

**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**

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Lic. 02062812

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## 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**  
5/1,000

# 1

FLOOR

## FLOOR PLAN



**SUITE 102**  
APPROX. 633 SF



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



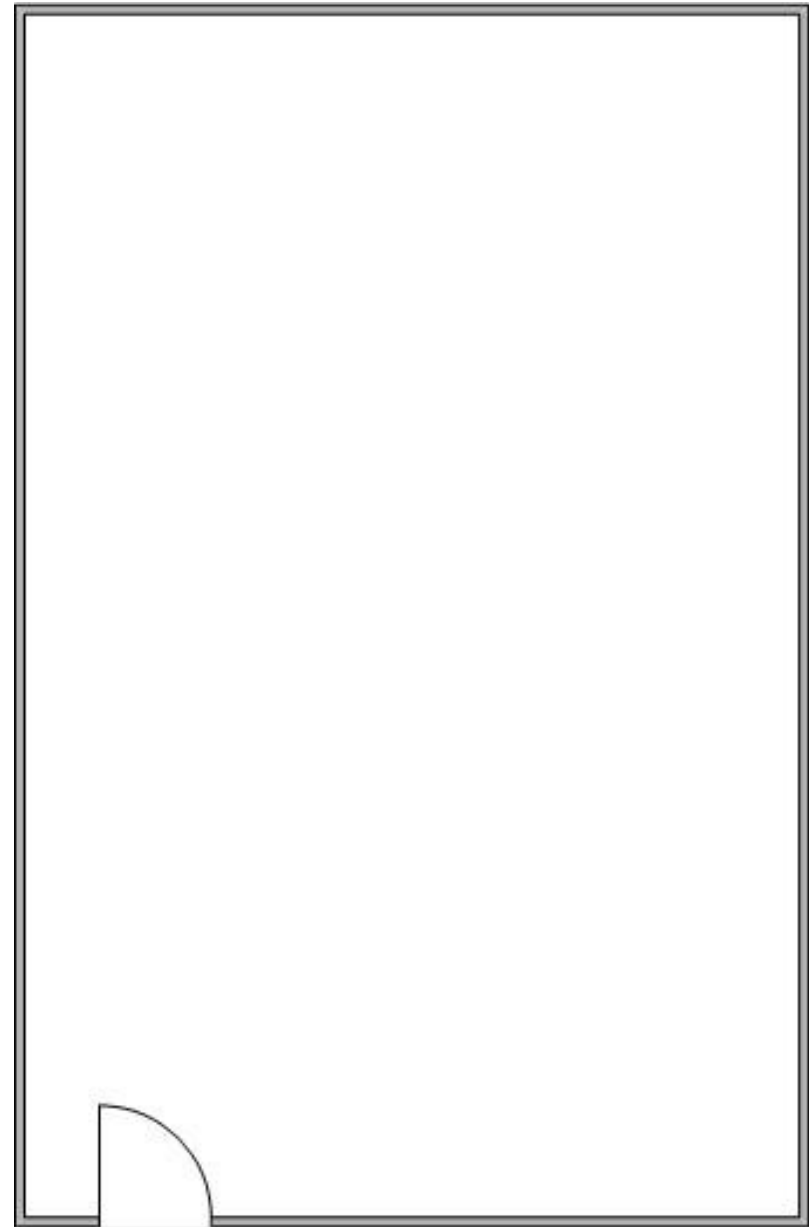
