

OWNER/USER OPPORTUNITY

1,566 SF CONDO
AVAILABLE FOR SALE

3549 CAMINO DEL RIO SOUTH
SAN DIEGO, CA 92108

360°

VIEW VIRTUAL TOUR



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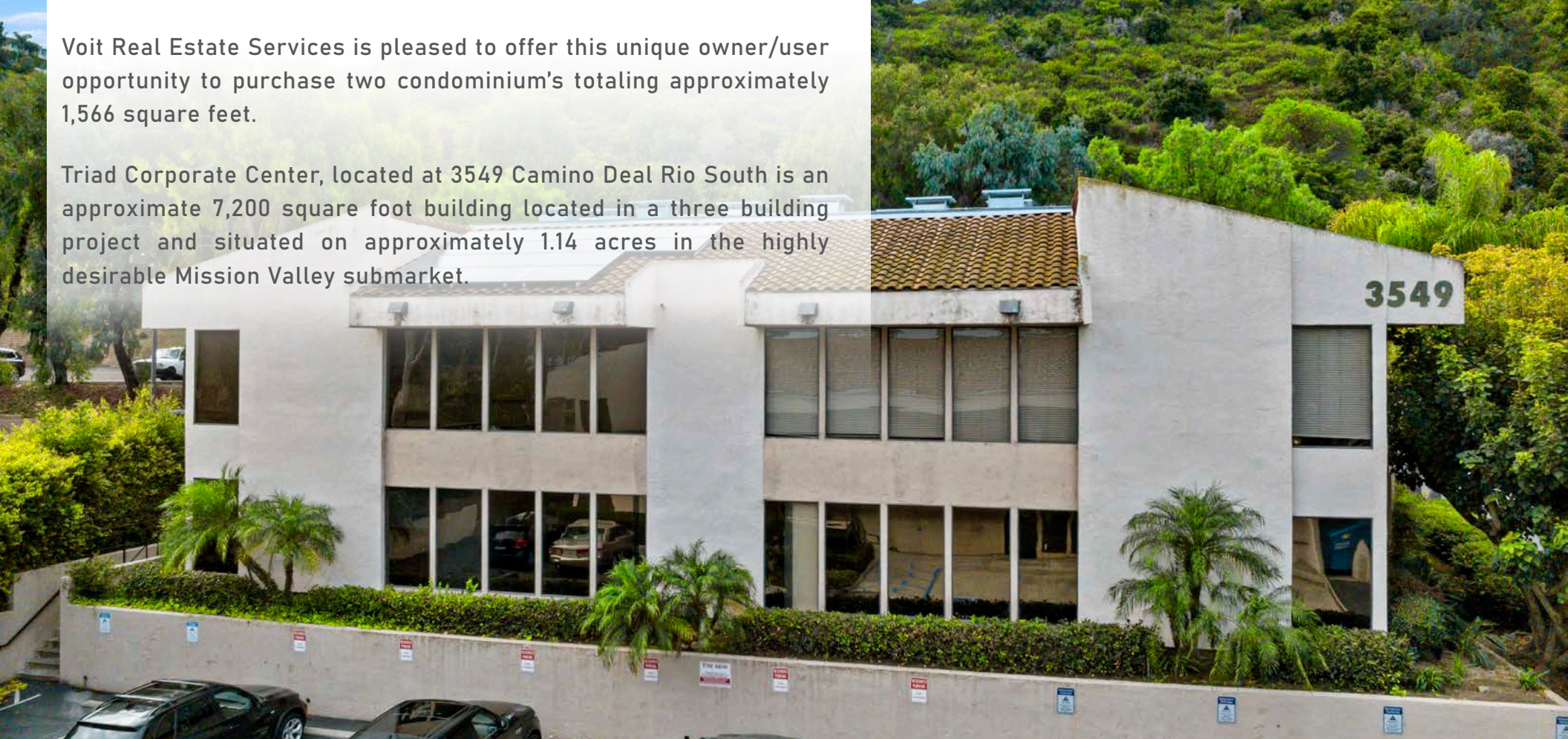
Voit
REAL ESTATE SERVICES

FENA
COMMERCIAL
GROUP



Voit Real Estate Services is pleased to offer this unique owner/user opportunity to purchase two condominium's totaling approximately 1,566 square feet.

