



±1,788 SF - ±3,828 SF OFFICE CONDOS FOR SALE

2333 CAMINO DEL RIO SOUTH, SUITES 300 & 350, SAN DIEGO, CA 92108

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Voit
REAL ESTATE SERVICES

FENA
COMMERCIAL
GROUP



CENTER NAME

CAMINO PROFESSIONAL OFFICE CONDOMINIUMS

ADDRESS

2333 CAMINO DEL RIO SOUTH
SAN DIEGO, CA 92108

BUILDING SIZE

±25,000 SQUARE FEET

AVAILABLE SUITE SIZE

±1,788 - ± 3,828 SQUARE FEET

LOT SIZE

±1.33 ACRES

ELEVATOR

ONE (1)

OF STORIES

THREE (3)

PARKING

4.0/1,000 SF

YEAR BUILT

1985

ZONING

CO-2-2

RARE OWNER/USER OPPORTUNITY

2333 Camino Del Rio South offers two office / medical condominiums for sale in the highly desirable Mission Valley submarket, along the Interstate 8 corridor. These units provide an extremely rare owner / user opportunity that is centrally located in the heart of San Diego.

The condos can be purchased separately or together for a total of 3,828 SF.

SUITE 300
±2,040 SF

SUITE 350
±1,788 SF

SUITES CAN BE COMBINED FOR ±3,828 SF





PROPERTY FEATURES

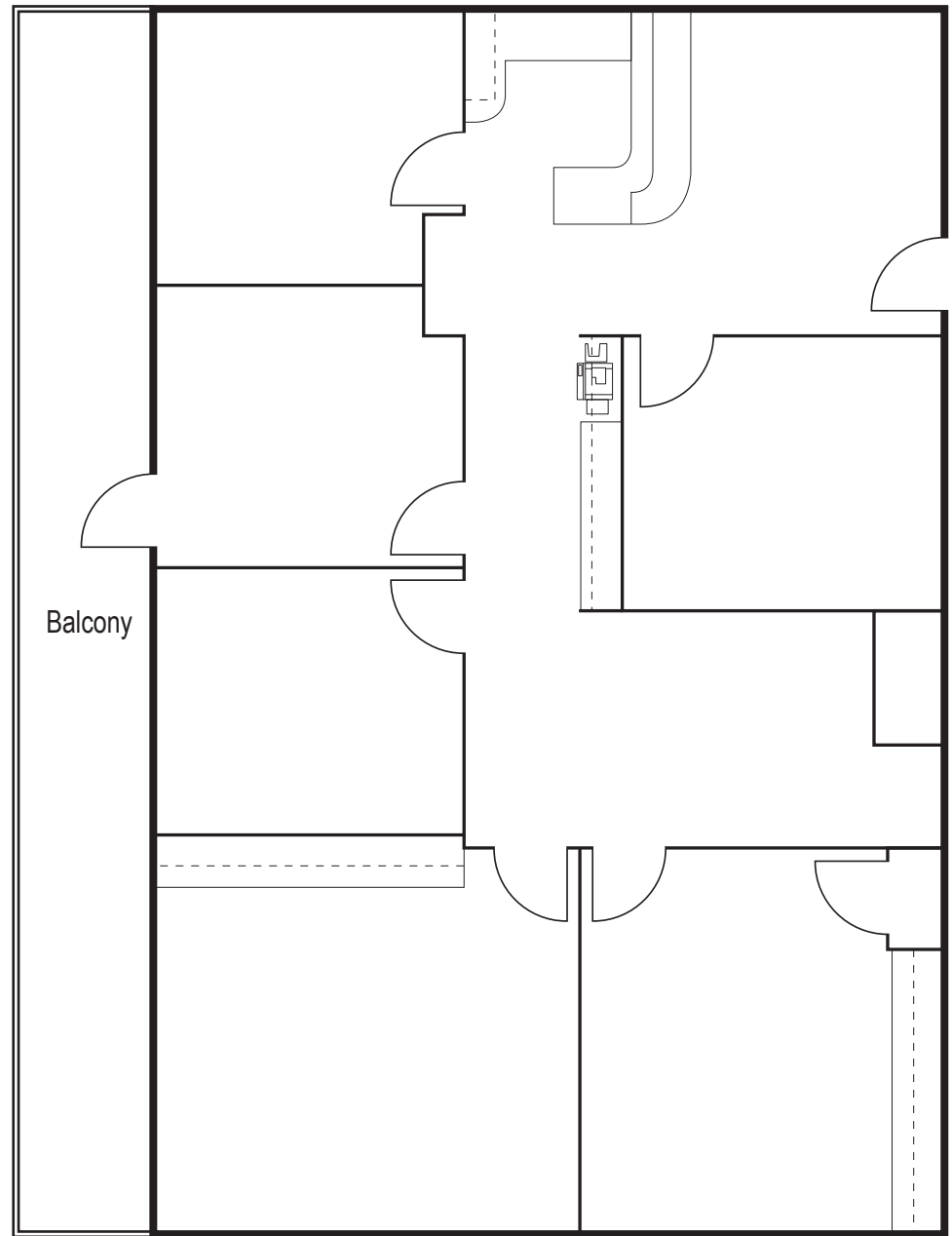
- » Two Office/Medical Condominiums for Sale
 - » Suite 300 : ±2,040 SF
 - » Suite 350: ±1,788 SF
 - » Can be combined for ±3,828 SF
- » Professionally Zoned for Office and Medical Uses
- » Immediate Access to the I-8, 163, 805 and 15 Freeways
- » Prime Location in the Highly Desirable Mission Valley located along the Interstate 8 corridor
- » Premier Owner Occupied Project Consisting of Existing Office & Medical Uses
- » Expansive Mission Valley Views
- » Top Floor Corner Unit Office Condominium
- » Private Exterior Balcony Along the Entire Eastern Side of the Top Floor
- » Visitor, Reserved and Secure Parking Available
- » Extensive Retail Amenities For Dining and Shopping in Close Proximity

