

EFFICIENT FLOOR PLANS RANGING  
FROM 633 SF - 2,270 SF

2831  
CAMINO DEL RIO S  
San Diego / California 92108



## MISSION VALLEY OFFICE SPACE FOR LEASE

COLTON SPEAS  
(858) 598-2873  
[Colton@PacificCoastCommercial.com](mailto:Colton@PacificCoastCommercial.com)  
Lic. 02062812

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

  
PACIFIC COAST  
COMMERCIAL  
SALES • MANAGEMENT • LEASING  
  
PIT  
Commercial Real Estate



## FEATURES



**2831 CAMINO DEL RIO S, SAN DIEGO, CA 92108**  
RIO SUR BUILDING



**APPROX. 30,887 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



**AMPLE ONSITE PARKING**  
51,000

# 1

FLOOR

## FLOOR PLAN



**SUITE 102**  
APPROX. 633 SF



**LEASE RATE**  
\$2.50/SF, FSG\*



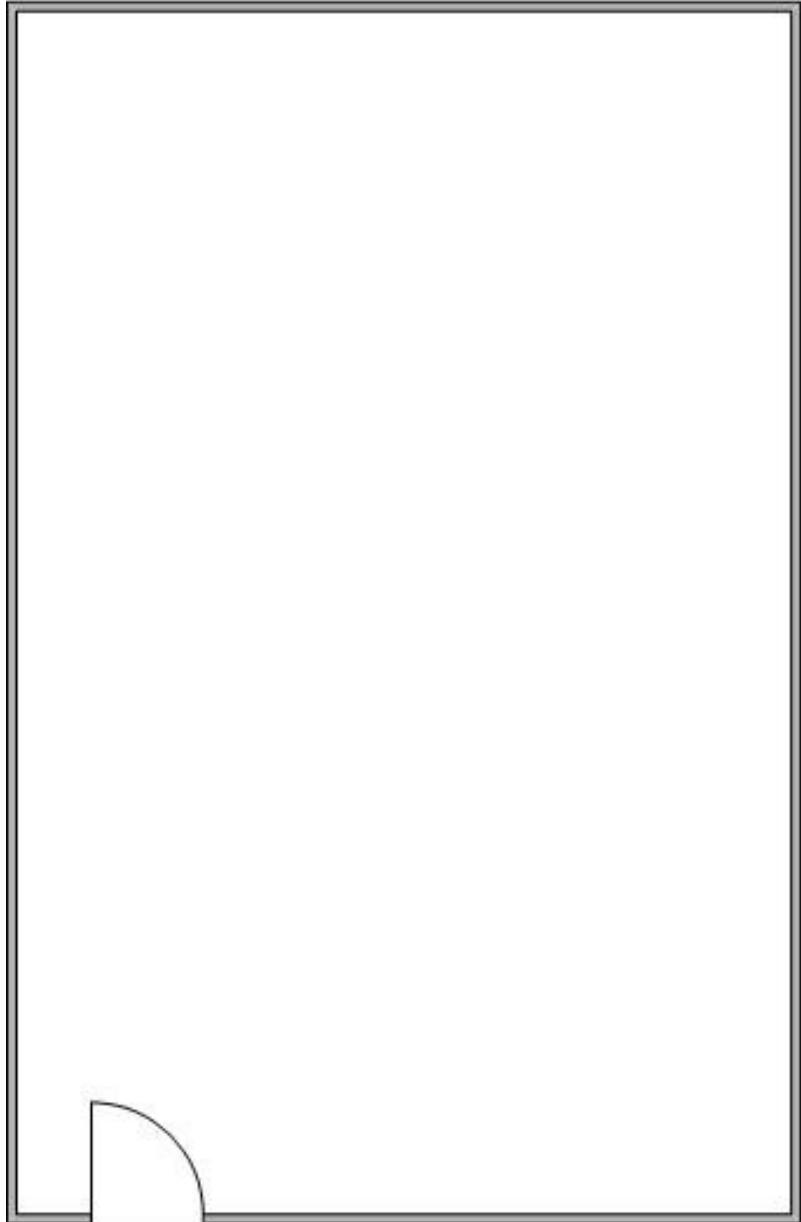
**AVAILABLE IMMEDIATELY**



**SUITE FEATURES**  
LARGE OPEN OFFICE AREA

\* Landlord Provides HVAC & Electric During Normal Business Hours

Floor Plan Not Fit to Scale; for Reference Purposes Only.



