

S TADIUM
VIEW



3465 Camino Del Rio S, San Diego, CA 92108

Mission Valley Office Space for Lease | Approx. 487 SF - 2,551 SF

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

TOMMAS GOLIA, CCIM
(858) 598-2891
Tommas@PacificCoastCommercial.com
Lic. 01890744

JASON VIEIRA
(858) 300-0375
Jason@PacificCoastCommercial.com
Lic. 01896589


**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

**PIT**
Commercial Real Estate

PROPERTY FEATURES



Stadium View Building



Property Owner/Management Onsite



Interior Improvements Underway



Recently Remodeled Common Areas



Elevator Served (Two)



Freeway Visibility on I-8 & I-15
(254,980 VPD)



Covered & Secured Parking
Reserved Parking Available



Window Lined Offices for Plenty of
Natural Light



\$2.00/SF - \$2.20/SF Gross + Electric



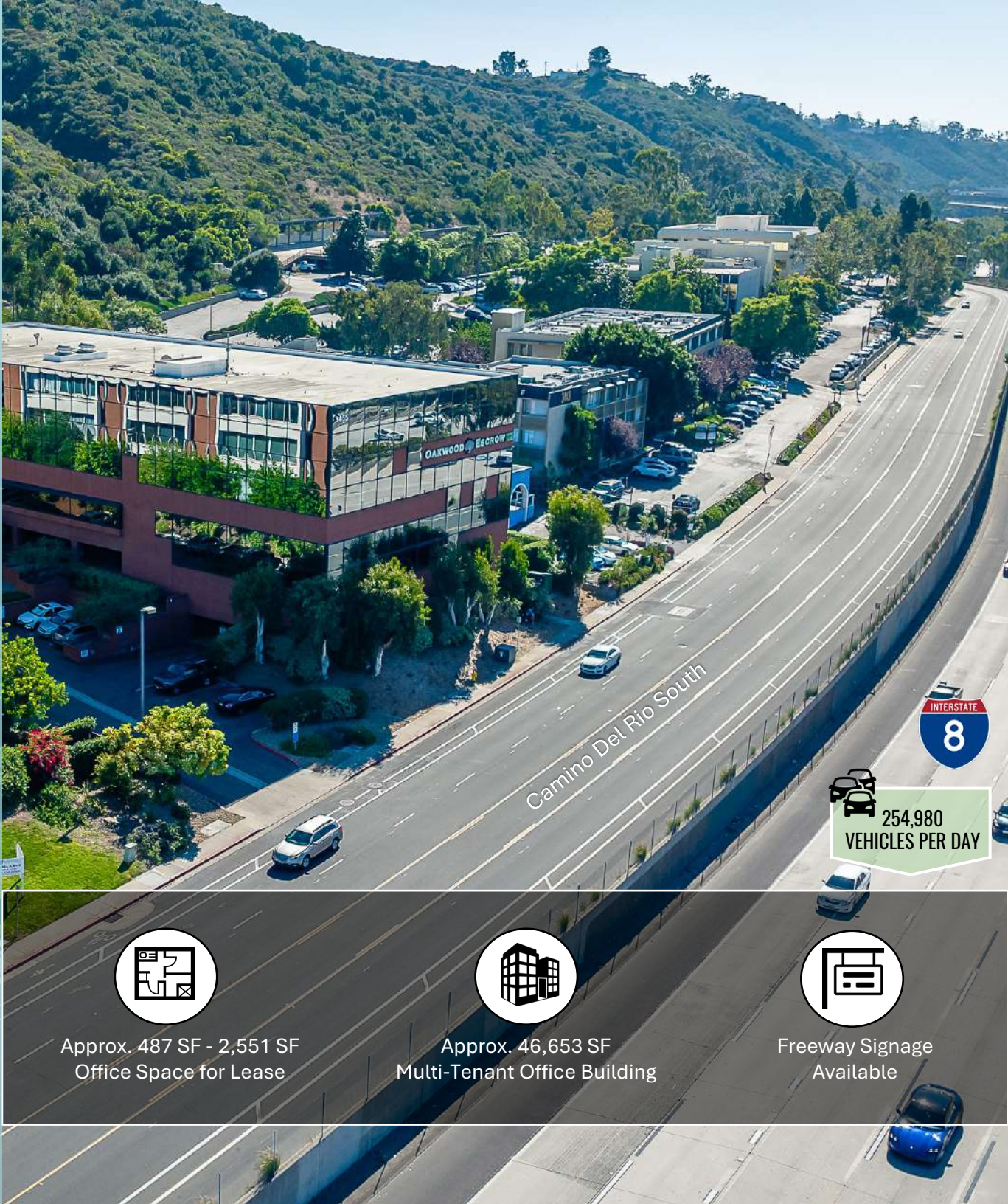
Approx. 487 SF - 2,551 SF
Office Space for Lease



