

Valley Del Rio

SHOPPING CENTER



±2,178 - ±4,865 SF AVAILABLE

Can be Demised

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

**FLOCKE &
AVOYER**
Commercial Real Estate



Valley Del Rio

SHOPPING CENTER

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San Diego, CA 92108

Property Highlights

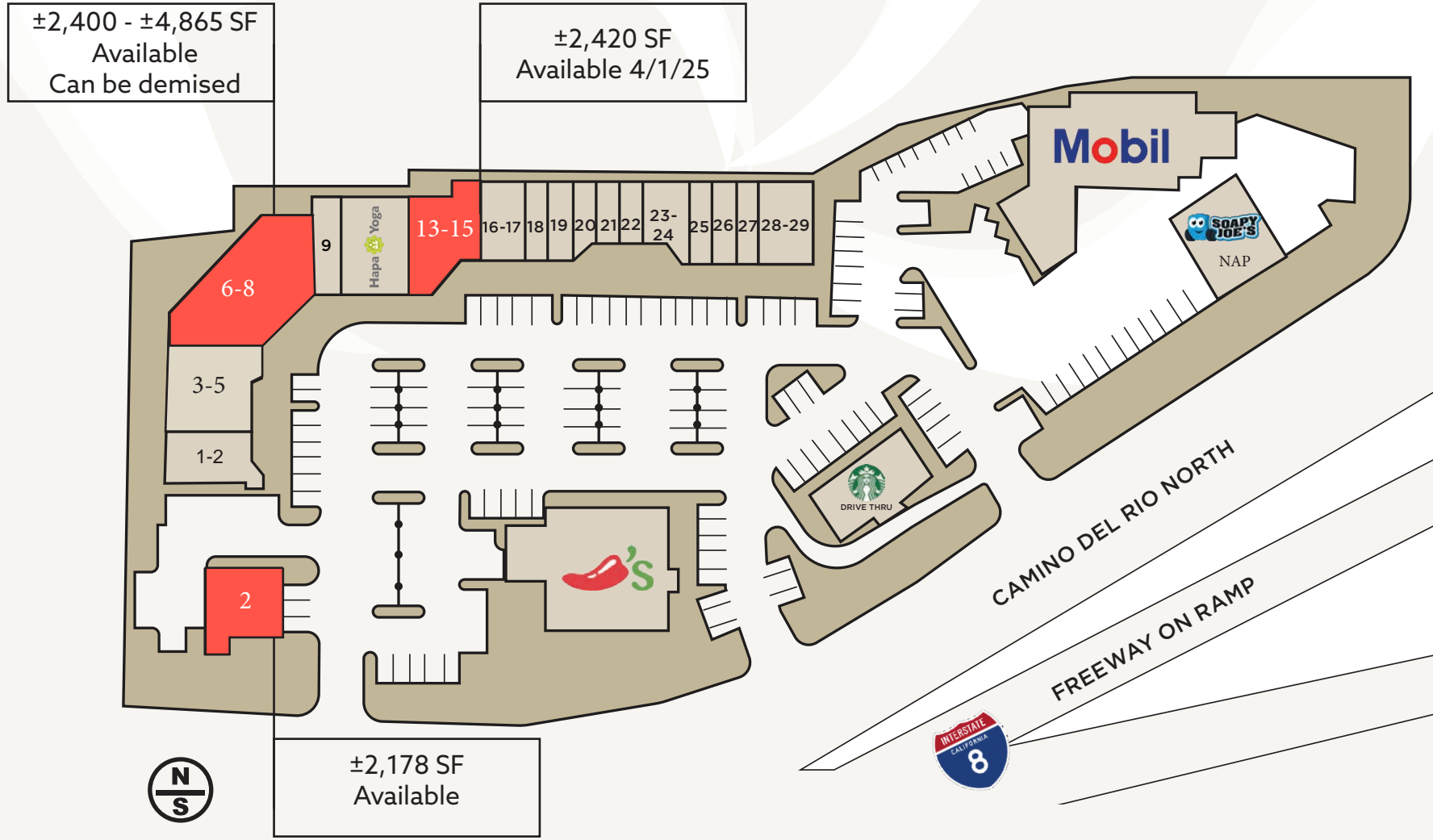
Located at the NWQ of Mission Gorge Road & Interstate 8.
Highly visible Mission Valley location with easy access the
freeway.

Serves as an outlet to immediate residential areas.

Provides easy access to Proposed SDSU West.

