

EFFICIENT FLOOR PLANS RANGING
FROM 708 SF - 2,238 SF

2831

CAMINO DEL RIO S

San Diego / California 92108



MISSION VALLEY OFFICE SPACE FOR LEASE

COLTON SPEAS

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TOMMAS GOLIA, CCIM

(858) 598-2891

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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 203
APPROX. 1,009 SF



LEASE RATE
WITHHELD

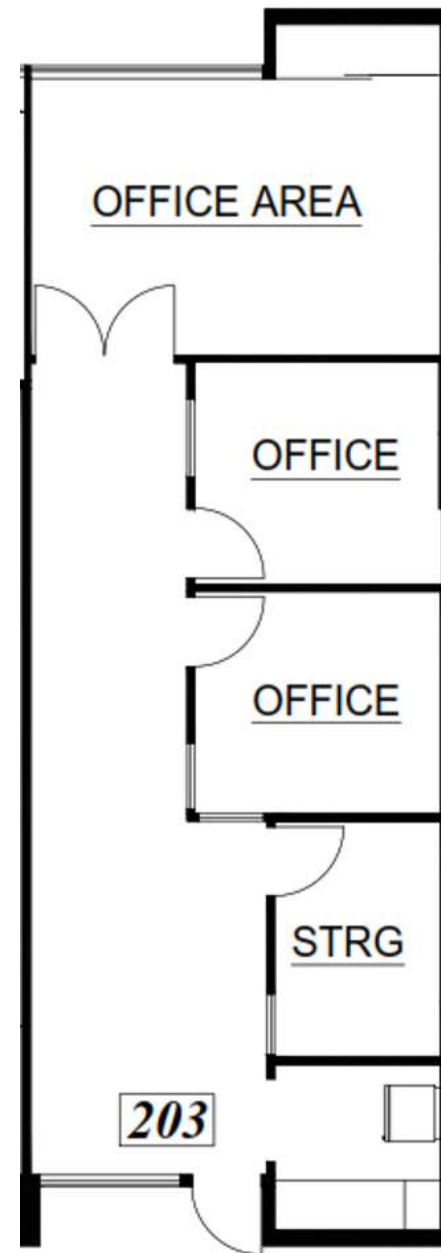


AVAILABLE IMMEDIATELY



SUITE FEATURES