Approx. 46,653 SF
Multi-Tenant Office Building



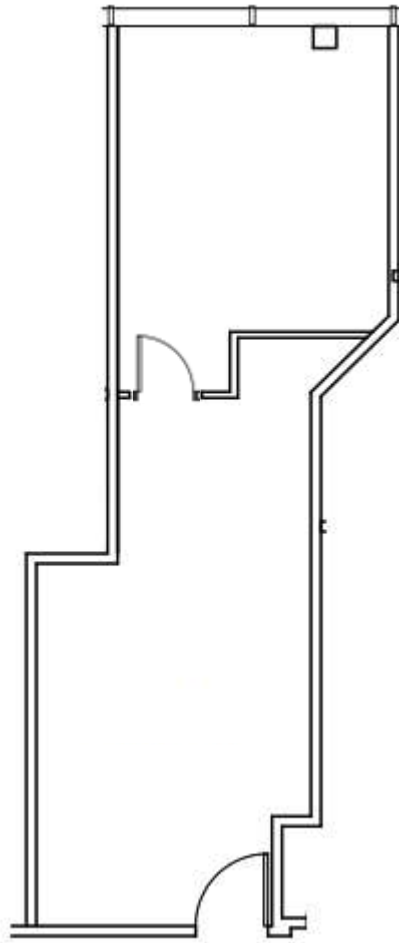
Freeway Signage
Available



FLOOR PLAN

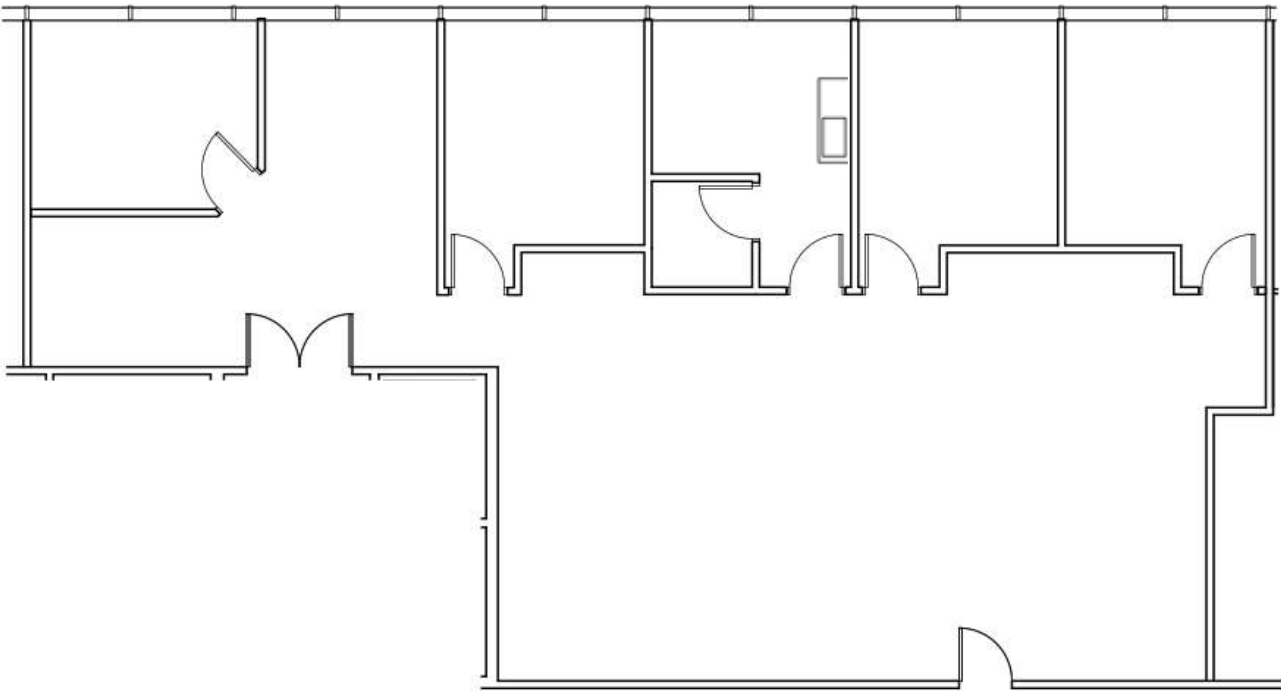
3
Floor

Suite 310	+/- 487 SF
Features	Open, 1 Private Office



3
Floor

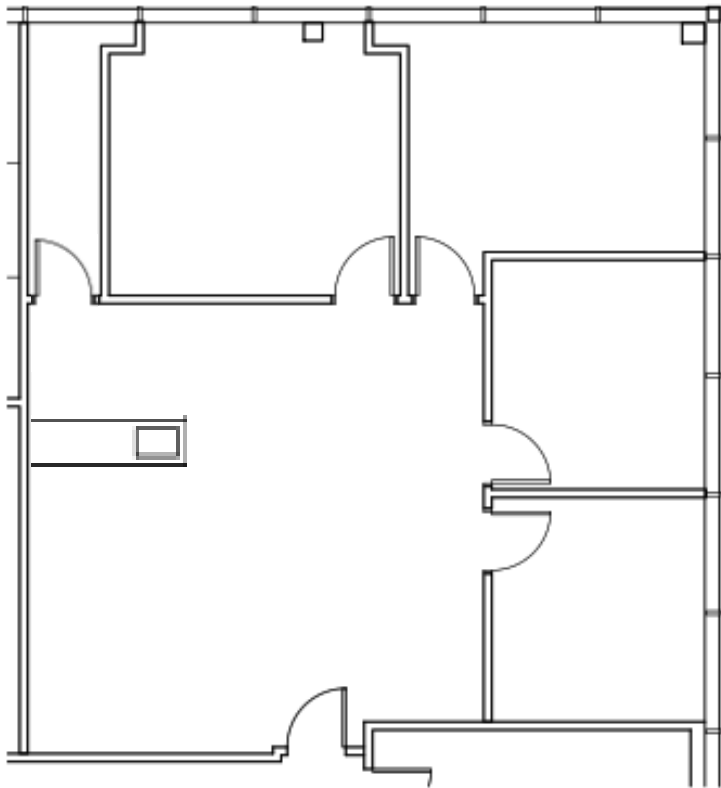
Suite 350	+/- 2,551 SF
Features	Open Office, Small Conference Room, Large Conference Room, Reception, 3 Private Offices, Break Room, Extra Storage or Copy/Print Area & Double Door Entry Off the Elevator Lobby



FLOOR PLAN

4 Floor

Suite 480	+/- 1,565 SF
Features	NEW MOVE-IN READY SPEC FINISHES: Open Office, 3 Private Offices, Conference Room, Break Area, Storage Room



