

FOR LEASE

3033

CAMINO DEL RIO NORTH

SAN DIEGO, CA 92108



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

DIVISIBLE UP
TO 5,000 SF

Camino Del Rio N

HIGHLY PRIVATE LOCATION
**RARE ± 10,351 SF STORAGE
YARD IN MISSION VALLEY**

APPROXIMATELY 3,000 SF STRUCTURE | CENTRALLY LOCATED

PROPERTY HIGHLIGHTS

RARE STORAGE YARD IN MISSION VALLEY

LOT SIZE: ±10,351 SF

AVAILABILITY: 30 - DAY

DIVISIBLE: UP TO 5,000 SF

YARD: FULLY-FENCED IN

STRUCTURE: APPROXIMATELY 3,000 SF

OTHER FEATURES:

- HIGHLY PRIVATE LOCATION
- CENTRALLY LOCATED
- DEDICATED PRIVATE DRIVEWAY

POWER AVAILABLE

LEASE RATE: **\$ 0.90 / SF**

Driveway easement
must be kept open

Information deemed reliable but not guaranteed. Subject to errors, omissions, change or withdrawal without notice. Broker assumes no liability.

PHOTO GALLERY

DEDICATED PRIVATE
DRIVEWAY

+/- 5,000 SF *

LOT B

+/- 9,791 SF *

LOT A

*Measured by Google Earth. Tenant to measure SF.

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**CENTRALLY
LOCATED**

HIGHLY PRIVATE LOCATION WITH EASY FREEWAY ACCESS



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This property's strategic location and zoning make it a valuable asset for business operators seeking a presence in a high-demand area.

This flexible leasing opportunity includes $\pm 9,791$ SF and $\pm 5,000$ SF yard spaces, available individually or combined for a total of $\pm 14,791$ SF. The property features a dedicated private driveway, offering privacy, security, and convenient access. Located in a highly private yet centrally positioned area, the site is ideal for outdoor storage, contractor yard use, or other commercial needs that benefit from flexibility and discretion.

Available within 30 days – contact broker for details.

- **LOT A**
Lease Rate: \$4,500 / month
- **LOT B**
Lease Rate: \$8,811.90 / month
- **LOT A & LOT B**
Lease Rate: \$13,311.90 / month

3033 CAMINO DEL RIO S

LOT A

Lot Size: $\pm 5,000$ SF

Available: July, 11 2025

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LOT B

Lot Size: $\pm 9,791$ SF

Available: July, 11 2025

3033 CAMINO DEL RIO N

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Mission Valley, a thriving commercial center, providing quality jobs and unmatched retail amenities.

Just minutes away from the San Diego International Airport and within easy reach of all that San Diego has to offer, Mission Valley is conveniently located in the center of San Diego County. The area is within a 10-minute drive of the San Diego Zoo, SeaWorld, and the Downtown Gaslamp District, and offers a wealth of affordable accommodations, family-friendly dining options and great shopping at both the Fashion Valley and Mission Valley malls. An emerging walking and biking trail is located along the San Diego River, dedicated bike facilities, access to five freeways, and a trolley line connecting east to west.

SNAPDRAGON STADIUM

Opening in 2022 and located within a five minute drive from the subject property is San Diego’s premier Snapdragon Stadium, a 35,000 seat multipurpose venue owned by San Diego State University. As part of SDSU Mission Valley, Snapdragon Stadium serves as a year-round entertainment destination and hub of community engagement. Snapdragon Stadium is home to SDSU Aztec Football, San Diego FC of Major League Soccer, and San Diego Wave FC of the National Women’s Soccer League. In addition to tenant events, Snapdragon Stadium hosts a myriad of events including concerts, festivals, dirt shows, international sporting events, championships, community events, private and corporate events and much more.

240,835

2024 POPULATION
3-MILE RADIUS

147,556

DAYTIME EMPLOYEES
3-MILE RADIUS

\$99,750

AVERAGE HH INCOME
3-MILE RADIUS

\$3.17B

CONSUMER SPENDING
3-MILE RADIUS

35.3

MEDIAN AGE
3-MILE RADIUS

\$737,691

MEDIAN HOME VALUE
3-MILE RADIUS

Sources: SanDiego.org, SanDiego.gov, Costar

3033

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For more information or tours, please contact:

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