OPEN OFFICE AREA
TWO PRIVATE OFFICES
KITCHENETTE
STORAGE ROOM

* 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. 708 SF



LEASE RATE
WITHHELD

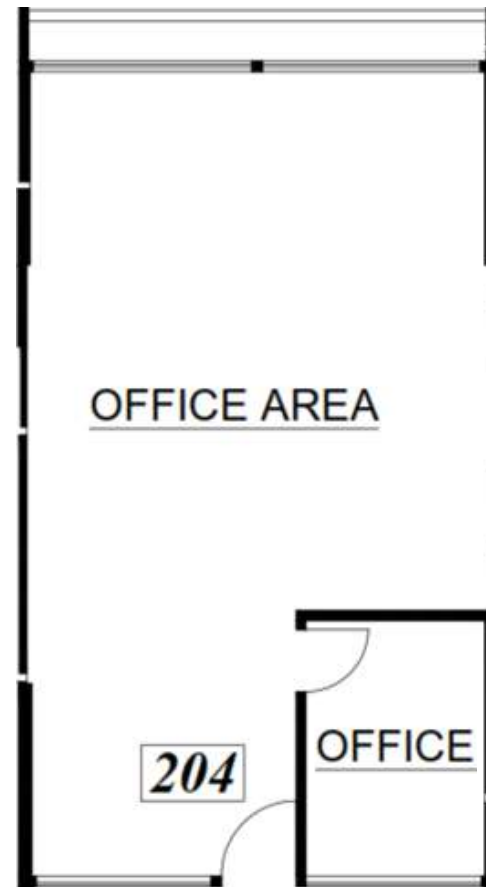


AVAILABLE IMMEDIATELY



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

APPROX. 2,238 SF



LEASE RATE

WITHHELD



AVAILABLE IMMEDIATELY



SUITE FEATURES

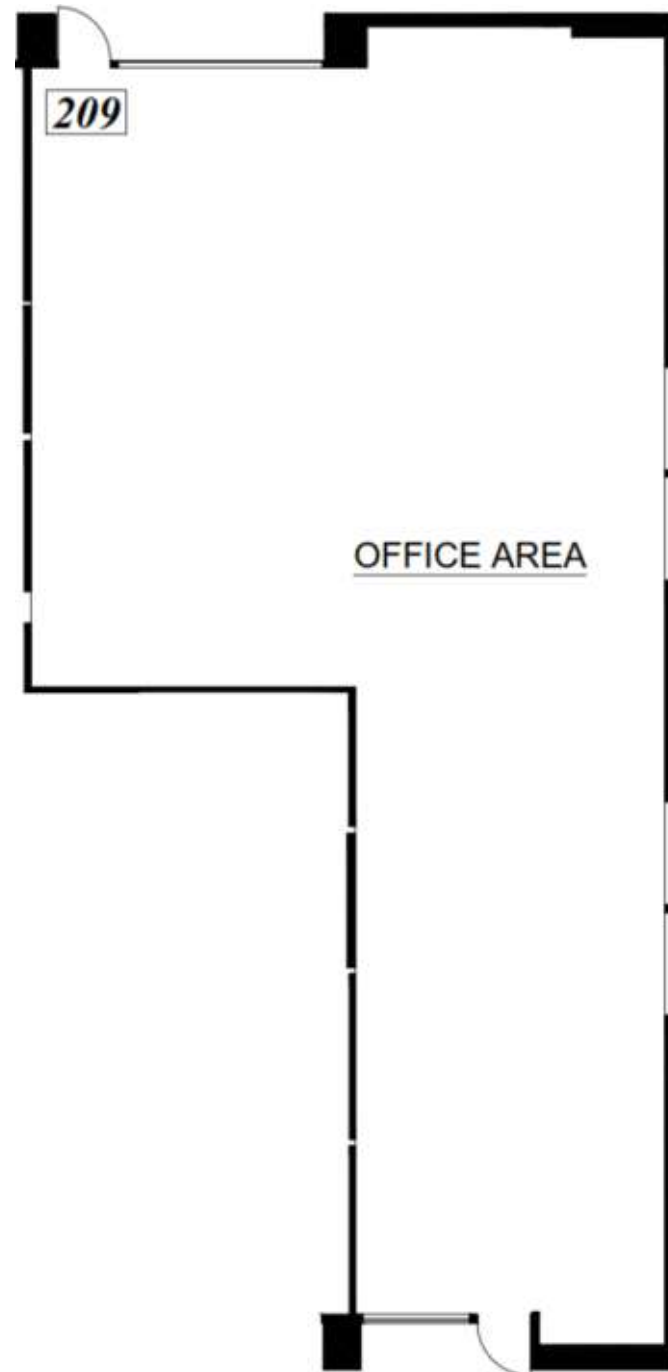
SHELL CONDITION



DIVISIBILITY

CONTACT AGENT TO DISCUSS POTENTIAL
DEMISING PLANS