FLOOR PLAN

SUITE: SUITE 300

SIZE: ±2,040 SF

SALE PRICE: \$1,135,000



360°

VIRTUAL TOUR

FLOOR PLAN

SUITE: SUITE 350

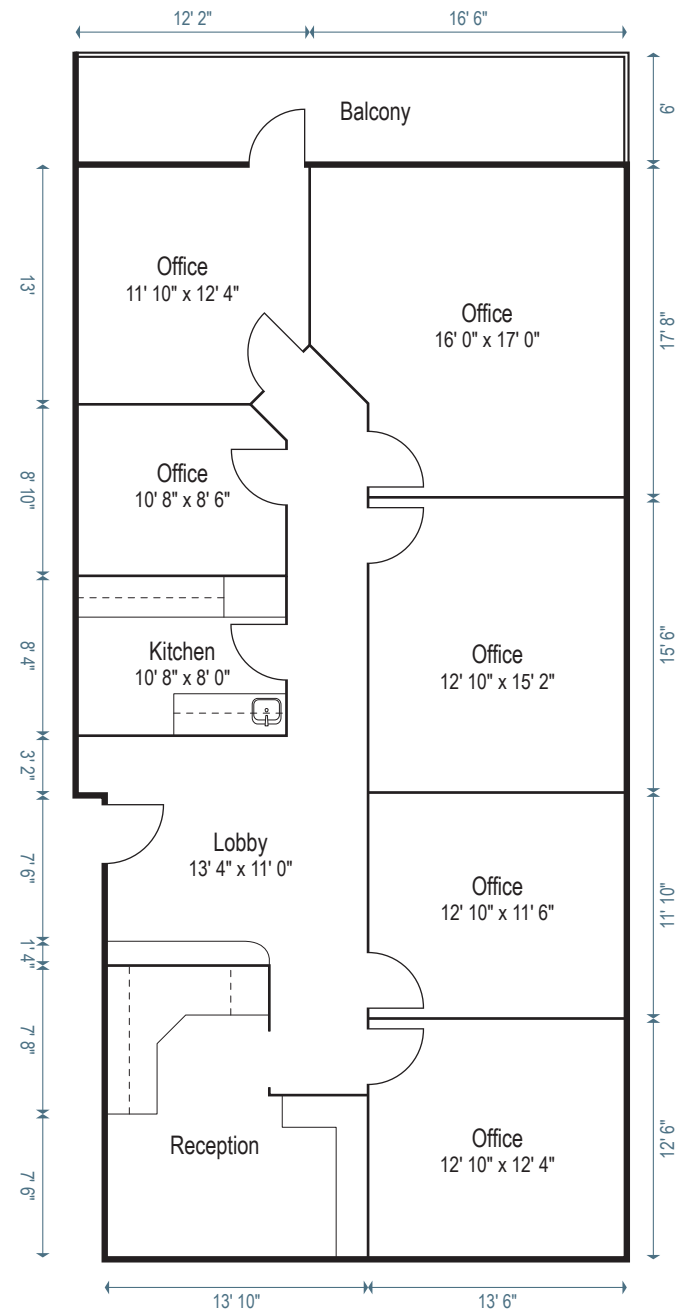
SIZE: ±1,788 SF

SALE PRICE: \$995,000

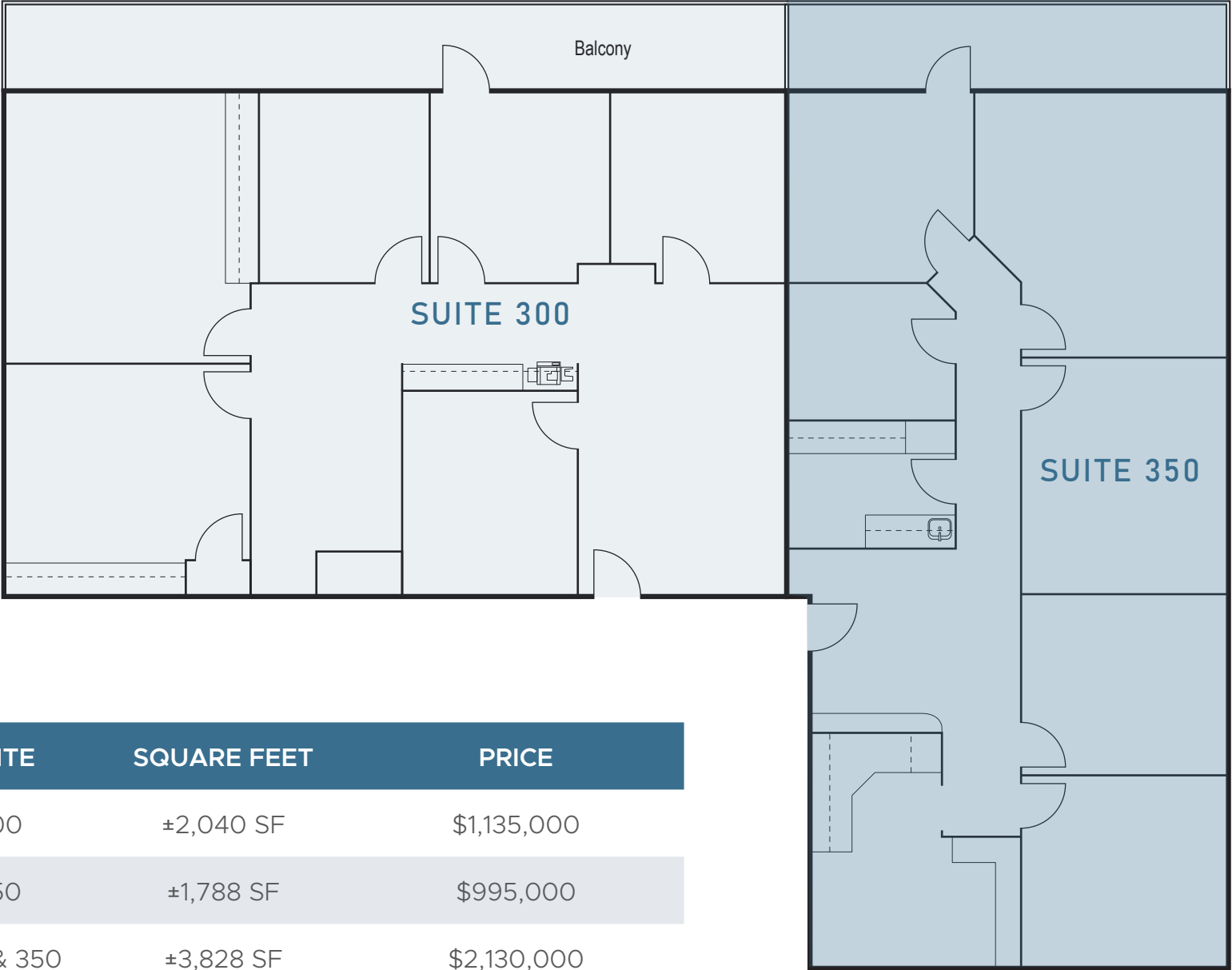


360°

VIRTUAL TOUR

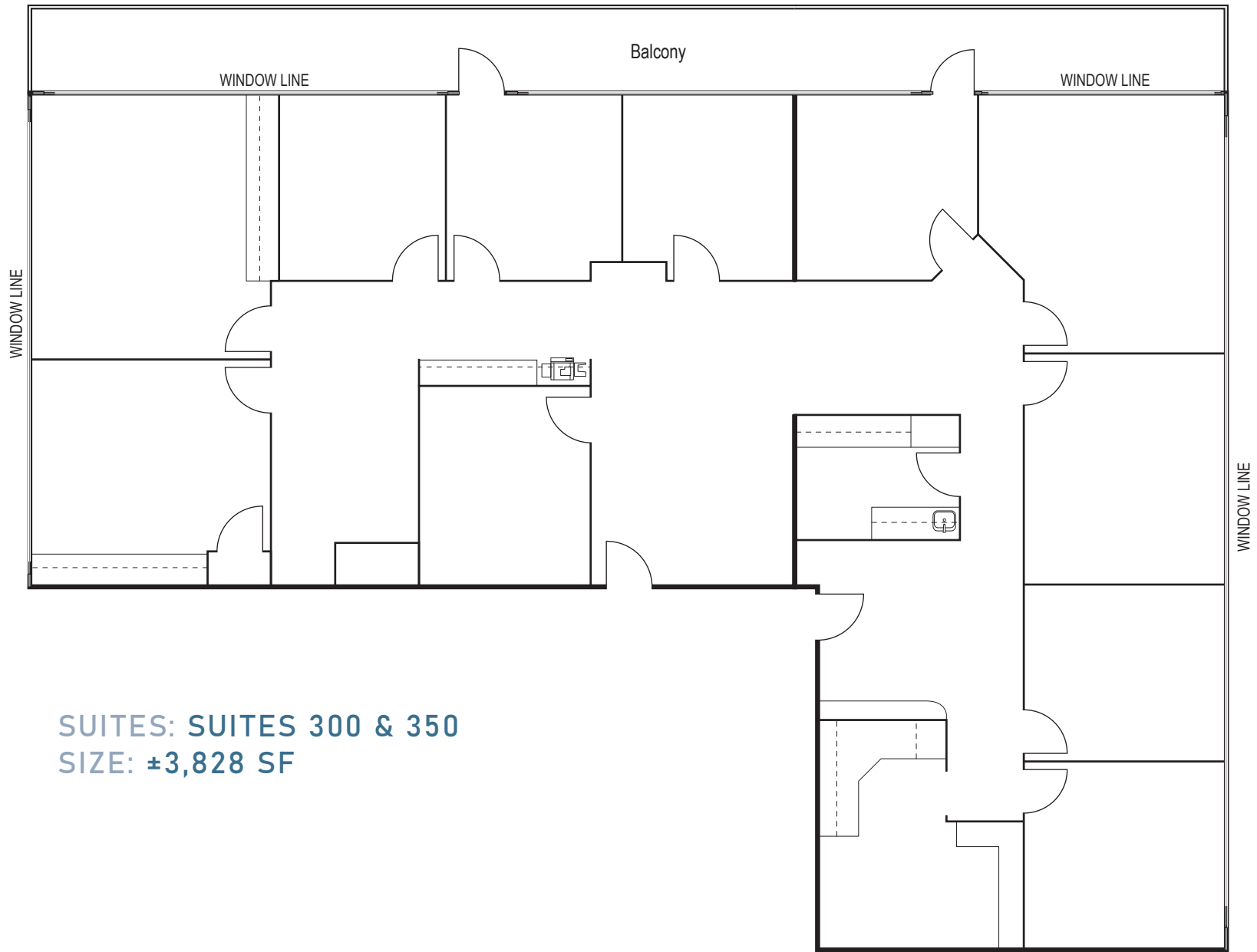


EXISTING FLOOR PLAN



SUITE	SQUARE FEET	PRICE
300	±2,040 SF	\$1,135,000
350	±1,788 SF	\$995,000
300 & 350	±3,828 SF	\$2,130,000

HYPOTHETICAL FLOOR PLAN



SUITES: SUITES 300 & 350
SIZE: ±3,828 SF







ABOUT MISSION VALLEY

Mission Valley is evolving into one of San Diego's premier live/work/play communities. Over 4,000 residential units are under construction and several thousand more are slated for future development.

