

3645 & 3661 CAMINO DEL RIO SOUTH

SAN DIEGO, CALIFORNIA 92108

FOR LEASE

±9,000 SF COMMERCIAL BUILDINGS ON ±1.48 ACRES
MISSION VALLEY



3661

3645

GRADE-LEVEL LOADING | FLEXIBLE ZONING | FULLY-FENCED | TWO POINTS OF INGRESS/EGRESS

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

Available together or separately, 3645 & 3661 Camino Del Rio South is a prime Mission Valley land offering and presents a rare opportunity to lease a land-heavy site spanning 1.48 acres & low site coverage of 13.3%. The property features a substantial ± 325 feet of total street frontage, two curb cuts, excellent visibility, and is flexibly zoned CO-2-2, allowing for a diverse mix of commercial uses.

- **3645 CAMINO DEL RIO S**
Lease Rate: \$19,500 / month NNN
- **3661 CAMINO DEL RIO S**
Lease Rate: \$12,900 / month NNN
- **3645 & 3661 CAMINO DEL RIO S**
Lease Rate: \$32,400 / month NNN

3645 CAMINO DEL RIO S

Building Size: $\pm 5,000$ SF
Lot Size: $\pm 39,933$ SF
Grade Door: One (1)
Clear-height: 14'
Available: April 1, 2025

3661 CAMINO DEL RIO S

Building Size: $\pm 4,000$ SF
Lot Size: $\pm 24,475$ SF
Grade Door: Two (2)
Clear-height: 14'
Available: April 1, 2025

3645 CAMINO DEL RIO SOUTH

3661 CAMINO DEL RIO SOUTH








3661


3645


CAMINO DEL RIO SOUTH


- 

±1.48 AC
Total Lot Size
- 

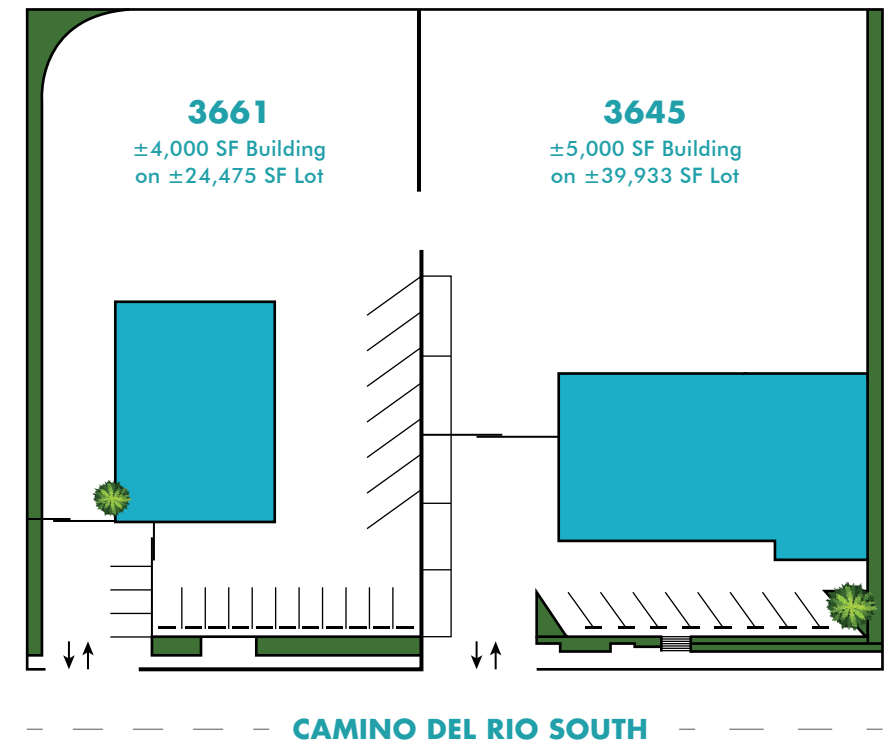
±9,000 SF
Total Buildings SF
- 

CO-2-2
Flexible Zoning
- 

±325 FT
Street Frontage
- 

13.3%
Low Site Coverage
- 

100%
Fully-Fenced



Floorplan not to scale, for reference only.

