

Valley Del Rio

SHOPPING CENTER



**FLOCKE &
AVOYER**
Commercial Real Estate

±750 - ±2,196 SF AVAILABLE

4232-4282 Camino Del Rio North | San Diego | CA 92108

chilis



DRIVE
THRU

Body Beautiful
Mobil

STARBUCKS
COFFEE

DRIVE THRU
OPEN
24 HOURS



DRIVE THRU



EXIT
ONLY



Valley Del Rio

SHOPPING CENTER

4232-4282 Camino Del Rio North
San Diego, CA 92108

Property Highlights

Located at the NWQ of Mission Gorge Road & Interstate 8.
Highly visible Mission Valley location with easy access the freeway.

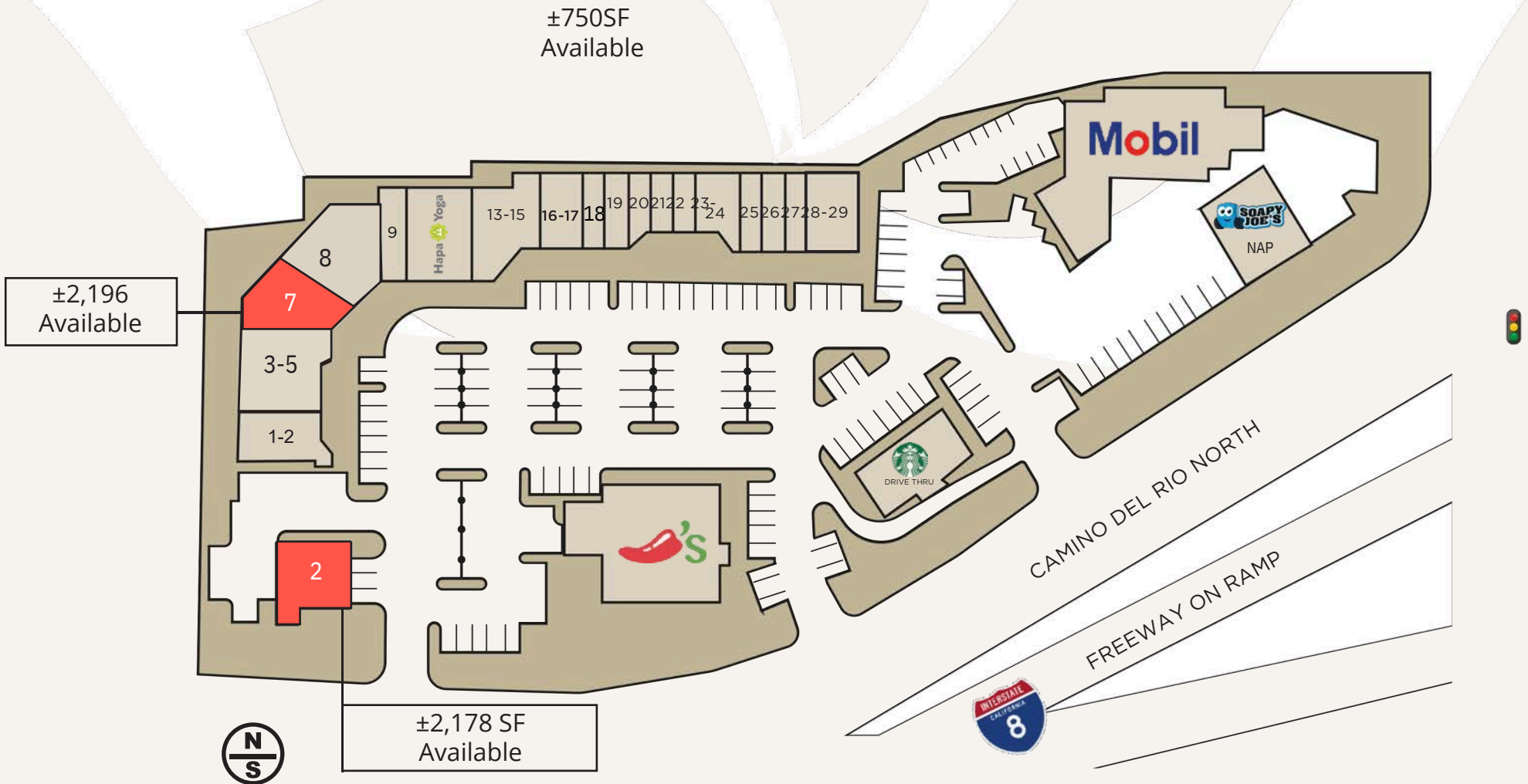
Serves as an outlet to immediate residential areas.

Provides easy access to Proposed SDSU West.