Mission Valley's community plan is currently being updated, which will allow for the further involvement of a live/work/play environment where residents and employees will have the ability to bike, ride or walk seamlessly from their home to their office and to the many retail and entertainment amenities throughout the valley.

HIGHLIGHTS

- » Easy access to the 8 freeway, interstate 15, the 805 and highway 163
- » Highly visible corporate presence, with over 200,000 cars per day from the 8 freeway
- » Bus Station - 1 minute walk
- » Mission San Diego Trolley Station - 10 minute walk
- » Strong surrounding amenity base of restaurants and shopping
- » Central location



DRIVING DISTANCES

BALBOA PARK.....	2.0 miles
SNAPDRAGON STADIUM.....	2.2 miles
DOWNTOWN SAN DIEGO.....	4.7 miles
SAN DIEGO INTERNATIONAL AIRPORT.....	8.4 miles



FASHION VALLEY MALL

Fashion Valley Mall, owned by Simon Property Group, is San Diego's preeminent retail mall. Featuring over 1.7 million square feet and over 200 retailers, the anchor tenant list includes Nordstrom, Neiman Marcus, and Bloomingdale's. Fashion Valley is the sole San Diego county location for Luxury retailers such as Burberry, Carolina Herrera, Gucci, Hermes, Jimmy Choo, Prada, Salvatore Ferragamo and Tory Burch.

The central and convenient location coupled with its highly desirable retailer list draws international attention, attracting many day shoppers from throughout San Diego as well as south of the border for the luxury shopping experience. Additionally, Fashion Valley mall boasts many fine dining establishments, such as Cheesecake Factory, True Food Kitchen, PF Changs, Nordstrom Café and the Zodiac Restaurant at Neiman Marcus.