**AVAILABLE IMMEDIATELY**



**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\*



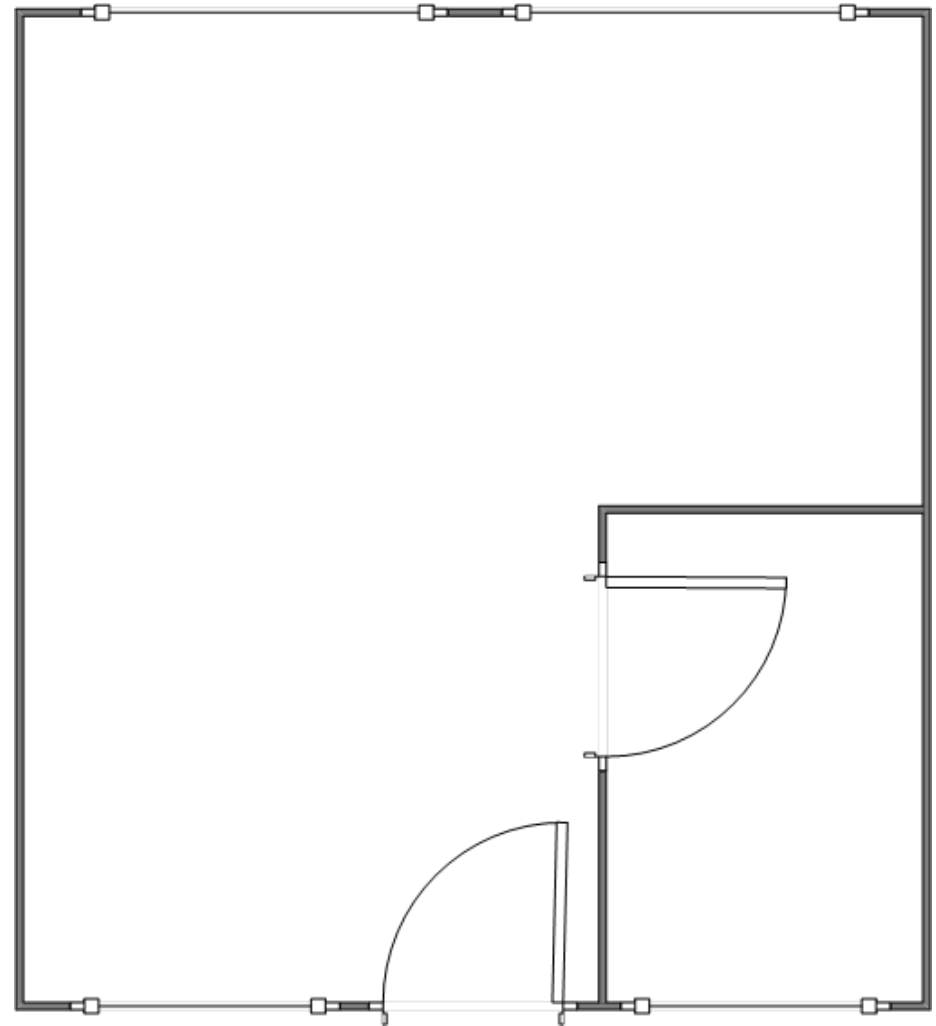
**AVAILABLE JANUARY 1, 2026**



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

\* Landlord Provides HVAC & Electric During Normal Business Hours

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# 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