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1

FLOOR

FLOOR PLAN



SUITE 211
APPROX. 851 SF



LEASE RATE
WITHHELD

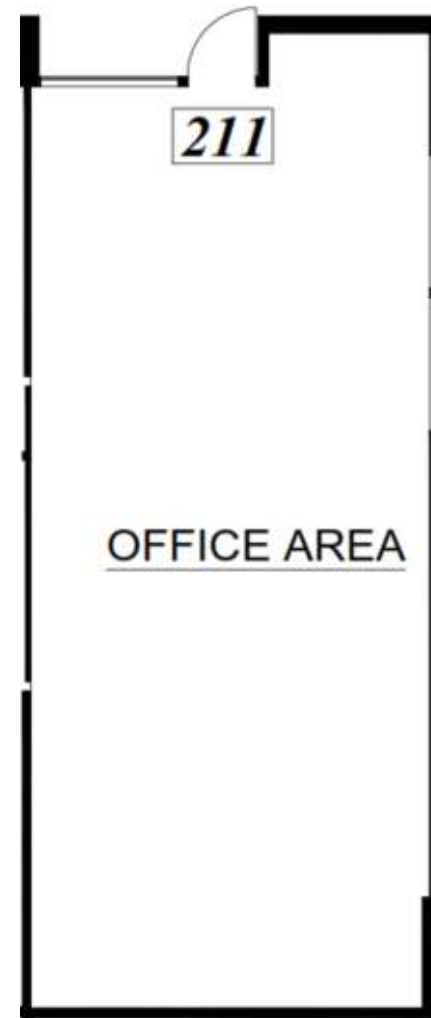


AVAILABLE IMMEDIATELY



SUITE FEATURES
LARGE OPEN OFFICE AREA

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2 FLOOR

FLOOR PLAN



SUITE 303
APPROX. 794 SF



LEASE RATE
WITHHELD

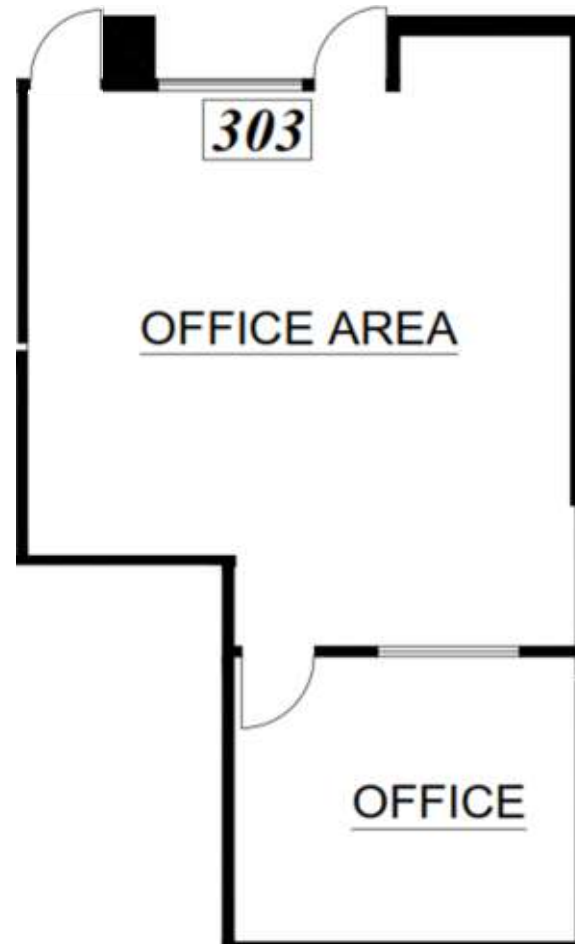


AVAILABLE IMMEDIATELY



SUITE FEATURES
LARGE OPEN OFFICE AREA
ONE PRIVATE OFFICE