SITE PLAN

Valley Del Rio

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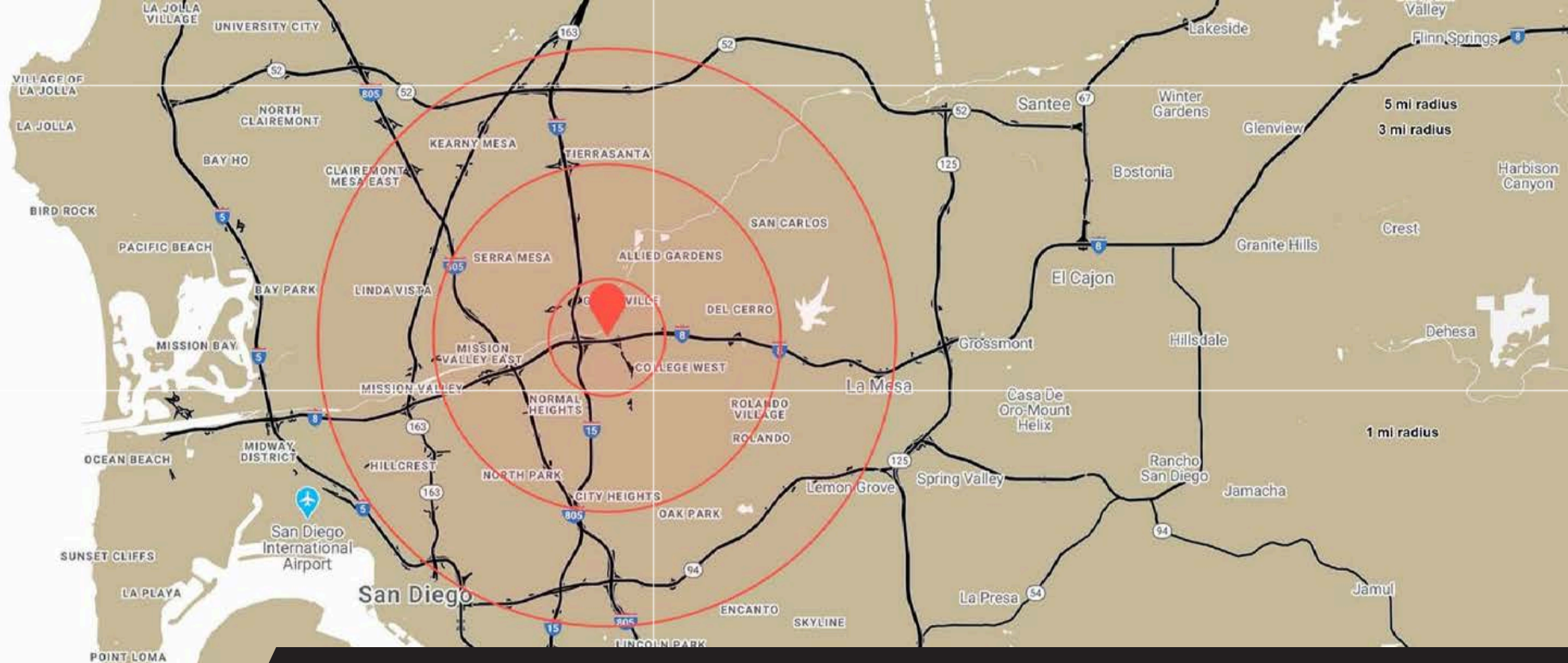


SUITE	TENANT	SIZE
1-2	Hot Chickz	±1,805
3-5	Spine & Sport	±3,500
7	AVAILABLE	±2,196
8	The Little Nail Shop	±2,565
9	The Enchantress	±900
10-12	Hapa Yoga	±2,700
13-15	Bridal and Tuxedo Galleria	±2,420
16-17	Enhancery Jewelry	±1,500
18	Excellent Cut Barber Shop	±750
19	NS Threading	±750
20-21	SD Blenders	±1,275
22	Royal Touch Dry Cleaners	±600
23-24	Dentist	±1,300
25-27	Osaka Japanese Restaurant	±2,250
28-29	Crack Taco Shop	±1,600

PAD TENANT		SIZE
2	AVAILABLE	±2,178
3	Chili's Grill & Bar	±7,000
4	Starbucks	±2,018
5	Soapy Joe's Car Wash /Gas Station	







Valley Del Rio has strong traffic counts, strong daytime population, high occupancy rates, and is located on top of Interstate 8.



Traffic Counts

1-8 Freeway: ±226,677 ADT
Mission Gorge Road: ±26,700 ADT
Camino Del Rio North: ±33,611 ADT



Average HHI*

1 Mile: \$123,822
3 Miles: \$177,468
5 Miles: \$126,540



Population

1 Mile: 14,388
3 Miles: 243,313
5 Miles: 510,187

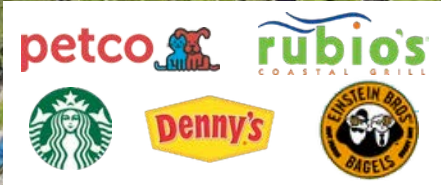


Daytime Population

1 Mile: 16,409
3 Miles: 155,013
5 Miles: 367,773



AERIAL



PROPERTY

GRANTVILLE



*DISCLAIMER

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

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*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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