FASHION VALLEY MALL

AND MORE...

MISSION VALLEY MALL

AND MORE...

GRAVITY APARTMENTS

STADIUM ARMS APARTMENTS

VORA MISSION VALLEY

STELLA APARTMENTS

RIVER RUN VILLAGE

24 FITNESS

THE HOME DEPOT

McDonald's

Jack in the box

GROTTO CLIMBING & YOGA

MISSION PLAZA COMPLEX

DAVE & BUSTER'S

SDSU MISSION VALLEY
HOME OF SNAPDRAGON STADIUM

166 acre property with plans for 4,600 residential units, 95K SF retail, 1.6M SF research/innovation, 400 room hotel, 80 acres parks/open space

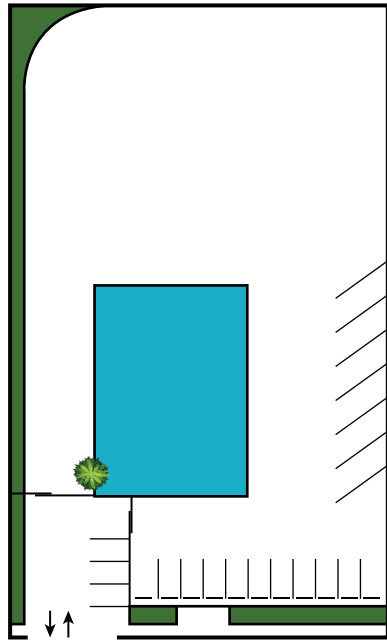
CLUB RIVER RUN APARTMENTS

DEL RIO APARTMENTS



3645 & 3661 CAMINO DEL RIO SOUTH | MISSION VALLEY

OPTION 1



3661
CAMINO DEL RIO SOUTH

Building Size: ±4,000 SF

Lot Size: ±24,475 SF

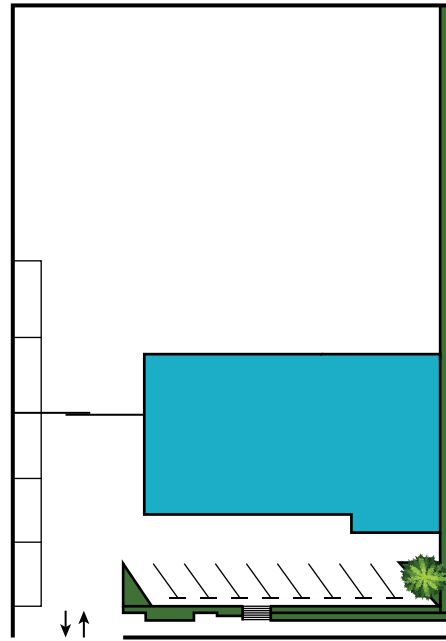
Grade Door: Two (2)

Clear-height: 14'

