NEW TENANT LEASING SPECIAL

$2.00/SF FOR THE FIRST 6 MONTHS WITH A MINIMUM 3-YEAR LEASE SIGNED

2615 PEPPERTREE II

Camino Del Rio S, San Diego, CA 92108

Approx. 1,099 SF Office Suite for Lease

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

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

PACIFIC COAST COMMERCIAL
SALES - MANAGEMENT - LEASING

PIT Commercial Real Estate

PROPERTY OVERVIEW

2615 Camino Del Rio S
San Diego, CA 92108

Approx. 24,886 SF
Professional Office Building

LOCATED IN THE HEART OF MISSION VALLEY

- Direct Access Via I-805, I-15, I-8, Hwy 163 and Texas Street
- Natural Light - Expansive Window Lined Office Suites
- Surrounded by an Abundance of Amenities—Westfield Mission Valley, Fashion Valley, Hazard Center, Fenton Marketplace, Future SDSU Campus West, & More
- Short Distance to Future San Diego State University West Campus
- Walking Distance to Public Transportation
- Freeway Visible on I-8 Freeway

220,704
Vehicles Per Day
I-8 Freeway

52,403
Businesses (5 Mile)

4-Story
Elevator Served

Ample
Onsite Parking

AT&T & Cox
Fiber Connectivity

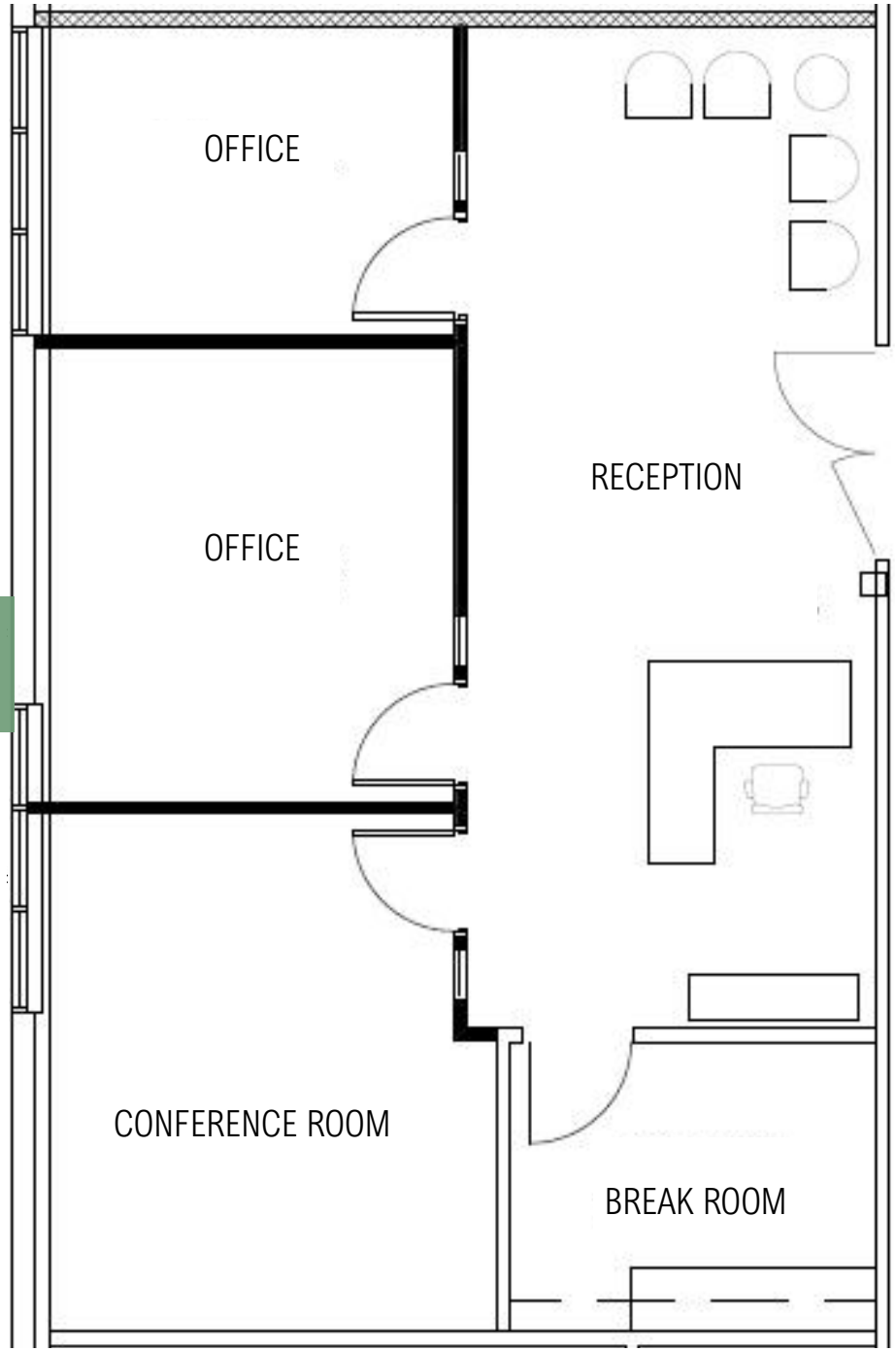
Low Core Factor
(10%)

