

SAN DIEGO
CALIFORNIA
92108

2831 RIO SUR

CAMINO DEL RIO S



Approx. 752 - 1,511 SF Office Suites for Lease

COLTON SPEAS
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Lic. 02062812

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


Commercial Real Estate
TCN
WORLDWIDE
REAL ESTATE SERVICES

01



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



SECOND FLOOR

SUITE 301 | APPROX. 1,511 SF



LEASE RATE

\$2.30/SF, FSG*

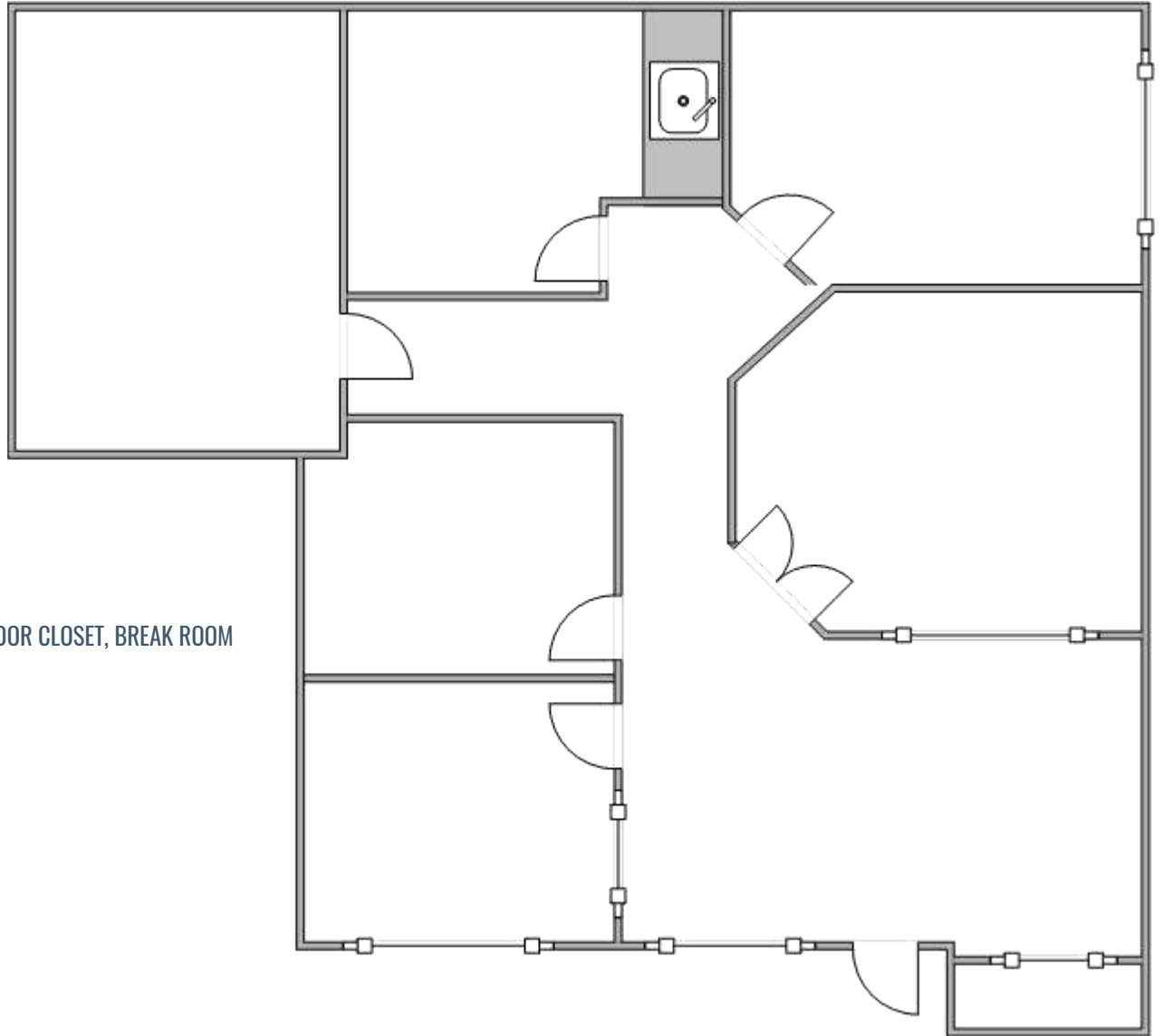


AVAILABLE IMMEDIATELY



SUITE FEATURES

5 OFFICES, CONFERENCE ROOM, RECEPTION, SLIDING DOOR CLOSET, BREAK ROOM



* 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*

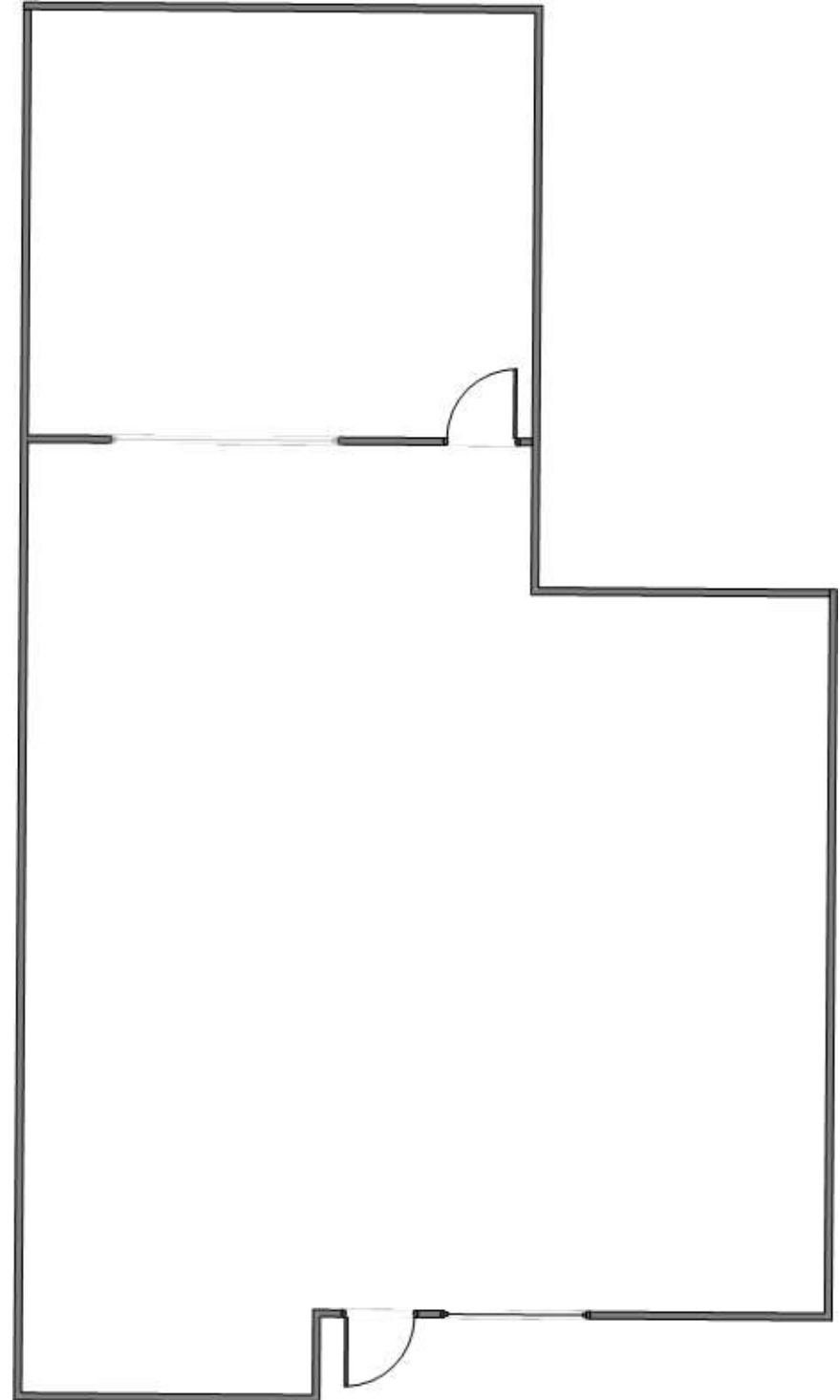


AVAILABLE IMMEDIATELY



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.