# 1

FLOOR

## FLOOR PLAN



**SUITE 204**  
APPROX. 672 SF



**LEASE RATE**  
\$2.50/SF, FSG\*



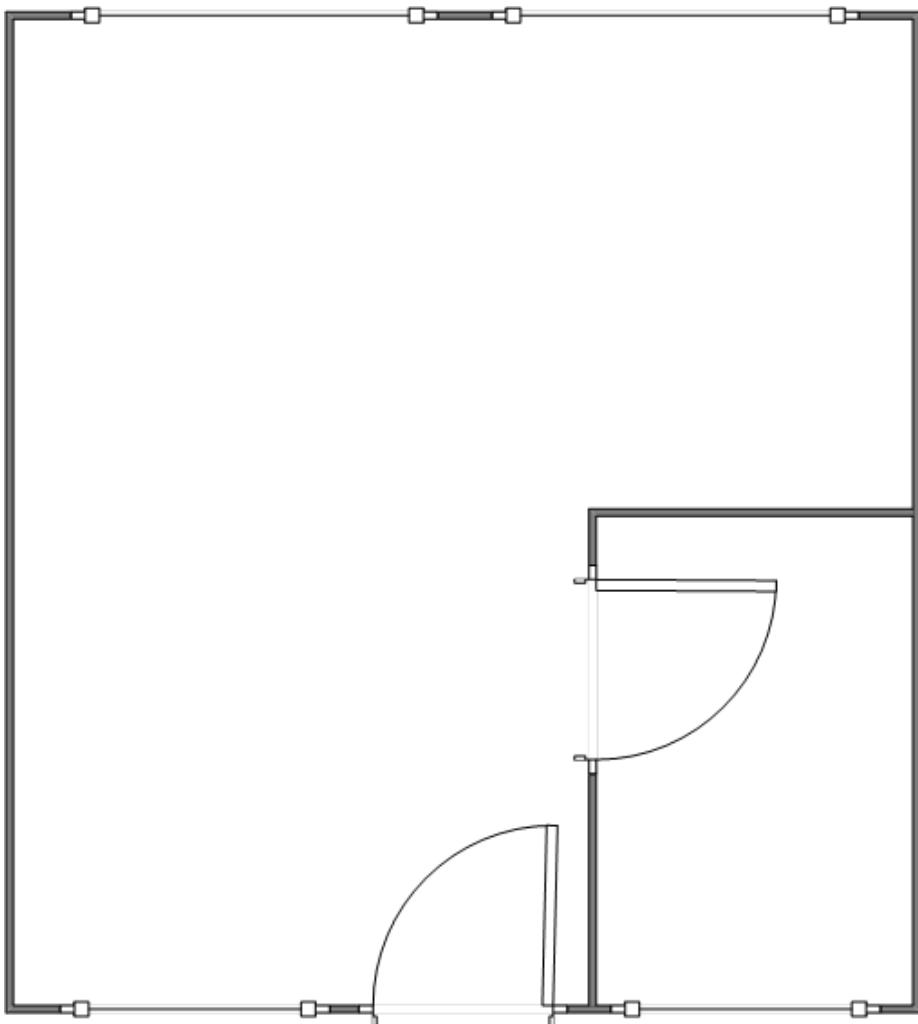
**AVAILABLE JANUARY 1, 2026**



**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.



# 1

FLOOR

## FLOOR PLAN



### **SUITE 209/219**

APPROX. 2,270 SF



### **LEASE RATE**

\$2.50/SF, FSG\*