AVAILABILITY

FLOOR 1 Suite 103

- Approx. 1,099 SF
- $2.45/SF*, FSG**
- Two Private Offices, Conference Room, Reception & Break Room
- Available Immediately

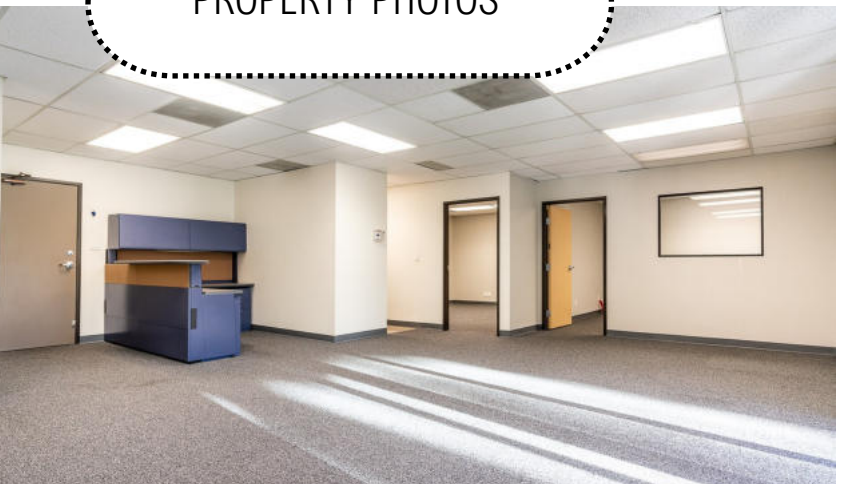
***New Tenant Leasing Special**
$2.00/SF for the first 6 months and $2.45/SF thereafter with annual escalations and with a minimum 3-year lease