PROPERTY PHOTOS



DRIVE TIMES

1

11 MIN
SD INTL. AIRPORT

2

12 MIN
DOWNTOWN

3

13 MIN
EAST COUNTY

4

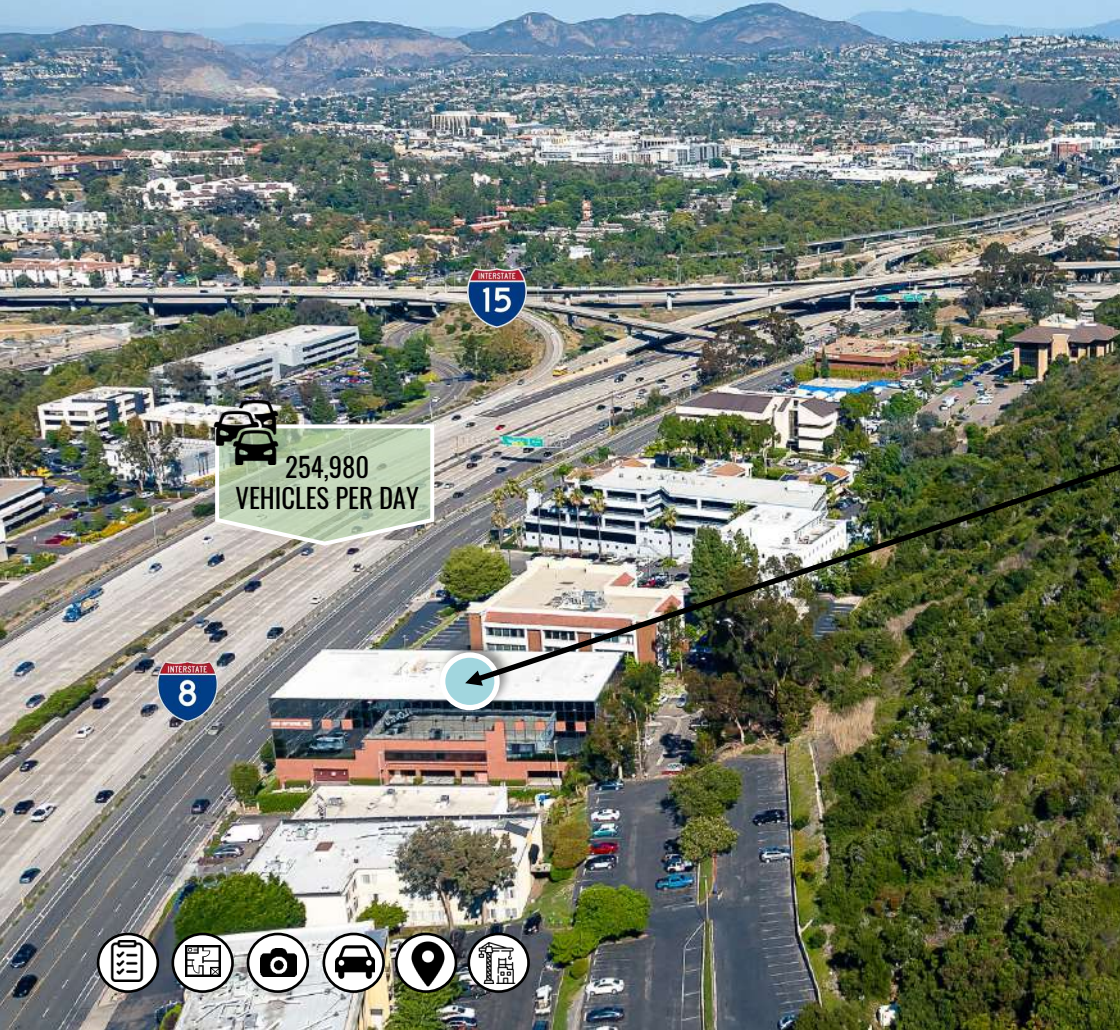
14 MIN
LA JOLLA UTC

5

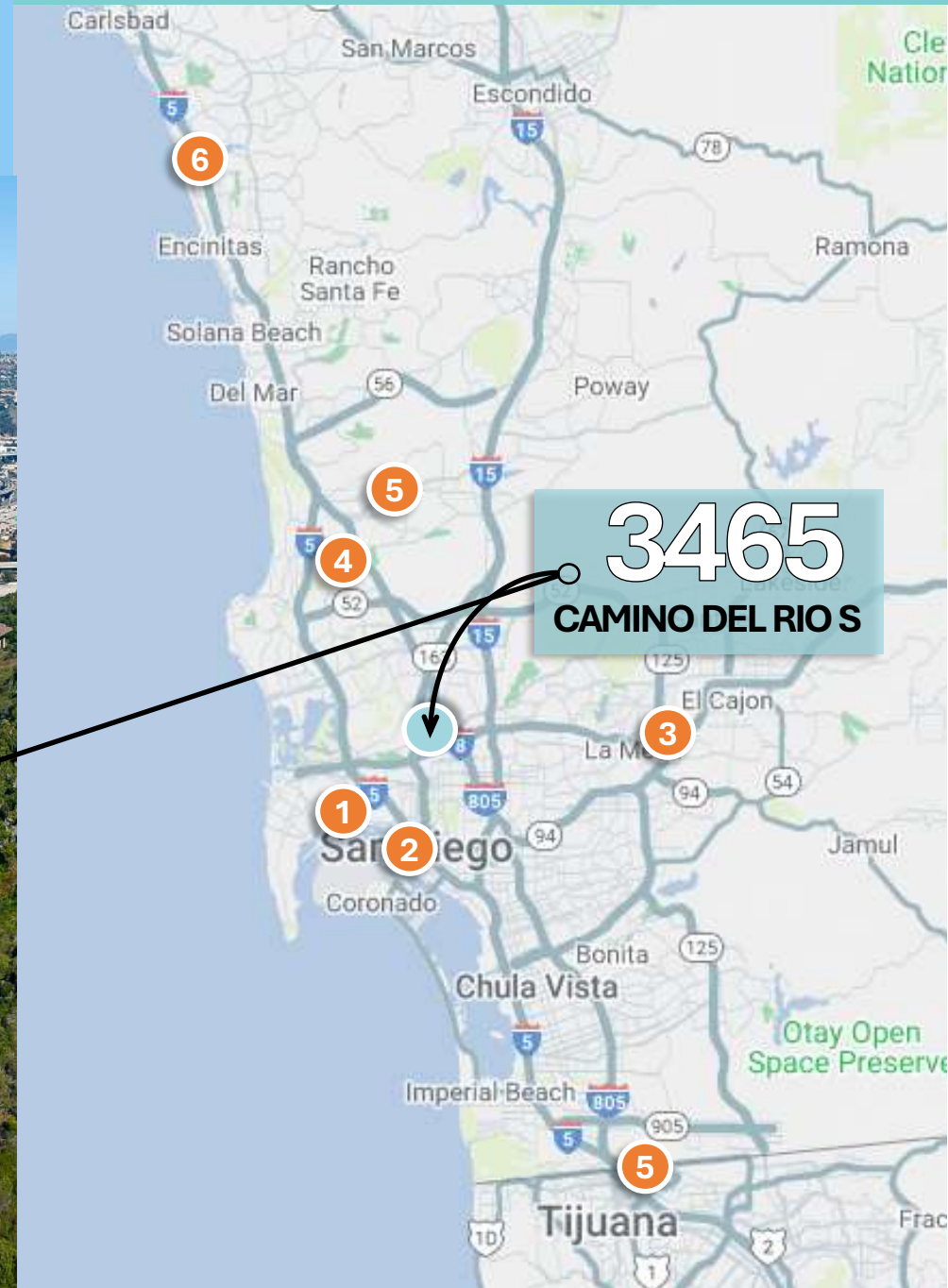
26 MIN
U.S.—MEXICO BORDER

6

30 MIN
NORTH COUNTY



**HIGHLY VISIBLE OFFICE FROM THE I-8
WITH 254,980 VEHICLES PER DAY**



3465
CAMINO DEL RIO S



New Park & Open Space

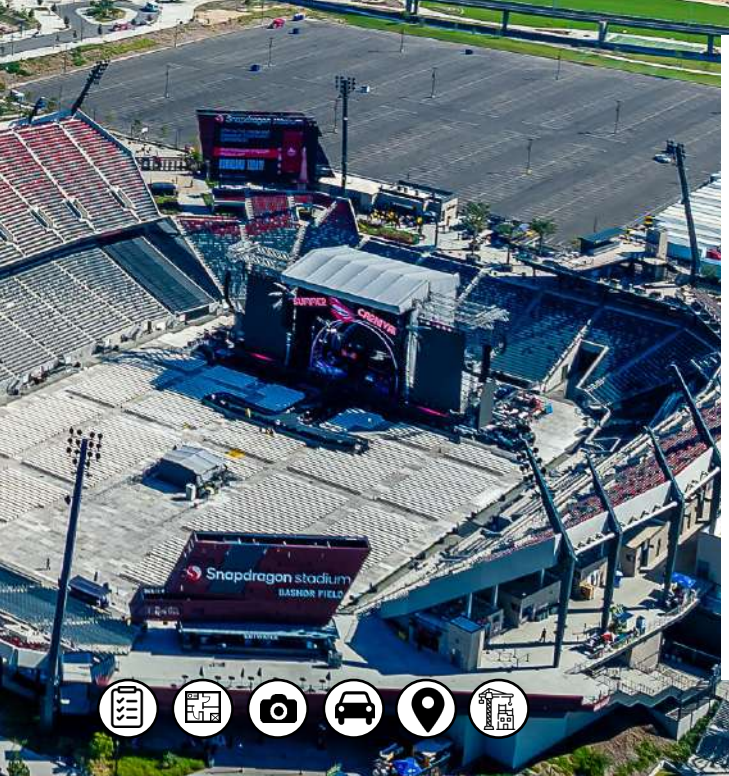
FENTON PARKWAY BRIDGE PROJECT





3465
CAMINO DEL RIO S

- ▶ The property has **convenient access** to a plethora of **Restaurants, Grocery Stores, Fitness Centers & Hotels.**
- ▶ Well-served by San Diego's major freeways including the **I-8, I-805, I-5 & Hwy 163.**
- ▶ Within **5 miles** you will find **39K businesses** employing over **347k people.**
- ▶ Directly across I-8 from the New **Snapdragon Stadium & SDSU Campus West.**
- ▶ Approx. **7.2 Million SF of Office Space** in the Mission Valley Submarket.



FASION VALLEY MALL

3 Miles

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

MISSION VALLEY MALL