### **AVAILABLE IMMEDIATELY**



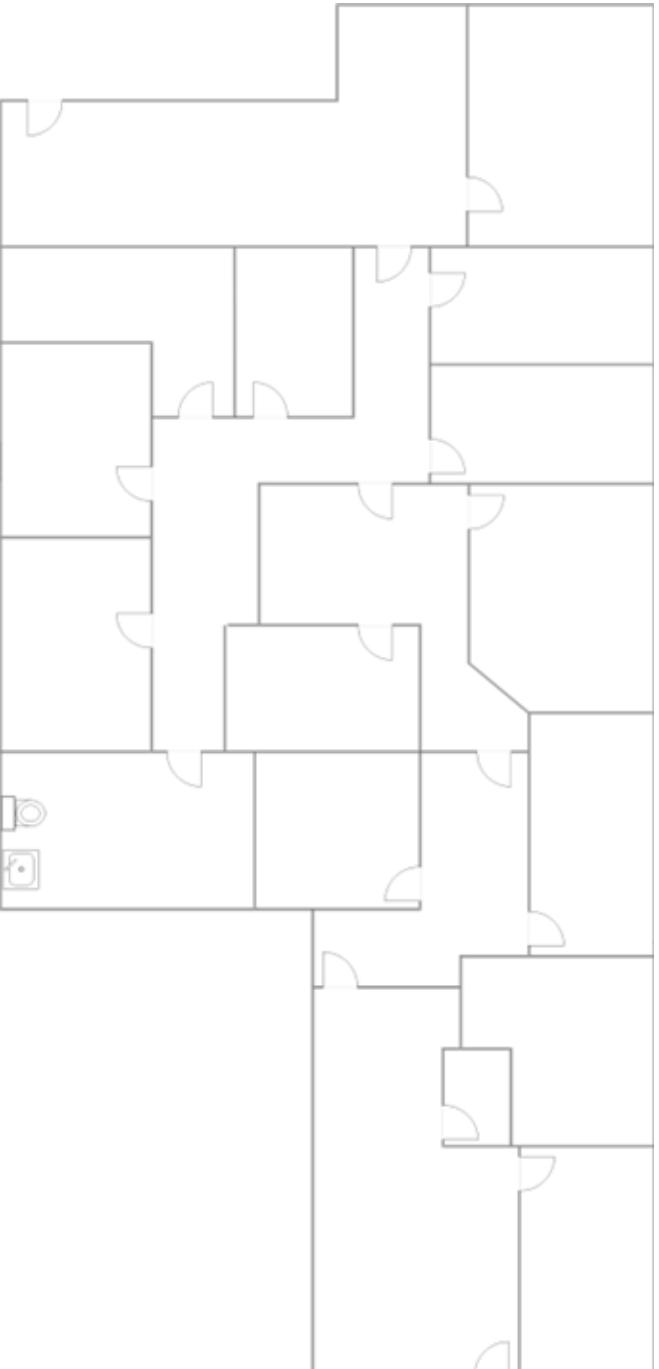
### **SUITE FEATURES**

FORMER MED SPA WITH 12 TREATMENT ROOMS & IN-SUITE RESTROOM



### **DIVISIBILITY**

CONTACT AGENT TO DISCUSS POTENTIAL DEMISING PLANS



\* Landlord Provides HVAC & Electric During Normal Business Hours

Floor Plan Not Fit to Scale; for Reference Purposes Only.