**Landlord Provides HVAC and Utilities During Normal Business Hours

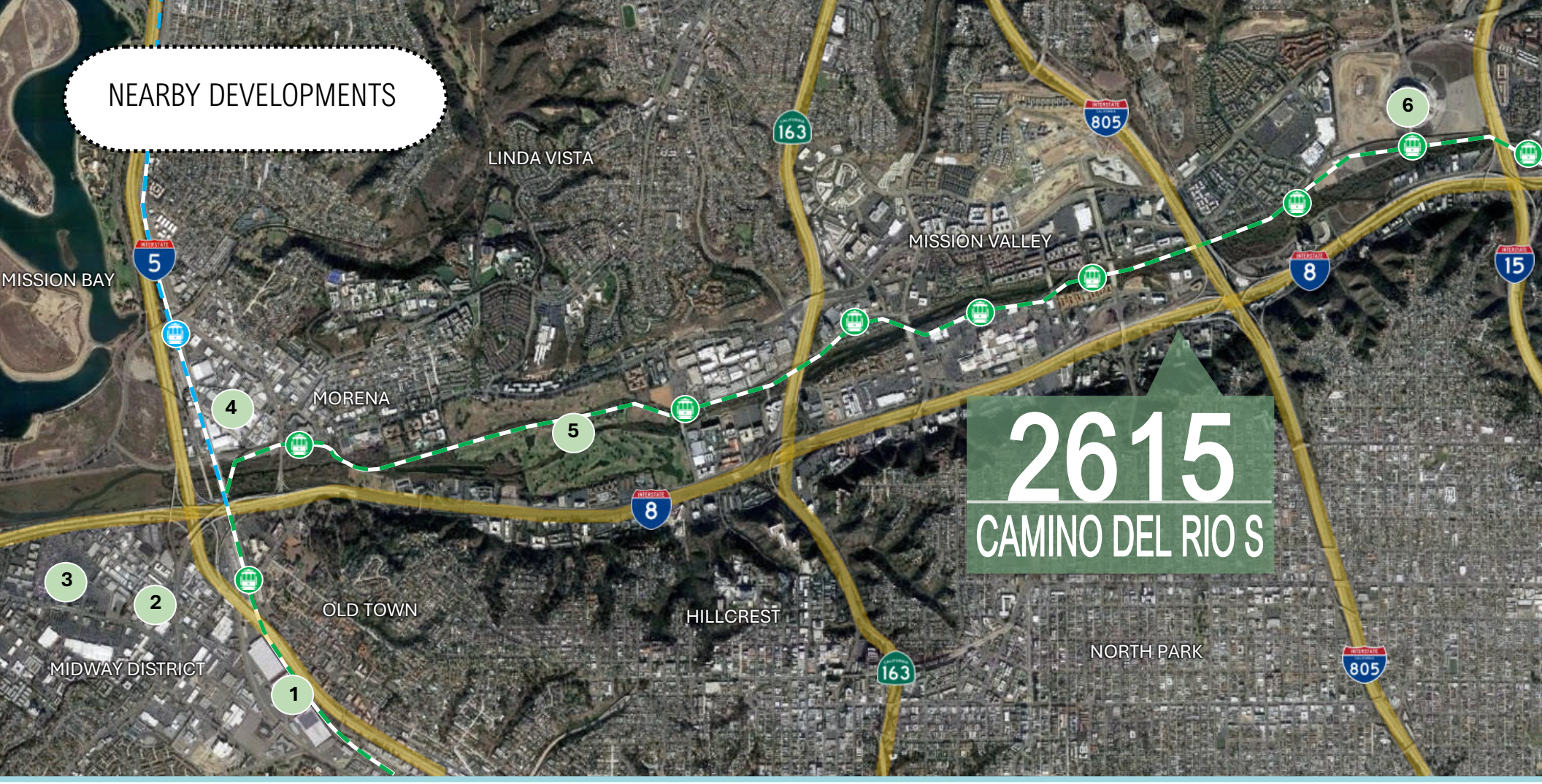
Floor Plans Not Fit to Scale; for Reference Purposes Only.