SITE PLAN

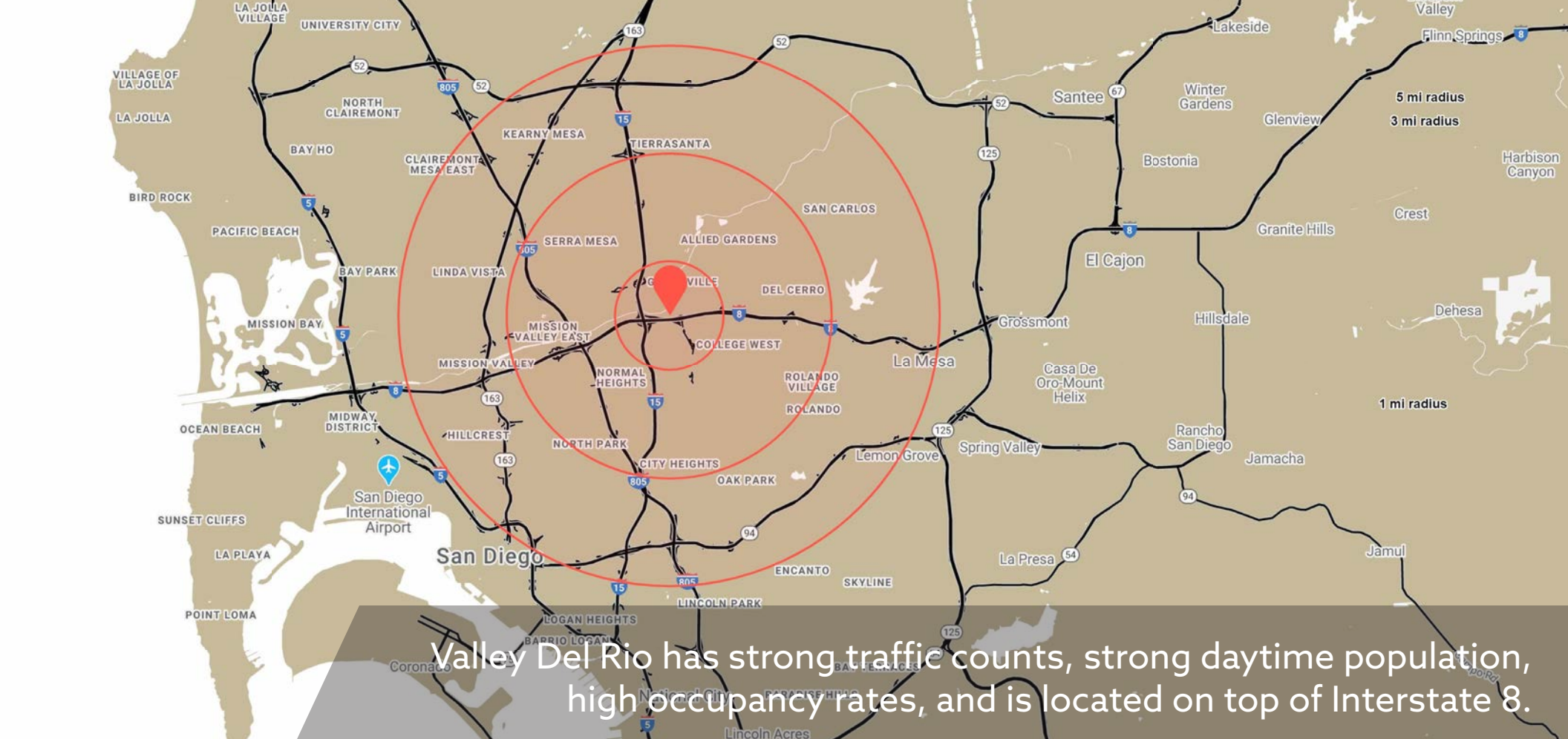
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SUITE	TENANT	SIZE
1-2	Hot Chickz	±1,805
3-5	Spine & Sport	±3,500
6-8	AVAILABLE	±2,400 - 4,865 Can be demised
9	The Enchantress	±900
10-12	Hapa Yoga	±2,700
13-15	AVAILABLE 4/1/25	±2,420
16-17	Enhancery Jewelry	±1,500
18	The Little Nail Shop	±750
19	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	





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

*Disclaimer on Page. 10

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*DISCLAIMER

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FOR LEASING INFORMATION:

BRAD WILLIAMS

858.875.4668

bwilliams@flockeavoyer.com

CA DRE No.: 01802468

6165 GREENWICH DRIVE, SUITE 110 · SAN DIEGO, CA 92122
619.280.2600 · FLOCKEAVOYER.COM

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