# 1

FLOOR

## FLOOR PLAN



**SUITE 211**  
APPROX. 834 SF



**LEASE RATE**  
\$2.50/SF, FSG\*



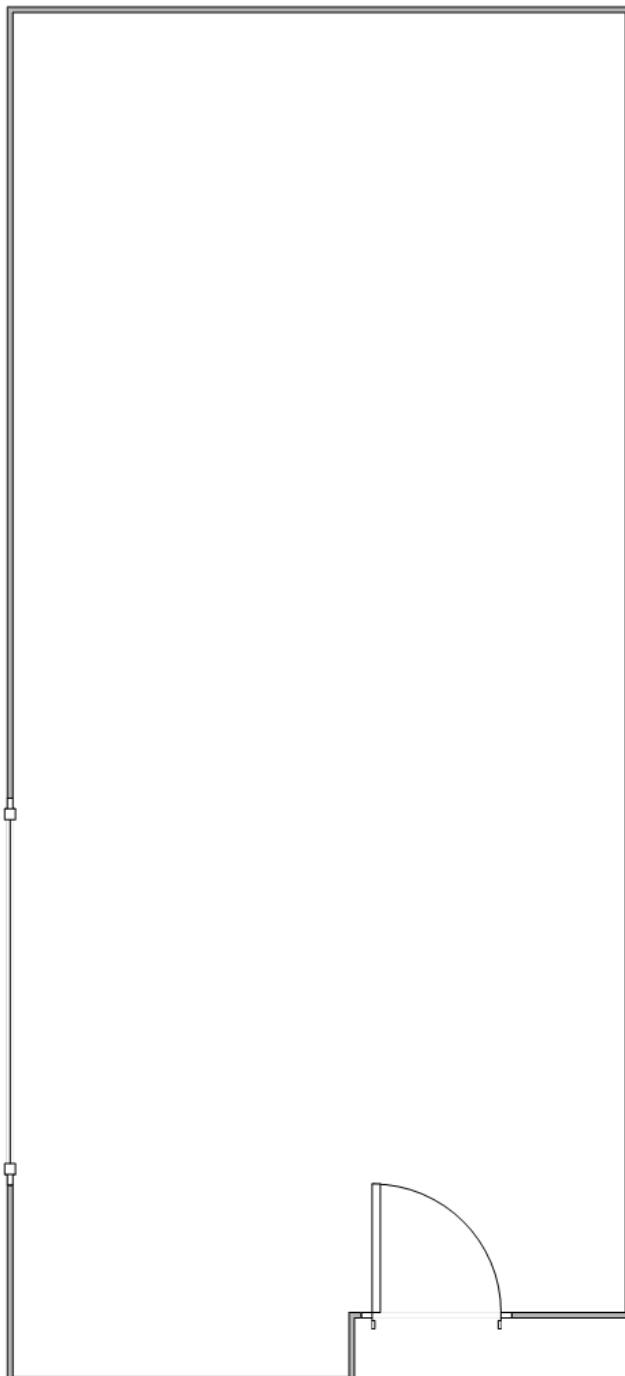
**AVAILABLE IMMEDIATELY**



**SUITE FEATURES**  
LARGE OPEN OFFICE AREA

\* Landlord Provides HVAC & Electric During Normal Business Hours

Floor Plan Not Fit to Scale; for Reference Purposes Only.