PROPERTY PHOTOS



NEARBY AMENITIES

NEARBY DEVELOPMENTS



NAVWAR REDEVELOPMENT NAVY + SANDAG
70-Acre Airport Serving Transportation Hub
Navy Facilities, Commercial Space, & Up to 10,000 Residential Units

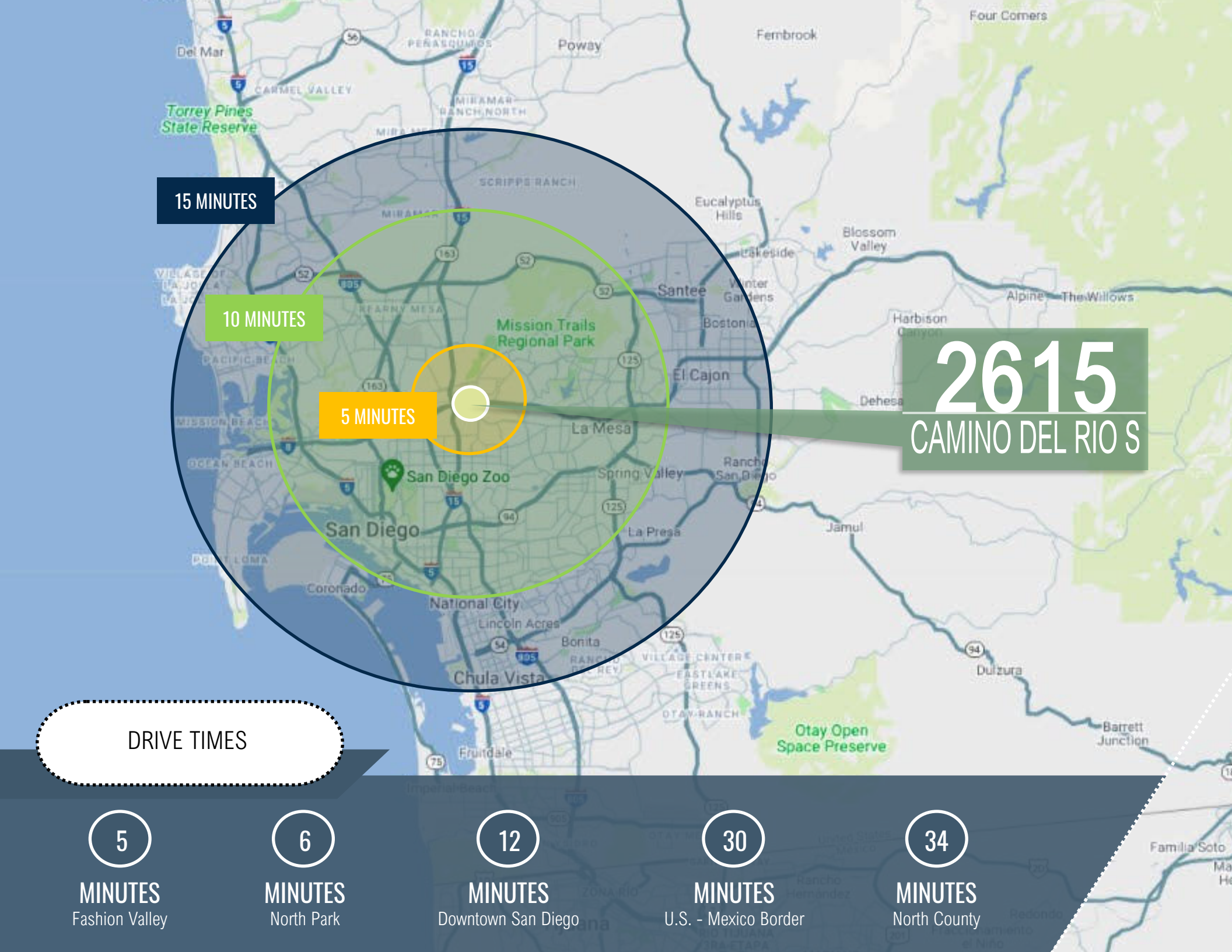
MIDWAY COMMUNITY PLAN UPDATE
Extensive Mobility & Infrastructure Updates. Only 300K of Commercial Development Planned Proposed Density Increase of 10,155 Residential Units

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



DRIVE TIMES

5	6	12	30	34
MINUTES	MINUTES	MINUTES	MINUTES	MINUTES
Fashion Valley	North Park	Downtown San Diego	U.S. - Mexico Border	North County

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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.