2 Miles

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

MORE AMENITIES

3 Miles

- Marshalls COSTCO WHOLESALE
- BevMo! IKEA
- TRADER JOE'S PET SMART
- the Habit BURGER GRILL Puesto CHIPOTLE MEXICAN GRILL
- Denny's Wendy's BEST BUY



SDSU WEST - MISSION VALLEY EXTENSION CAMPUS

The development of SDSU Mission Valley plans to serve higher education, the public, and the community. This mixed-use development, with its emphasis on transit-oriented design and various amenities, will be a valuable addition to the San Diego State University (SDSU) campus and the surrounding area.

The inclusion of Snapdragon Stadium is particularly noteworthy, as it will provide a home for the university's sports programs and serve as a venue for various community events. The Innovation District is also an exciting aspect, as it can foster collaboration between the university and local businesses, promoting research, entrepreneurship, and technology transfer.

Housing, a hotel, and retail spaces are essential for creating a vibrant community around the university, potentially attracting students, faculty, and residents alike. The emphasis on community parks and open spaces, including the River Park, is a positive aspect as well, as it contributes to the overall quality of life in the area.

Projects like SDSU Mission Valley can have a significant impact on the local economy and provide numerous opportunities for education, recreation, and economic development. [<Fact Sheet>](#)

FENTON PARKWAY BRIDGE - CONNECTING MISSION VALLEY

The project involves construction and operation of a multimodal (i.e., vehicular, bicycle, and pedestrian) bridge that spans the San Diego River from north to south. It will connect the southern terminus of Fenton Parkway to the northern terminus of Camino Del Rio North/Mission City Parkway. Construction and operation of the bridge would include combined bicycle and pedestrian pathways raised above the travel lanes on either side of the bridge and new lighting consistent with the City's street/bridge design standards. [<Website Link >](#)