Available: April 1, 2025

Lease Rate: \$12,900/month NNN

OPTION 2



3645
CAMINO DEL RIO SOUTH

Building Size: ±5,000 SF

Lot Size: ±39,933 SF

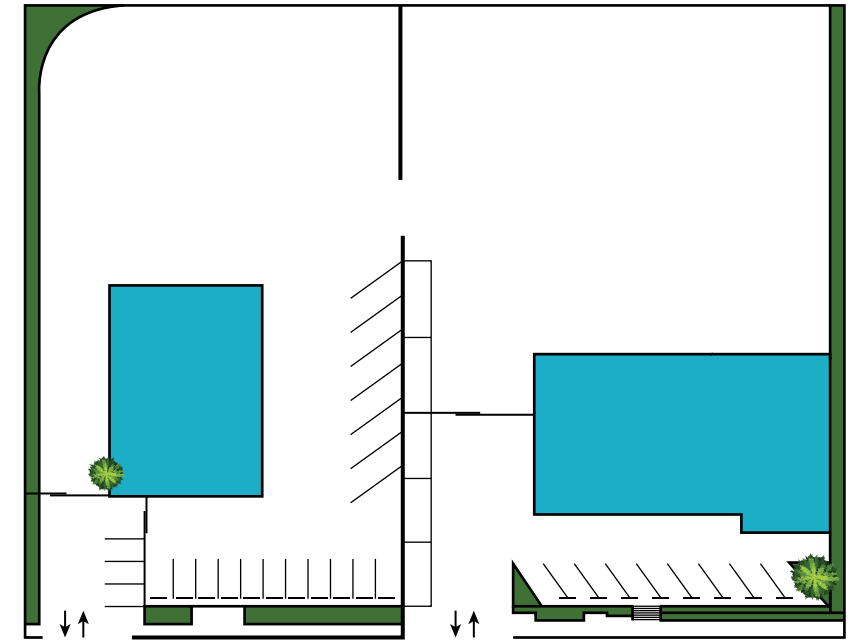
Grade Door: One (1)

Clear-height: 14'

Available: April 1, 2025

Lease Rate: \$19,500/month NNN

OPTION 3



3645 & 3661
CAMINO DEL RIO SOUTH

Total Buildings SF: ±9,000 SF

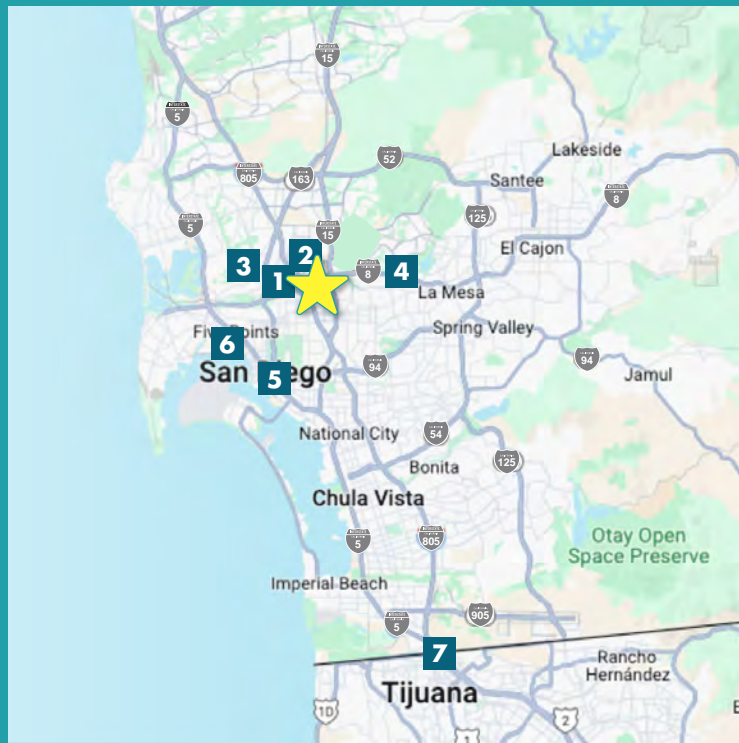
Lot Size: ±1.48 Acres

Grade Door: Three (3)

Clear-height: 14'

Available: April 1, 2025

Lease Rate: \$32,400/month NNN



1 5 MINUTES
to Mission Valley Mall

2 5 MINUTES
to Snapdragon Stadium

3 10 MINUTES
to Fashion Valley Mall

4 10 MINUTES
to SDSU

5 10 MINUTES
to Downtown's
Gaslamp Quarter

6 12 MINUTES
to San Diego
International Airport

7 18 MINUTES
to San Diego / Mexico
Border Crossing



3645 CAMINO DEL RIO SOUTH

3661 CAMINO DEL RIO SOUTH

Interstate 15 Off-Ramp

MISSION VALLEY

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**

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MISSION VALLEY



For more information or tours,
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