



±1,788 SF OFFICE CONDO FOR SALE

2333 CAMINO DEL RIO SOUTH, SUITE 350, SAN DIEGO, CA 92108

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Voit
REAL ESTATE SERVICES





CENTER NAME
CAMINO PROFESSIONAL OFFICE CONDOMINIUMS

ADDRESS
2333 CAMINO DEL RIO SOUTH
SAN DIEGO, CA 92108

BUILDING SIZE
±25,000 SQUARE FEET

AVAILABLE SUITE SIZE
±1,788 SQUARE FEET

LOT SIZE
±1.33 ACRES

ELEVATOR
ONE (1)

OF STORIES
THREE (3)

PARKING
4.0/1,000 SF

YEAR BUILT
1985

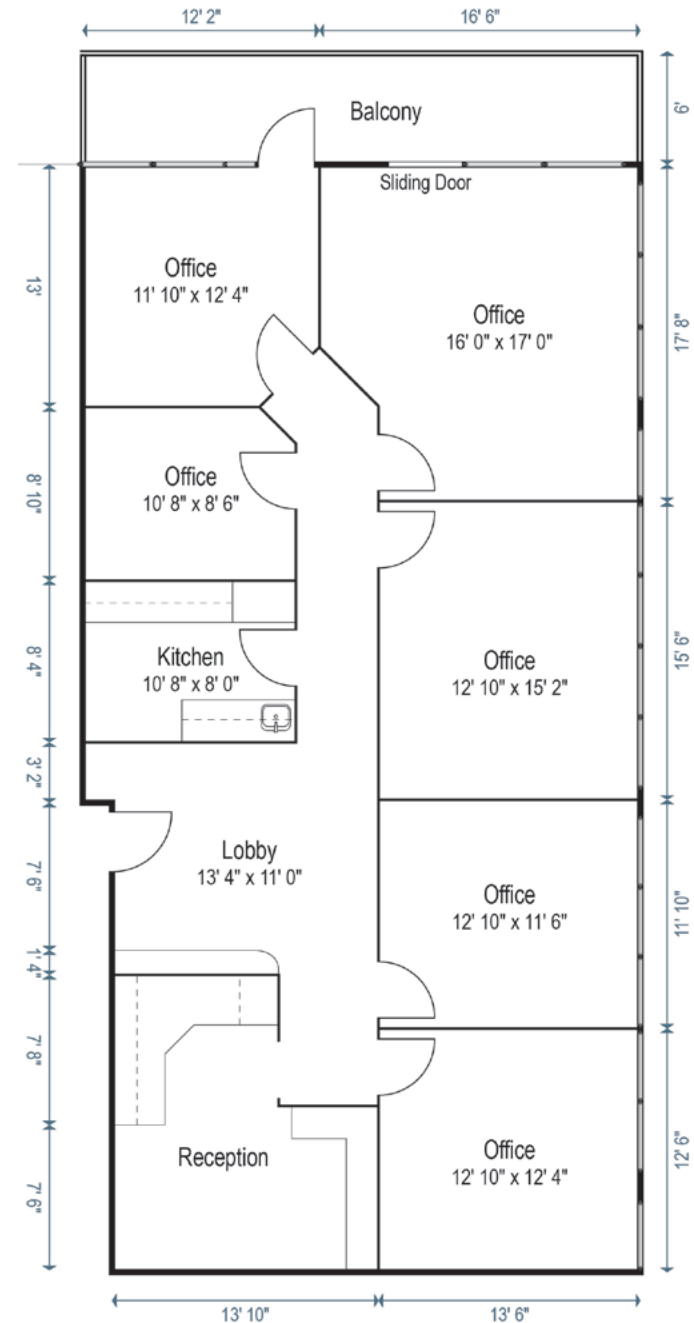
ZONING
CO-2-2

FLOOR PLAN

SUITE: SUITE 350

SIZE: ±1,788 SF

SALE PRICE: \$995,000



PROPERTY FEATURES

- Expansive Mission Valley views
- Top floor corner unit office condo
- Private exterior balcony
- Suite is well-maintained and in excellent condition
- Efficient layout within the premises
- Immediate access to I-8 freeway
- Professionally zoned for office & medical uses
- Reserved & visitor parking available
- Premier owner-occupied project in Mission Valley
- Extensive retail amenities for dining & shopping in close proximity







ABOUT MISSION VALLEY

Mission Valley is evolving into one of San Diego's premier live/work/play communities. Over 4,000 residential units are under construction and several thousand more are slated for future development.

Mission Valley's community plan is currently being updated, which will allow for the further involvement of a live/work/play environment where residents and employees will have the ability to bike, ride or walk seamlessly from their home to their office and to the many retail and entertainment amenities throughout the valley.

HIGHLIGHTS

- » Easy access to the 8 freeway, interstate 15, the 805 and highway 163
- » Highly visible corporate presence, with over 200,000 cars per day from the 8 freeway
- » Bus Station - 1 minute walk
- » Mission San Diego Trolley Station - 10 minute walk
- » Strong surrounding amenity base of restaurants and shopping
- » Central location



DRIVING DISTANCES

BALBOA PARK.....	2.0 miles
SNAPDRAGON STADIUM.....	2.2 miles
DOWNTOWN SAN DIEGO.....	4.7 miles
SAN DIEGO INTERNATIONAL AIRPORT.....	8.4 miles



FASHION VALLEY MALL

Fashion Valley Mall, owned by Simon Property Group, is San Diego's preeminent retail mall. Featuring over 1.7 million square feet and over 200 retailers, the anchor tenant list includes Nordstrom, Neiman Marcus, and Bloomingdale's. Fashion Valley is the sole San Diego county location for Luxury retailers such as Burberry, Carolina Herrera, Gucci, Hermes, Jimmy Choo, Prada, Salvatore Ferragamo and Tory Burch.

The central and convenient location coupled with its highly desirable retailer list draws international attention, attracting many day shoppers from throughout San Diego as well as south of the border for the luxury shopping experience. Additionally, Fashion Valley mall boasts many fine dining establishments, such as Cheesecake Factory, True Food Kitchen, PF Changs, Nordstrom Café and the Zodiac Restaurant at Neiman Marcus.



MISSION VALLEY MALL

Westfield Mission Valley is a retail complex consisting of a traditional open-air shopping mall and a power center, in Mission Valley, San Diego, owned by Unibail-Rodamco-Westfield. Anchors stores include Macy's Home Furniture, Michaels, Target, Bed Bath & Beyond, and Nordstrom Rack. The power center across Mission Center Road known as Westfield Mission Valley West is anchored by big box retailers like DSW Shoes, West Elm, Old Navy, Trader Joe's and Marshalls.

The mall has an excellent selection of restaurants and even a 20 screen movie theater. The San Diego Trolley has a stop at this mall, making it very easy to get there from Downtown San Diego or Old Town.

The Mission Valley Mall provides a balance of high-end shopping and affordable deals. This makes it stand out from the nearby Fashion Valley Mall, which focuses more on luxury brands.



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