80

Acres of Parks & Open Space

95,000

Square Feet Retail Space

4

Miles of Bike & Pedestrian Paths

1.6M

Square Feet Research & Innovation

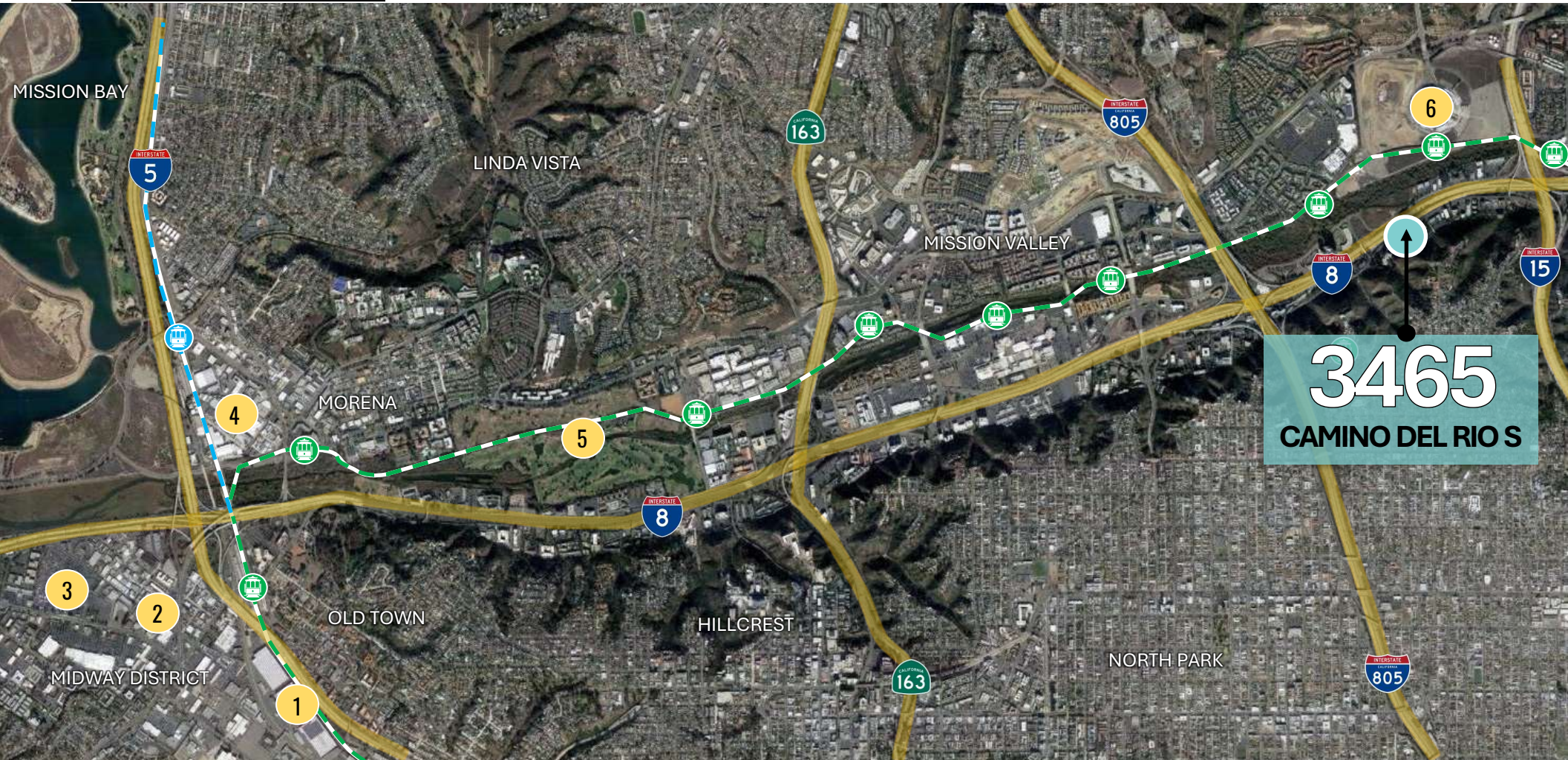
35,000

Seats at Snapdragon Stadium

4,600

Residential Units





3465
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



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Lic. 01890744

JASON VIEIRA

(858) 300-0375
Jason@PacificCoastCommercial.com
Lic. 01896589

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

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