# 2 FLOOR FLOOR PLAN



**SUITE 303**  
APPROX. 752 SF



**LEASE RATE**  
\$2.30/SF, FSG\*



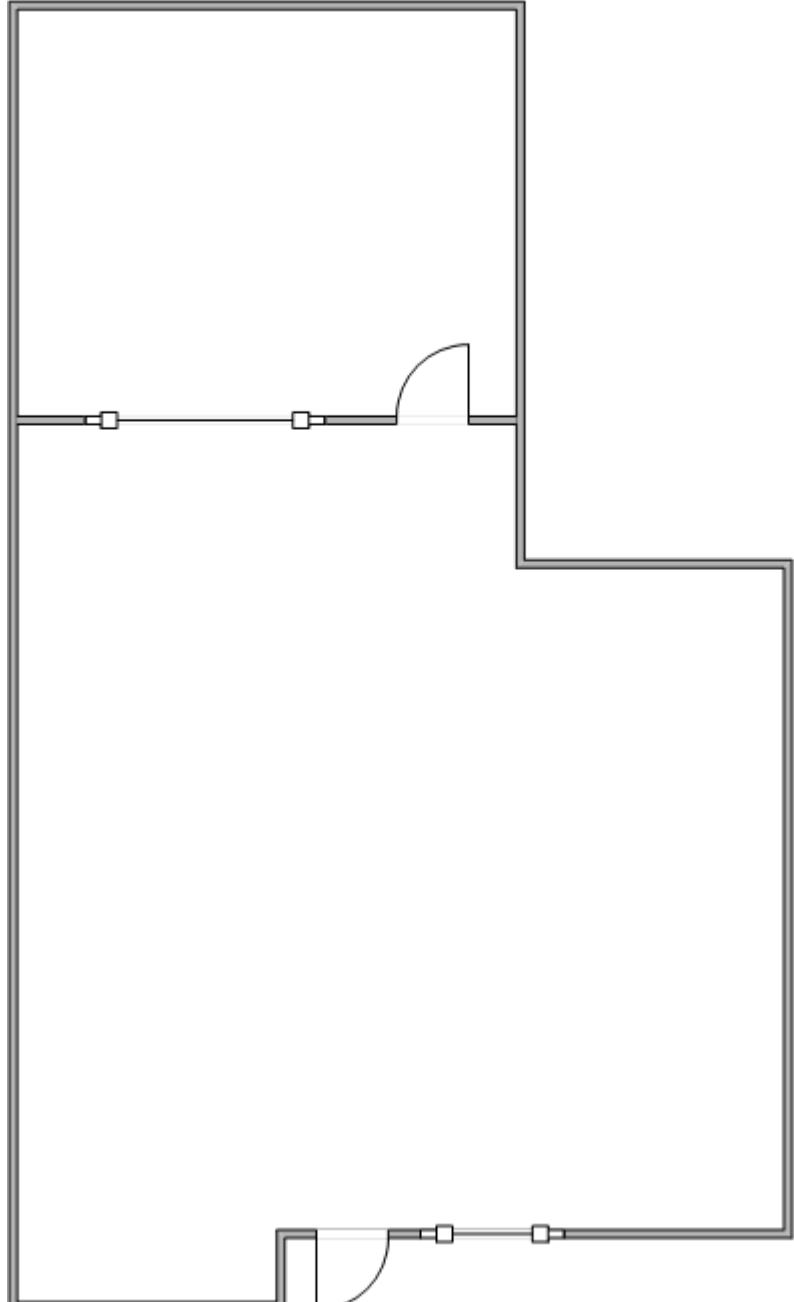
**AVAILABLE IMMEDIATELY**



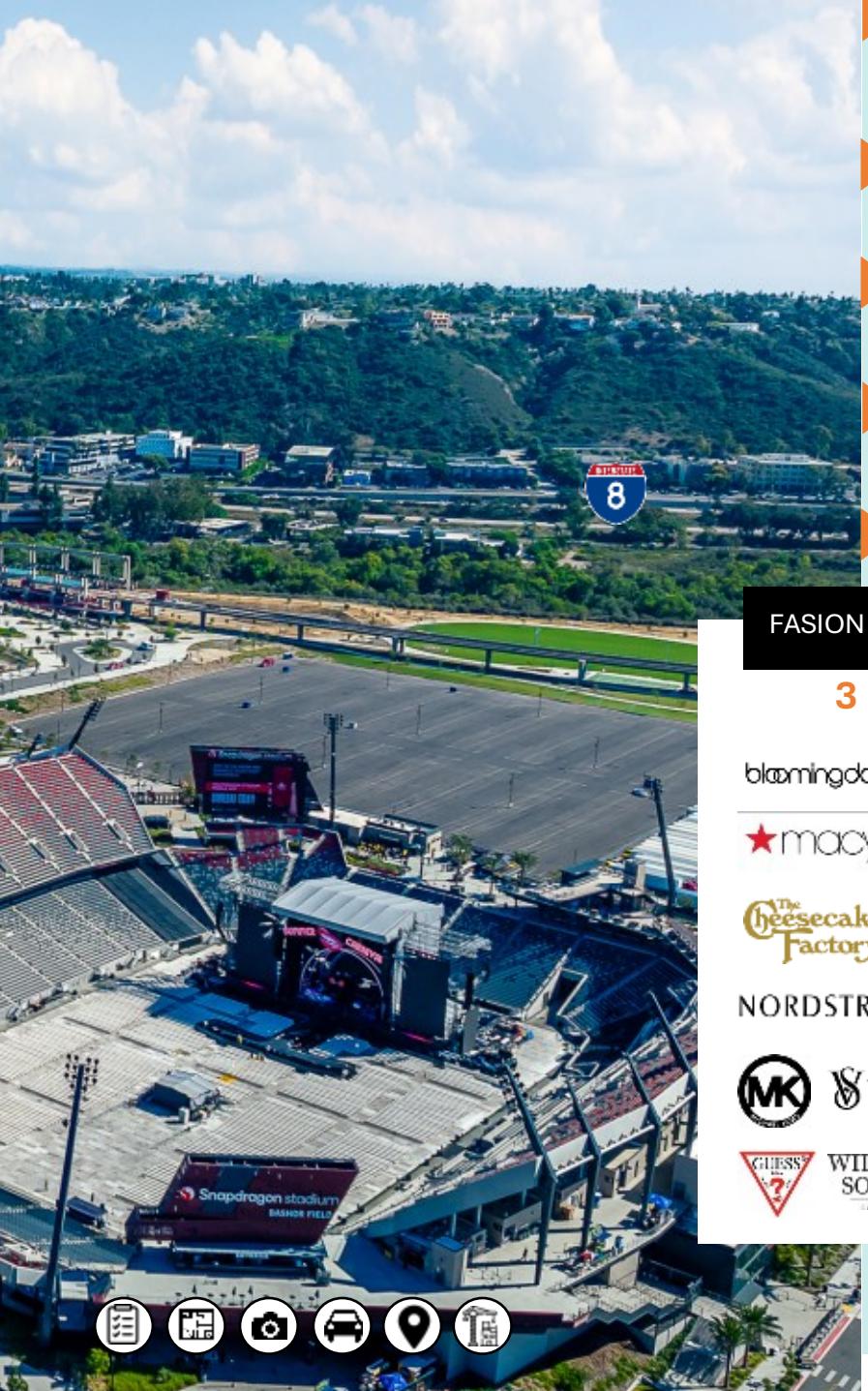
**SUITE FEATURES**  
LARGE OPEN OFFICE AREA  
ONE PRIVATE OFFICE

\* Landlord Provides HVAC & Electric During Normal Business Hours

Floor Plan Not Fit to Scale; for Reference Purposes Only.



## ABUNDANT AMENITIES



- 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**.
- Close Proximity to **Snapdragon Stadium & SDSU Campus West**.
- Approx. **7.2 Million SF of Office Space** in the Mission Valley Submarket.