Triad Corporate Center, located at 3549 Camino Deal Rio South is an approximate 7,200 square foot building located in a three building project and situated on approximately 1.14 acres in the highly desirable Mission Valley submarket.



3549

PROPERTY HIGHLIGHTS

Three (3) Building Medical & Office Condominium Project

Current zoning allows light medical uses

Existing Premises configured as High-End Medical Spa

Located directly across from SDSU West Expansion site

Excellent central San Diego location in the Mission Valley submarket

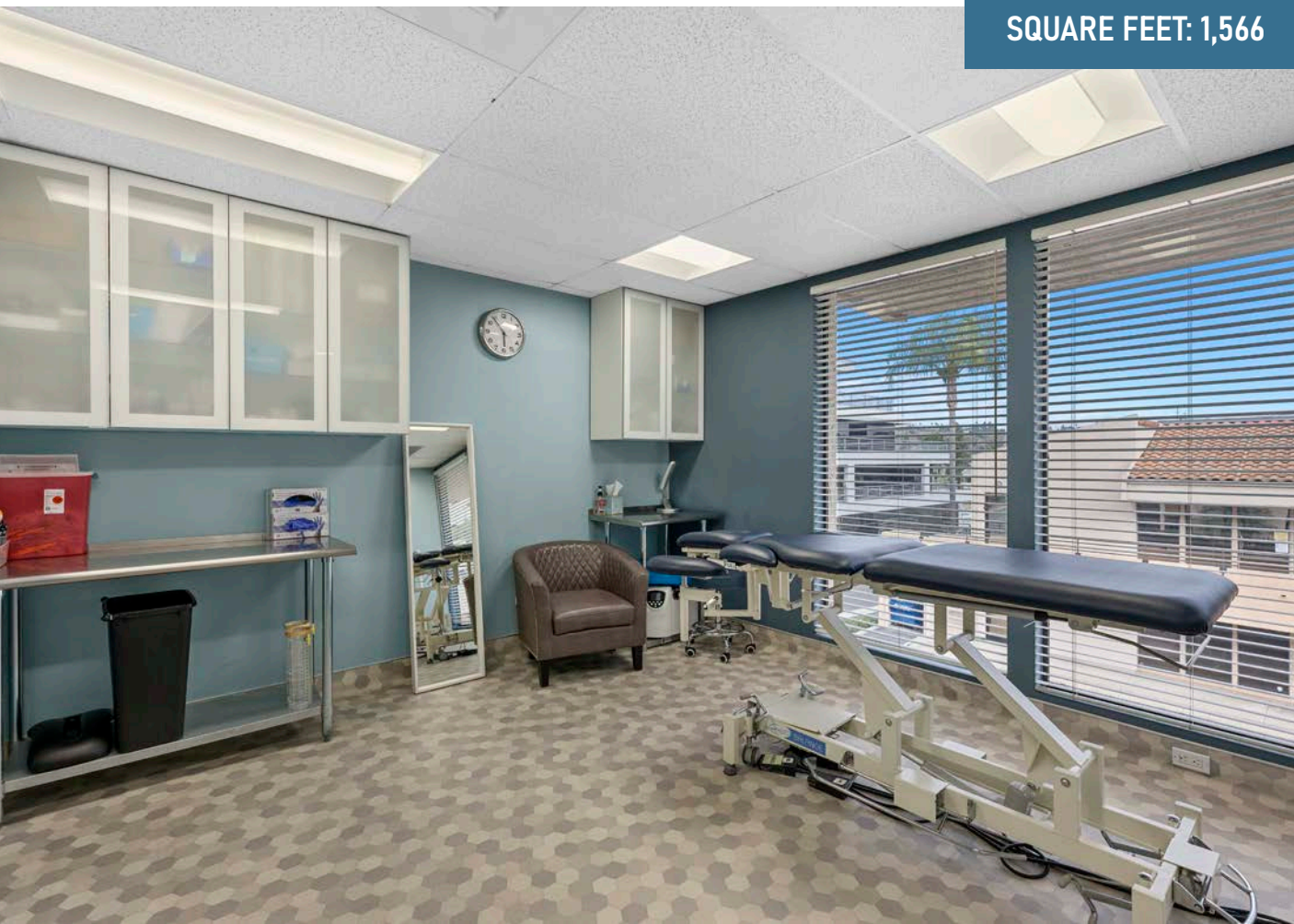
Close proximity to numerous retail amenities