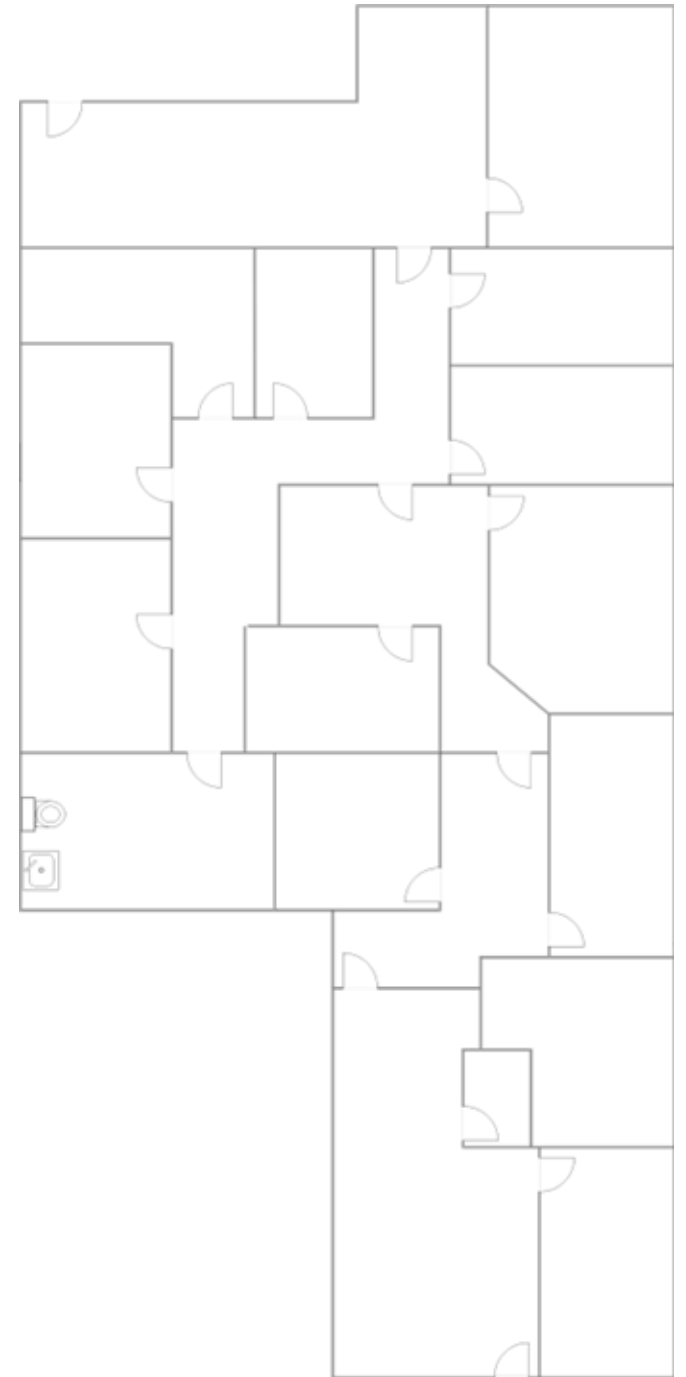


#### DIVISIBILITY

CONTACT AGENT TO DISCUSS POTENTIAL DEMISING PLANS

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# 1

FLOOR

## FLOOR PLAN



**SUITE 211**  
APPROX. 834 SF



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