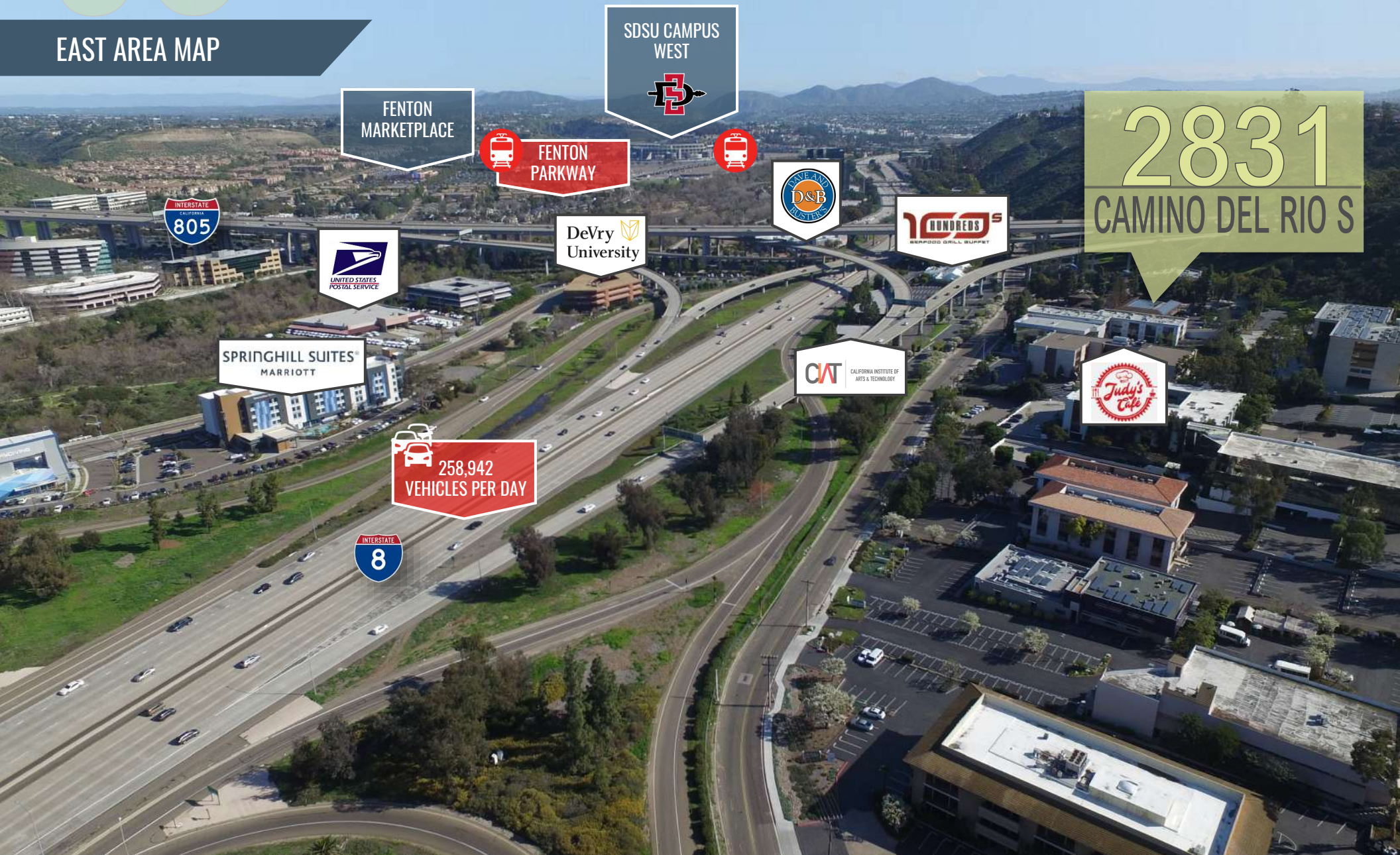


PROPERTY PHOTOS



05

EAST AREA MAP



FENTON MARKETPLACE

SDSU CAMPUS WEST

FENTON PARKWAY

2831
CAMINO DEL RIO S

INTERSTATE CALIFORNIA 805



DeVry University



1000'S
SARAPAZZO GRILL MUFFET

SPRINGHILL SUITES[®]
MARRIOTT

CAT
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 PIERO
CVS pharmacy
STARBUCKS COFFEE
7 ELEVEN
DISCOUNT TIRE
Arbys
McDonald's
SOMBRERO
Pete's COCO

COSTCO WHOLESALE
IKEA
IHOP
STARBUCKS COFFEE
McDonald's
ISLANDS Fine burgers & drinks
LOWE'S

FLAME & BROILER
CVS pharmacy
BURGER KING
Jamha Juice
Ralphs
BevMo!
unleashed

WOOD RANCH
YOGURTland
WHICH WICH
SMASH BURGER
RESTAURANT BREWHOUSE
STARBUCKS COFFEE
Chick-fil-A

RIO VISTA TROLLEY STATION

FUTURE SDSU CAMPUS WEST

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

ZALES THE DIAMOND STORE
OUTBACK STEAKHOUSE
Buffalo Wild Wings
Papaya Catering
Michael's
GameStop
Yard House
TILLYS
IN-N-OUT BURGER
NORDSTROM
rack
macy's
TARGET

TRADER JOE'S
Lazy DOG
KING'S FISH BOAT
GOLF GALAXY
Marshalls
BevMo!
Puesto
GEB
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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08

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