Owner-Occupied Project

Immediate Access to Interstate 15 & Interstate 8



AVAILABLE: SUITE C
SQUARE FEET: 1,566



EXECUTIVE SUMMARY

CENTER NAME

Triad Corporate Center

ADDRESS

3549 Camino Del Rio S. San Diego, CA 92108

BUILDING SIZE

±7,200 Square Feet

LOT SIZE

±1.04 Acres

PARKING RATIO

Six (6) Reserved Parking Spaces

OF STORIES

Two (2)

BUILDING ACCESS

24-Hours

YEAR BUILT

1978

SALE PRICE:
\$795,000



SITE



**SAN DIEGO STATE
UNIVERSITY**

CAMPUS WEST EXPANSION



CENTRAL LOCATION

The Mission Valley submarket consists of \approx 7.2 million square feet of office space.



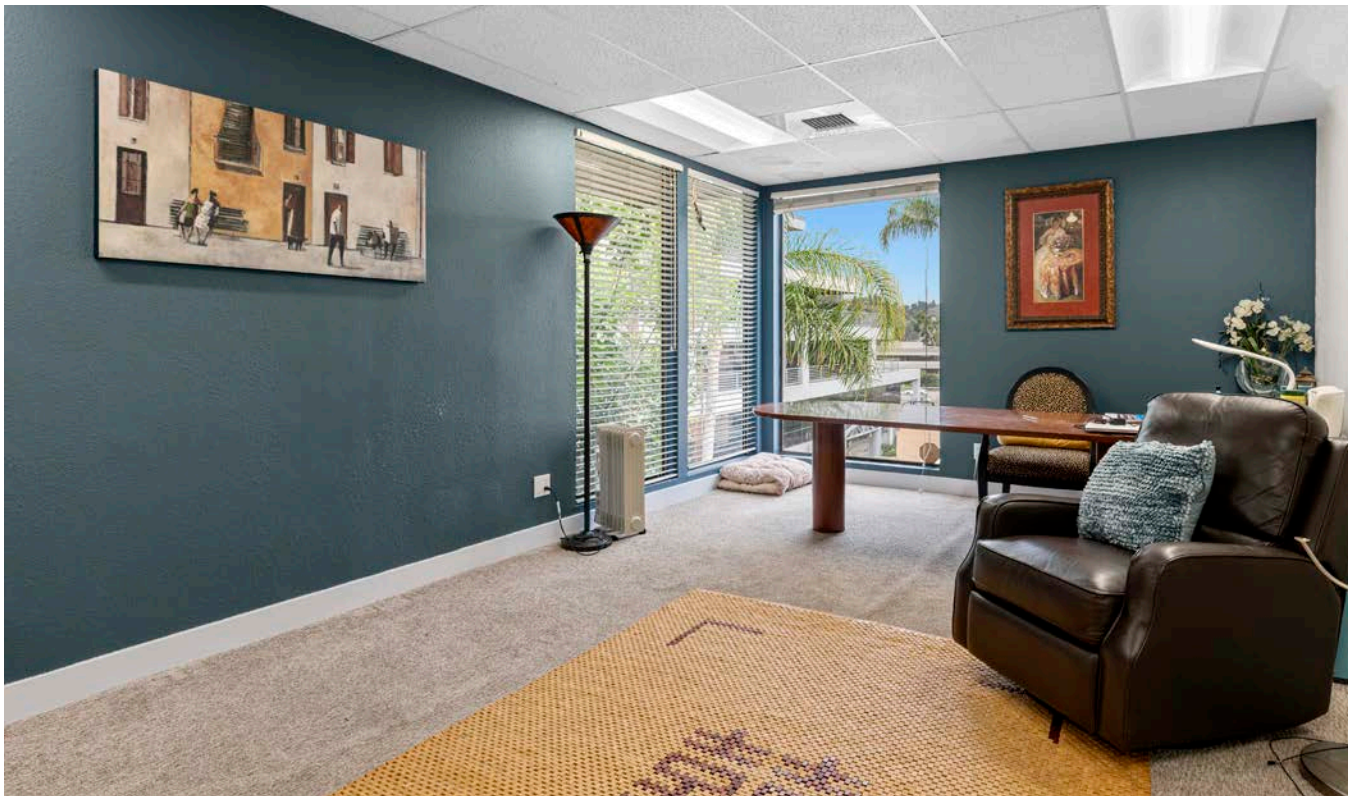
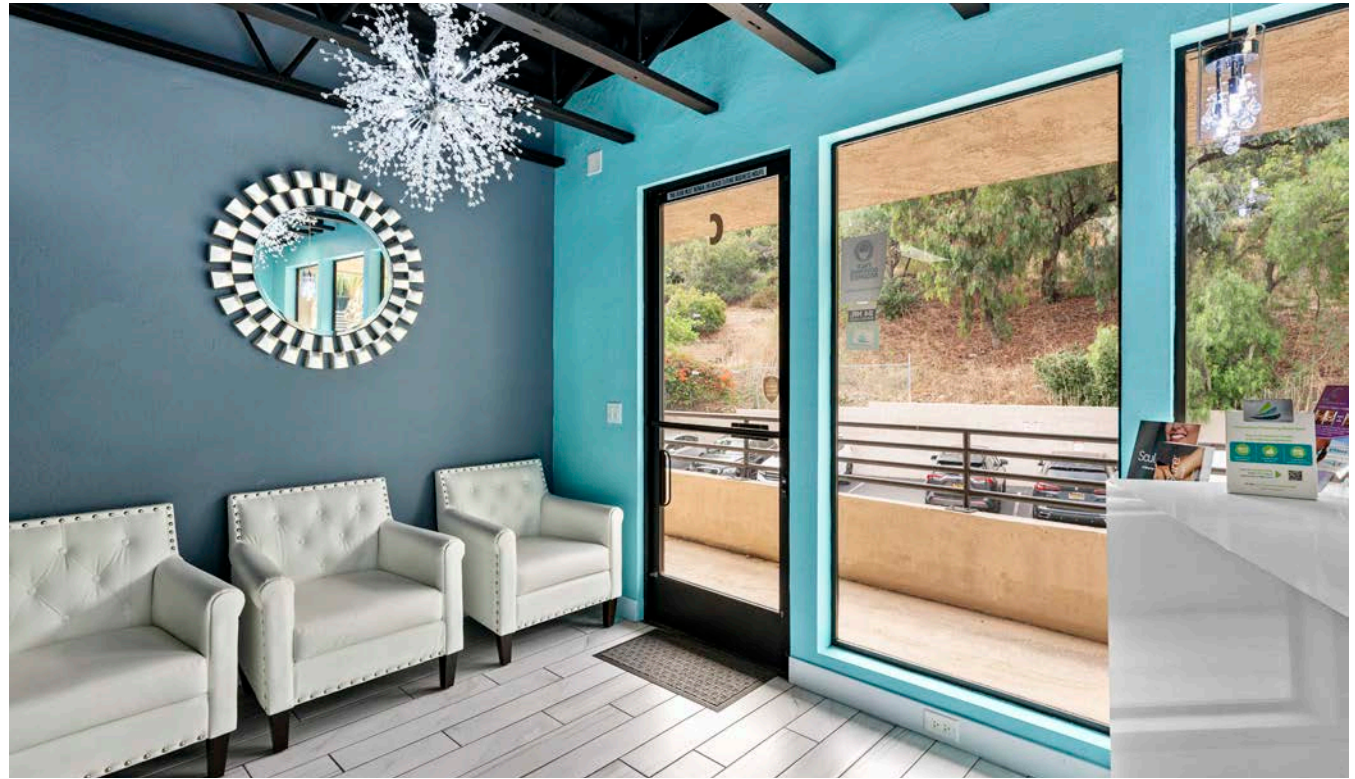
FREEWAY ACCESS

Mission Valley runs on either side of I-8 between I-5 and I-15, which gives it the great advantage of being central to anywhere you want to go in San Diego.