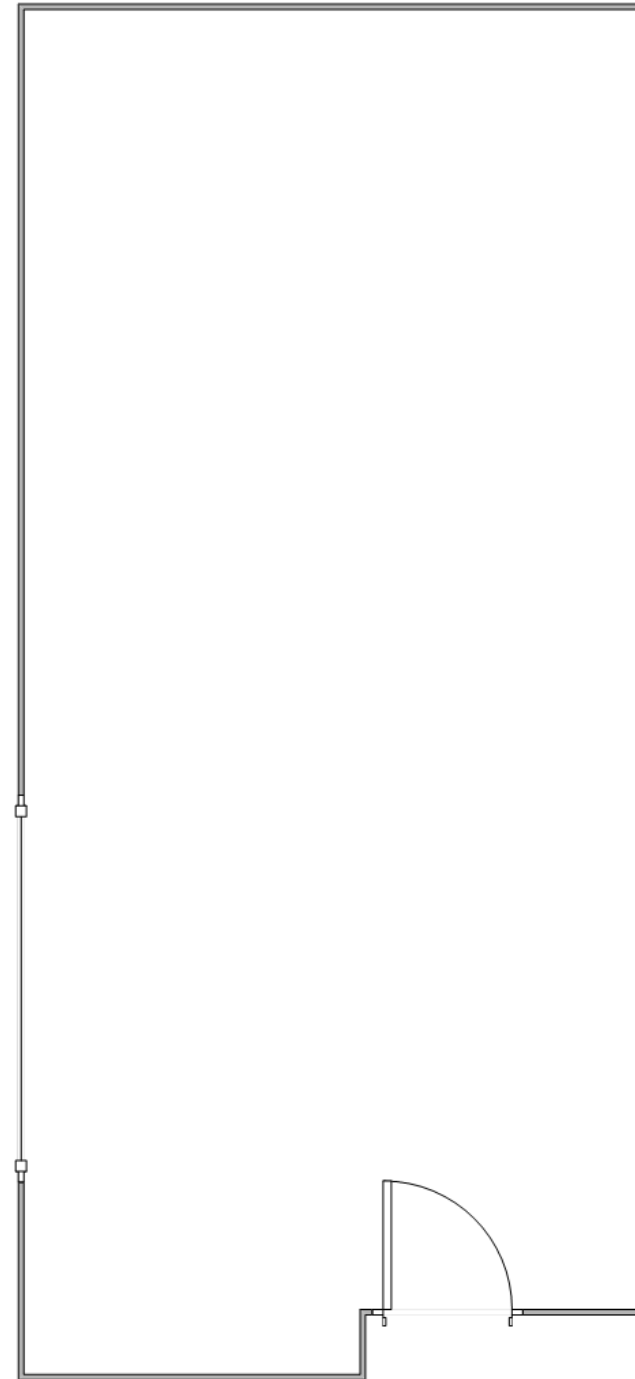
**AVAILABLE IMMEDIATELY**



**SUITE FEATURES**  
LARGE OPEN OFFICE AREA

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# 2 FLOOR

## FLOOR PLAN



**SUITE 303**  
APPROX. 752 SF



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