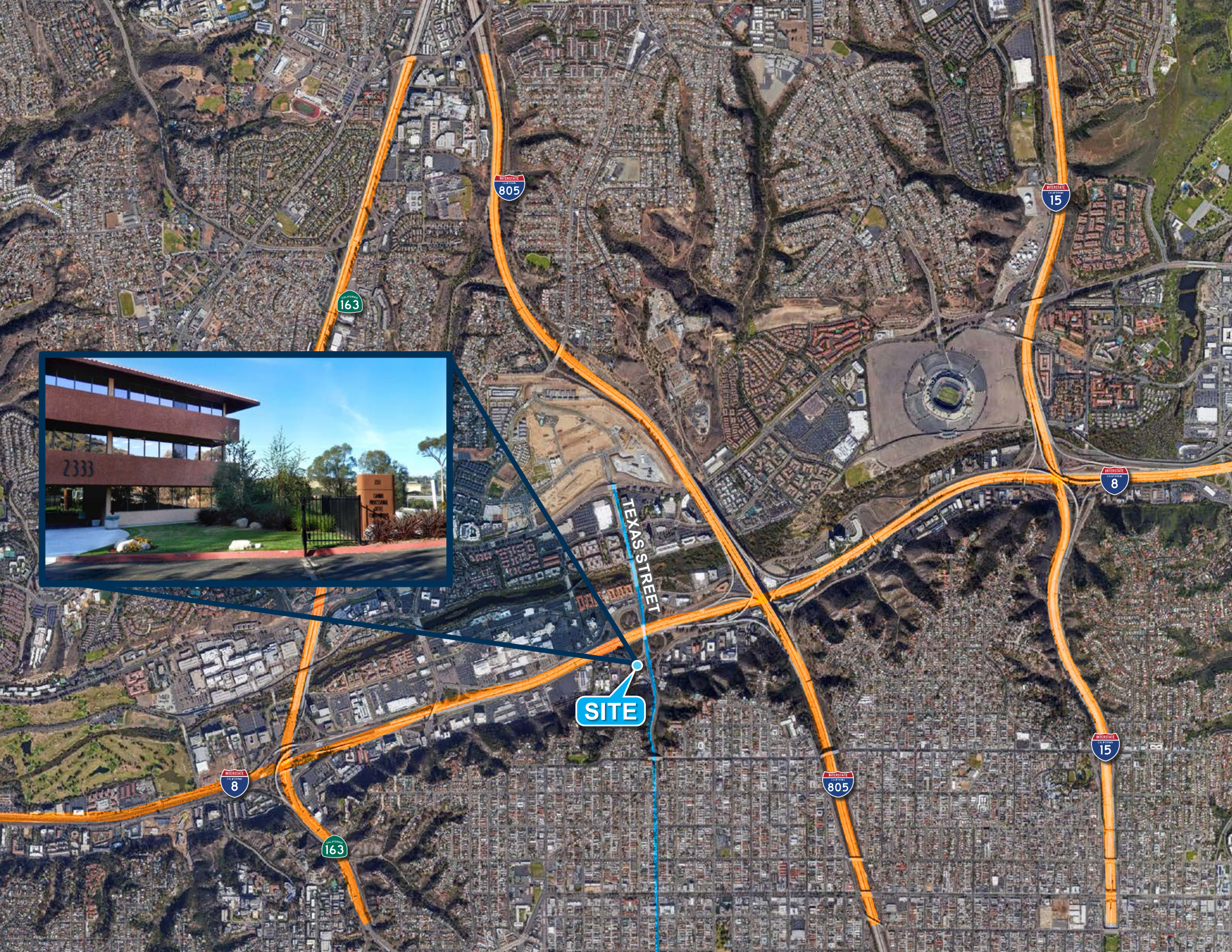


MISSION VALLEY MALL

Westfield Mission Valley is a retail complex consisting of a traditional open-air shopping mall and a power center, in Mission Valley, San Diego, owned by Unibail-Rodamco-Westfield. Anchors stores include Macy's Home Furniture, Michaels, Target, Bed Bath & Beyond, and Nordstrom Rack. The power center across Mission Center Road known as Westfield Mission Valley West is anchored by big box retailers like DSW Shoes, West Elm, Old Navy, Trader Joe's and Marshalls.

The mall has an excellent selection of restaurants and even a 20 screen movie theater. The San Diego Trolley has a stop at this mall, making it very easy to get there from Downtown San Diego or Old Town.

The Mission Valley Mall provides a balance of high-end shopping and affordable deals. This makes it stand out from the nearby Fashion Valley Mall, which focuses more on luxury brands.



SITE



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