### FASION VALLEY MALL

**3 Miles**

bloomingdale's Neiman Marcus

★macys FOREVER 21

The Cheesecake Factory P.F. CHANG'S

NORDSTROM BANANA REPUBLIC

WHITE HOUSE BLACK MARKET

MK VICTORIA'S SECRET

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

Red Robin

### MORE AMENITIES

**3 Miles**

Marshalls Costco WHOLESALE

BevMo! IKEA

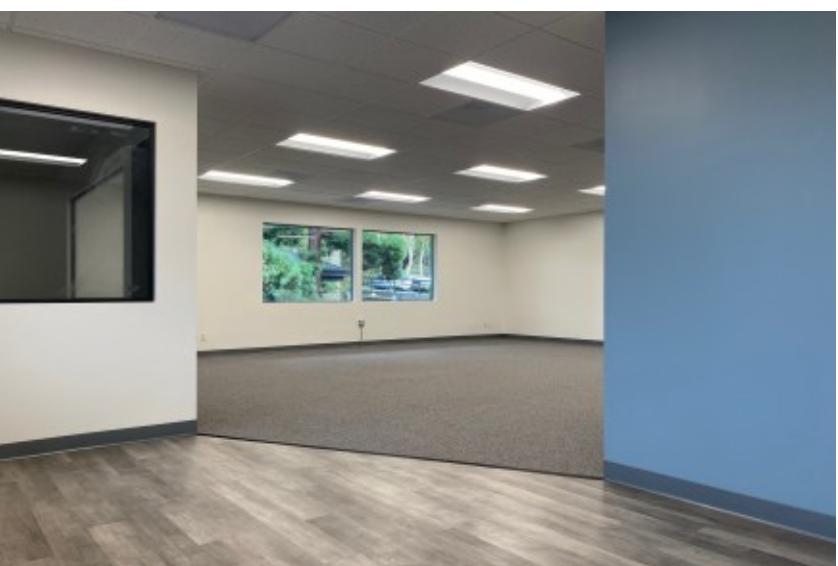
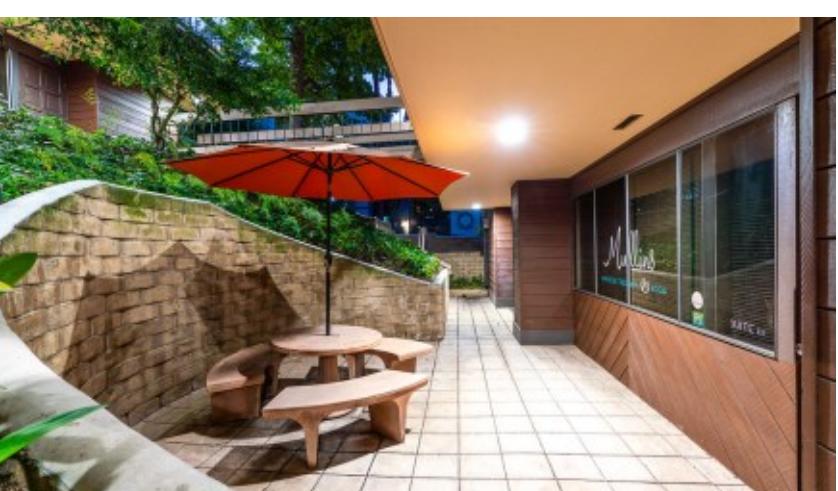
TRADER JOE'S PETSMART