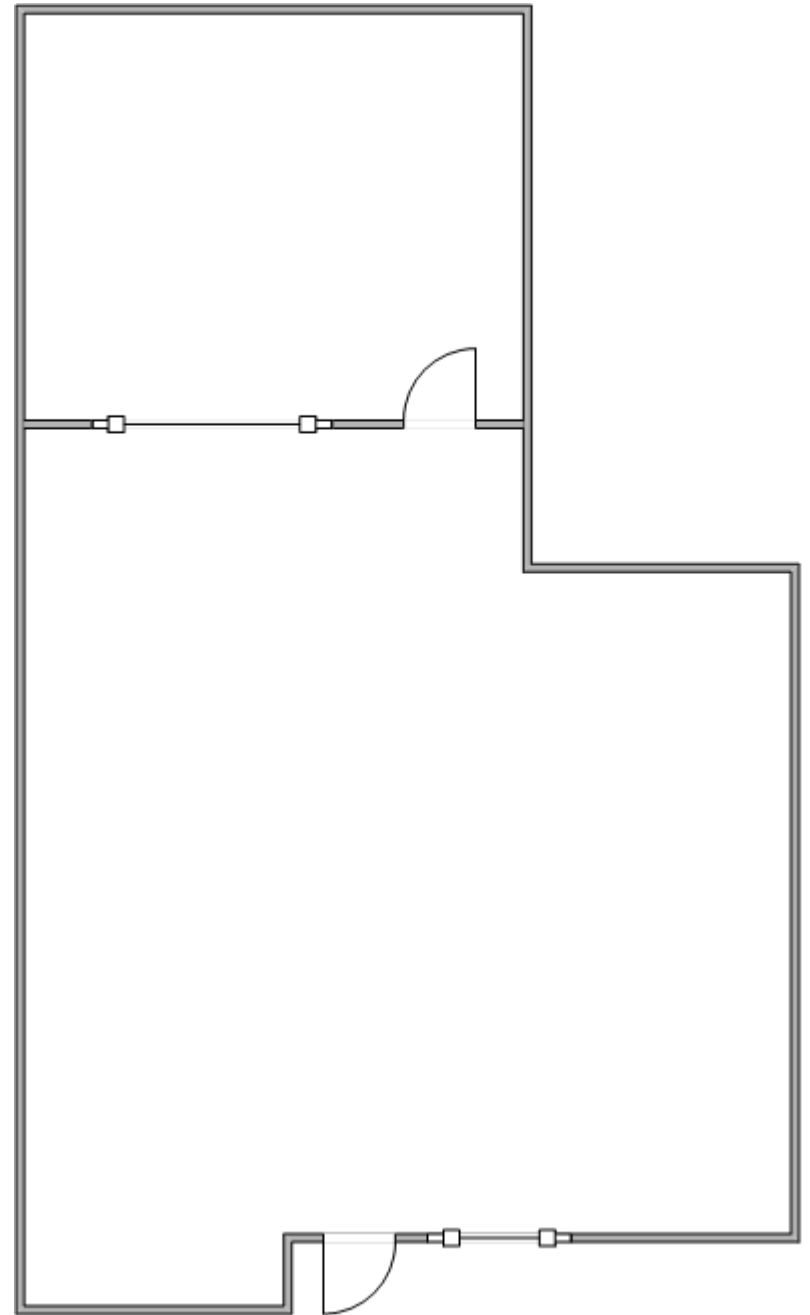
**AVAILABLE IMMEDIATELY**



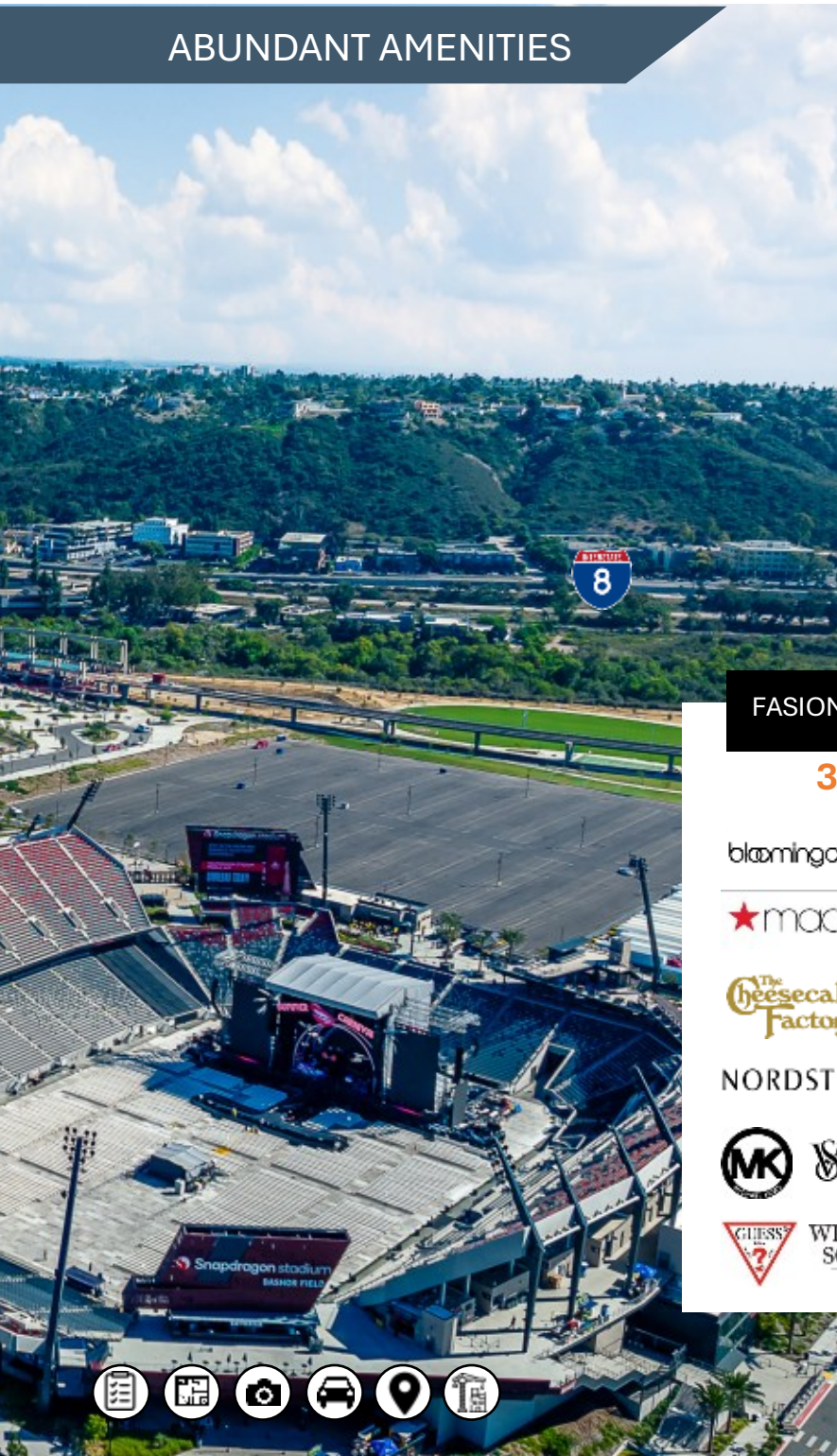
**SUITE FEATURES**  
LARGE OPEN OFFICE AREA  
ONE PRIVATE OFFICE

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## 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**



