Mixed-Use Village Enhancement. Pedestrian, Retail & Residential Oriented Proposed Density Increase of 6,050 Residential Units

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

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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OFFICE (619) 469-3600 | 10721 Trenea St., Ste 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

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