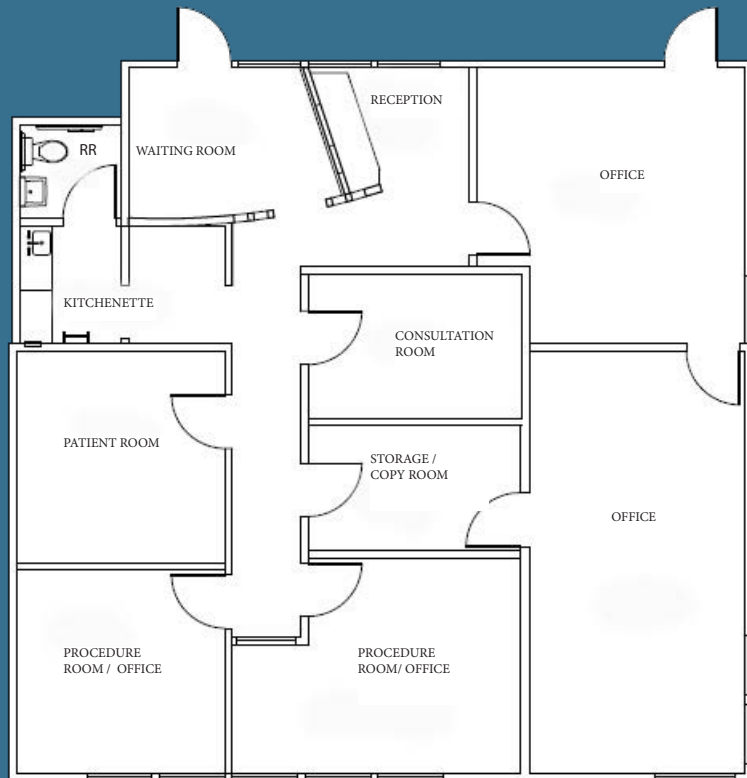
SDSU CAMPUS WEST (PROPOSED)

SDSU Mission Valley will transform the San Diego Stadium site to support SDSU's academic, educational, and cultural mission. The transit-oriented site will include an Innovation District with modern facilities to create opportunities for public engagement and interaction with public and private industry partners, along with a multi-use stadium, housing, retail, and more than 80 acres of community park and open space, including a 34-acre River Park.





FLOOR PLAN





3545

3547



POPULATION

18,448
1 MILE

242,906
3 MILE

531,794
5 MILE



NUMBER OF HOUSEHOLDS

9,614
1 MILE

242,906
3 MILE

531,794
5 MILE

NUMBER OF EMPLOYEES



18,318
1 Mile

141,148
3 Mile

347,528
5 Mile



MEDIAN HOME VALUE

\$580,464
1 MILE

\$649,626
3 MILE

\$647,023
5 MILE

EASY TRANSPORTATION CORRIDORS

Situated along Interstates 8, 15, & 805 and State Routes 52 & 163



MONTGOMERY AIRPORT: 500 Acres

NUMBER OF BUSINESSES



1,681
1 Mile

17,082
3 Mile

41,515
5 Mile



MEDIAN HOUSEHOLD INCOME

\$80,425
1 MILE

\$73,135
3 MILE

\$76,939
5 MILE

MEDIAN HOUSE YEAR BUILT

1979
1 MILE

1969
3 MILE

1970
5 MILE

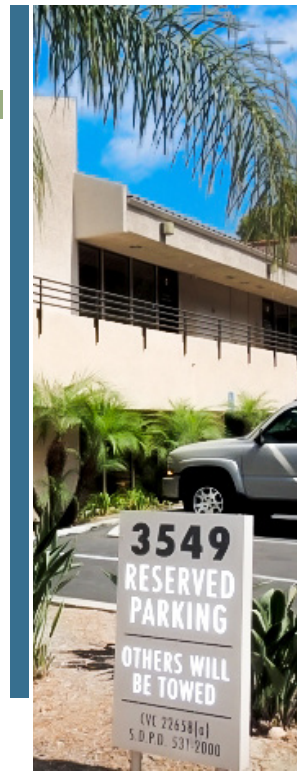


TRAFFIC COUNTS (CARS/DAY)

227,251
Interstate 8 +
Interstate 15

10,436
Camino Del Rio S. +
Interstate 15

14,975
Camino Del Rio S. +
Interstate 15





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