### MISSION VALLEY MALL

**2 Miles**

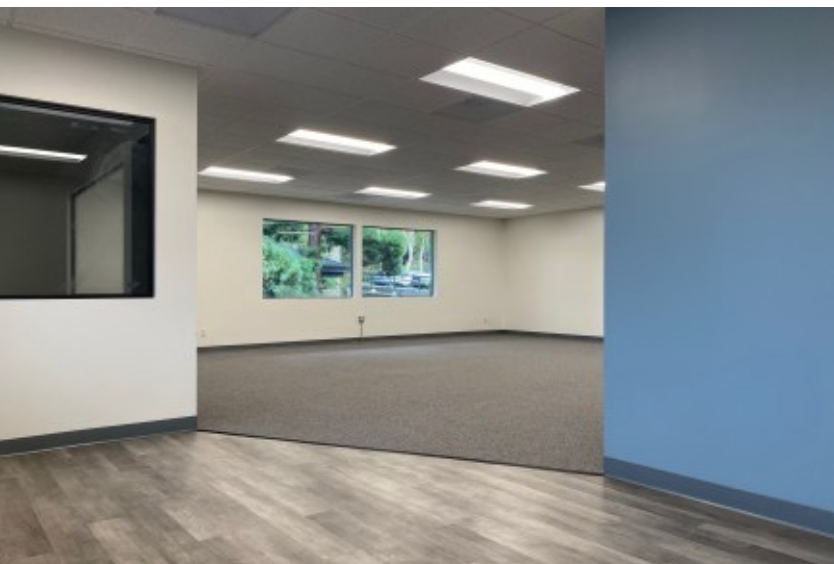


### MORE AMENITIES

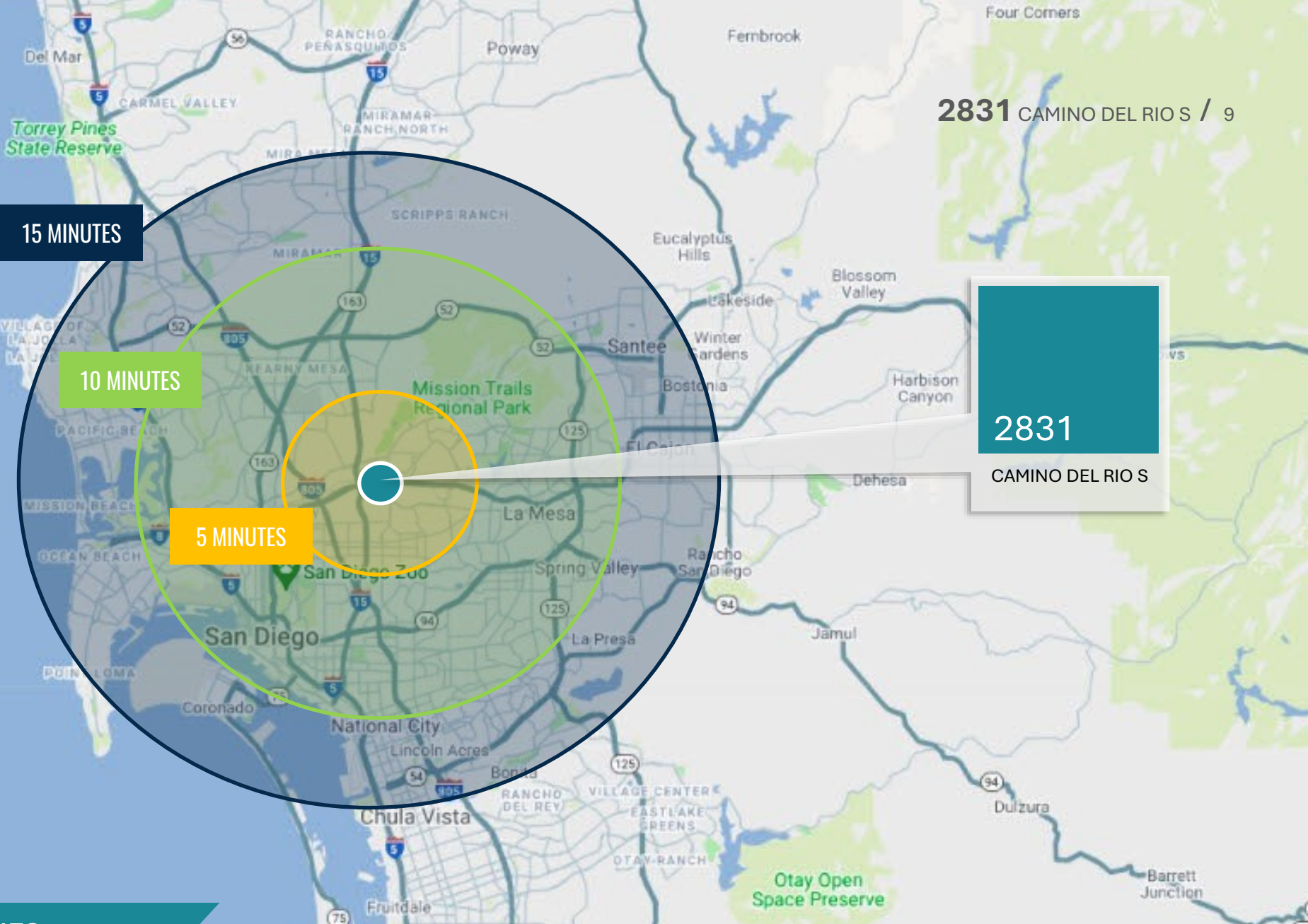
**3 Miles**











## DRIVE TIMES

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 / 10

# 2831

## CAMINO DEL RIO S

*Rio Sur*

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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.