the Habit Burger Grill Puesto CHIPOTLE MEXICAN GRILL

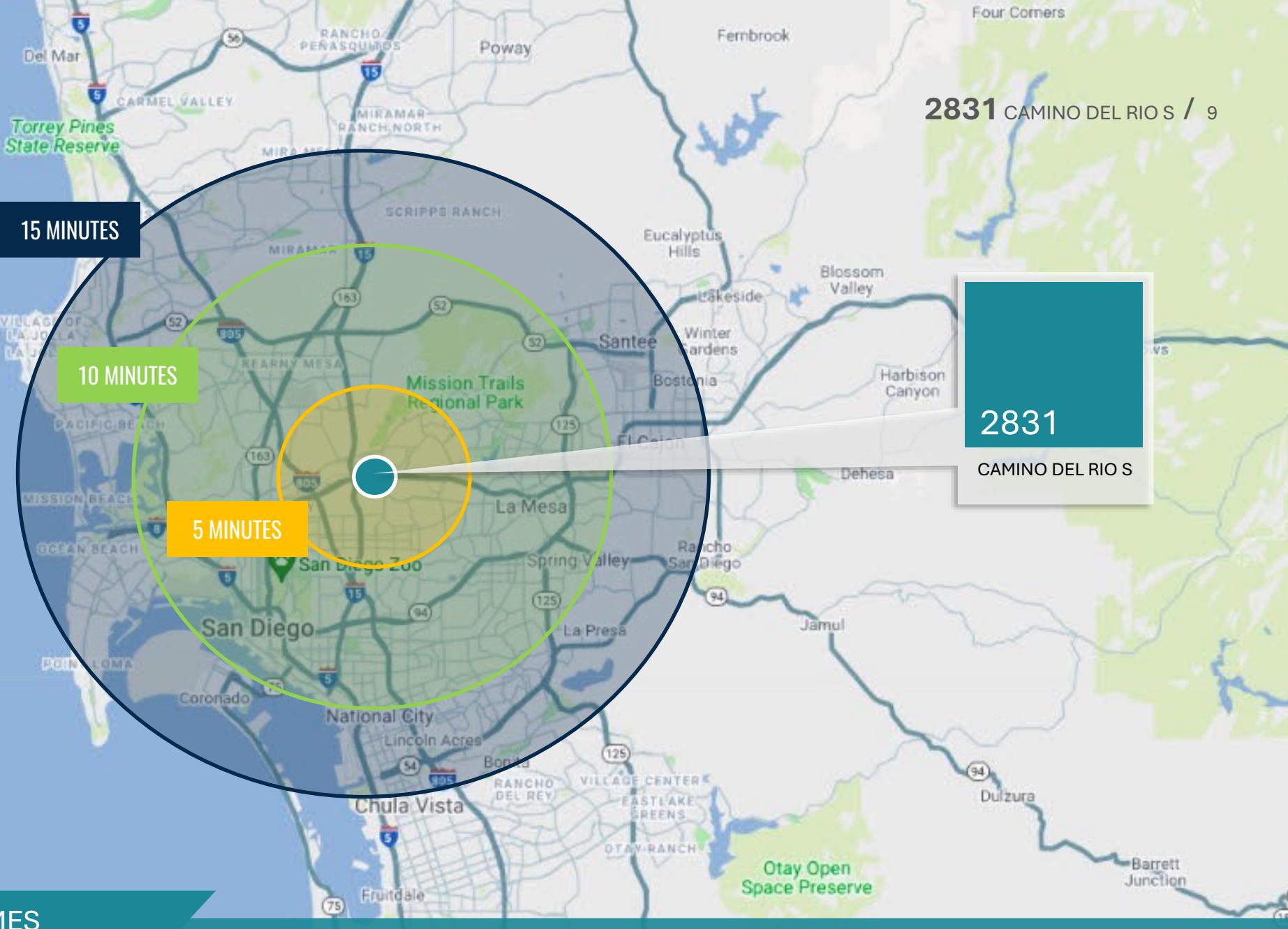
Denny's Wendy's

BEST BUY





**2831** CAMINO DEL RIOS / 9



5  
MINUTES  
Mission Valley Mall

12  
MINUTES  
Beaches

12  
MINUTES  
Downtown

15  
MINUTES  
San Diego Intl Airport

18  
MINUTES  
Chula Vista

34  
MINUTES  
North County

# 2831

## CAMINO DEL RIO S

*Rio Sur*

### COLTON SPEAS

(858) 598-2873

Colton@PacificCoastCommercial.com

Lic. 02062812

### TOMMAS GOLIA, CCIM

(858) 598-2891

Tommas@PacificCoastCommercial.com

Lic. 01890744

### OFFICE (619) 469-3600

10721 Treena St., Ste 200, San Diego, CA 92131

[www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com)

Lic. 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