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2 FLOOR

FLOOR PLAN



SUITE 312
APPROX. 1,484 SF



LEASE RATE
WITHHELD



AVAILABLE IMMEDIATELY

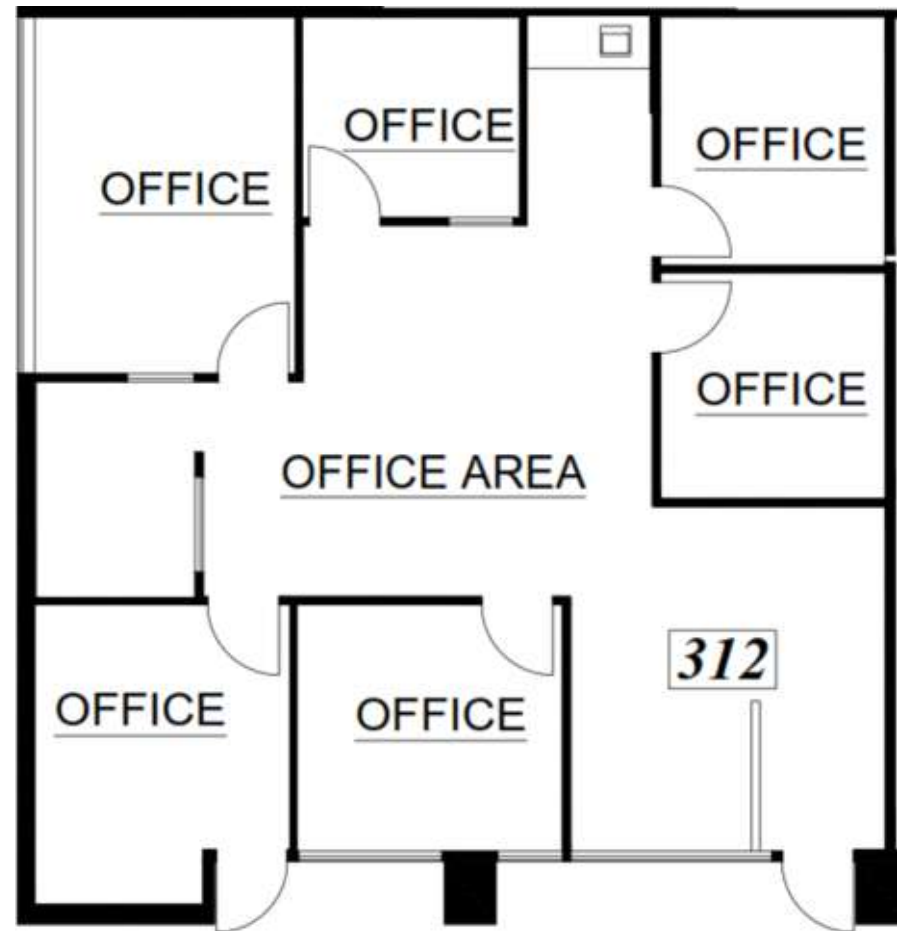


SUITE FEATURES
RECEPTION, 6 PRIVATE OFFICES, KITCHENETTE,
OPEN OFFICE AREA

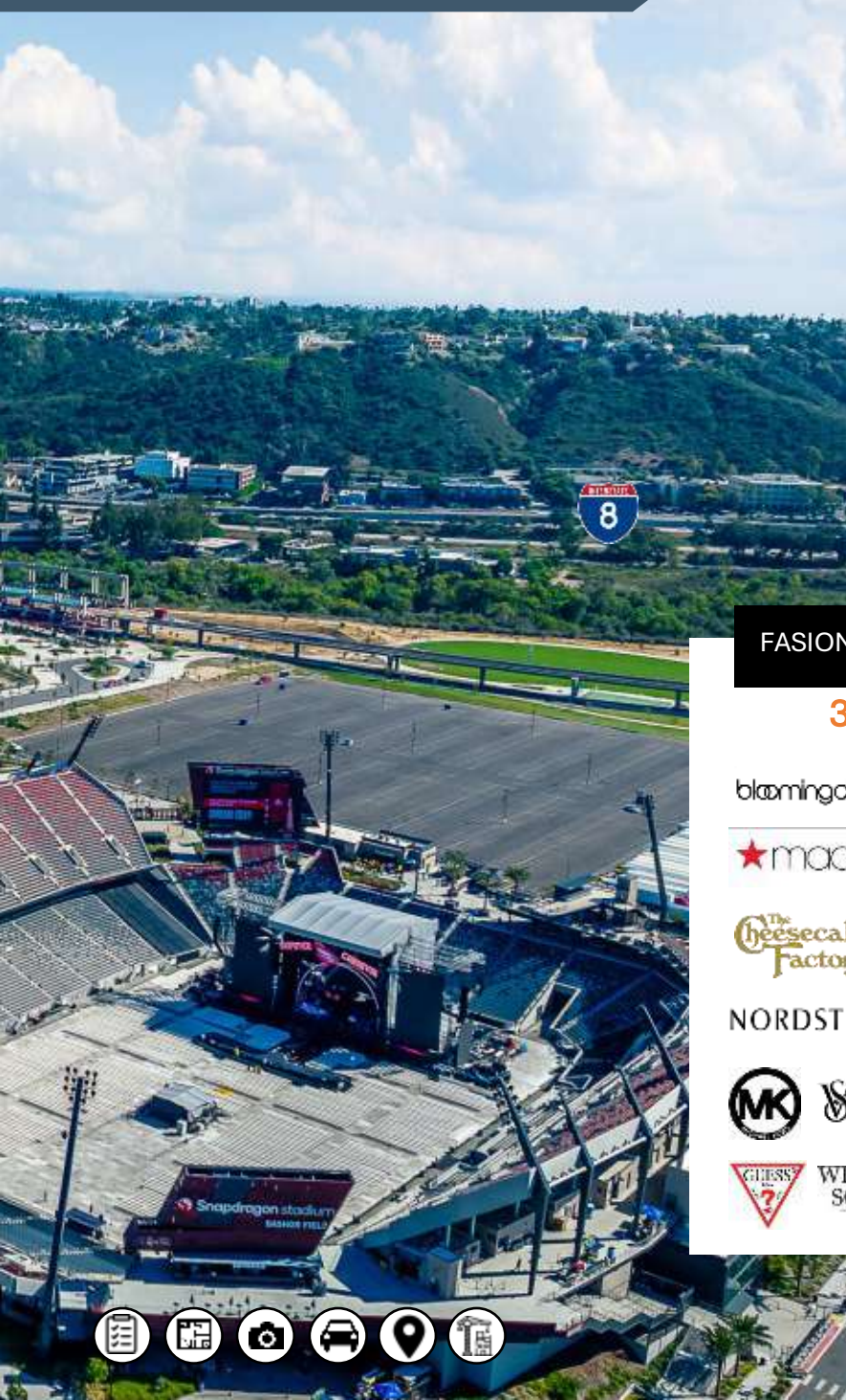


DIVISIBILITY
CONTACT AGENT TO DISCUSS POTENTIAL
DEMISING PLANS

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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

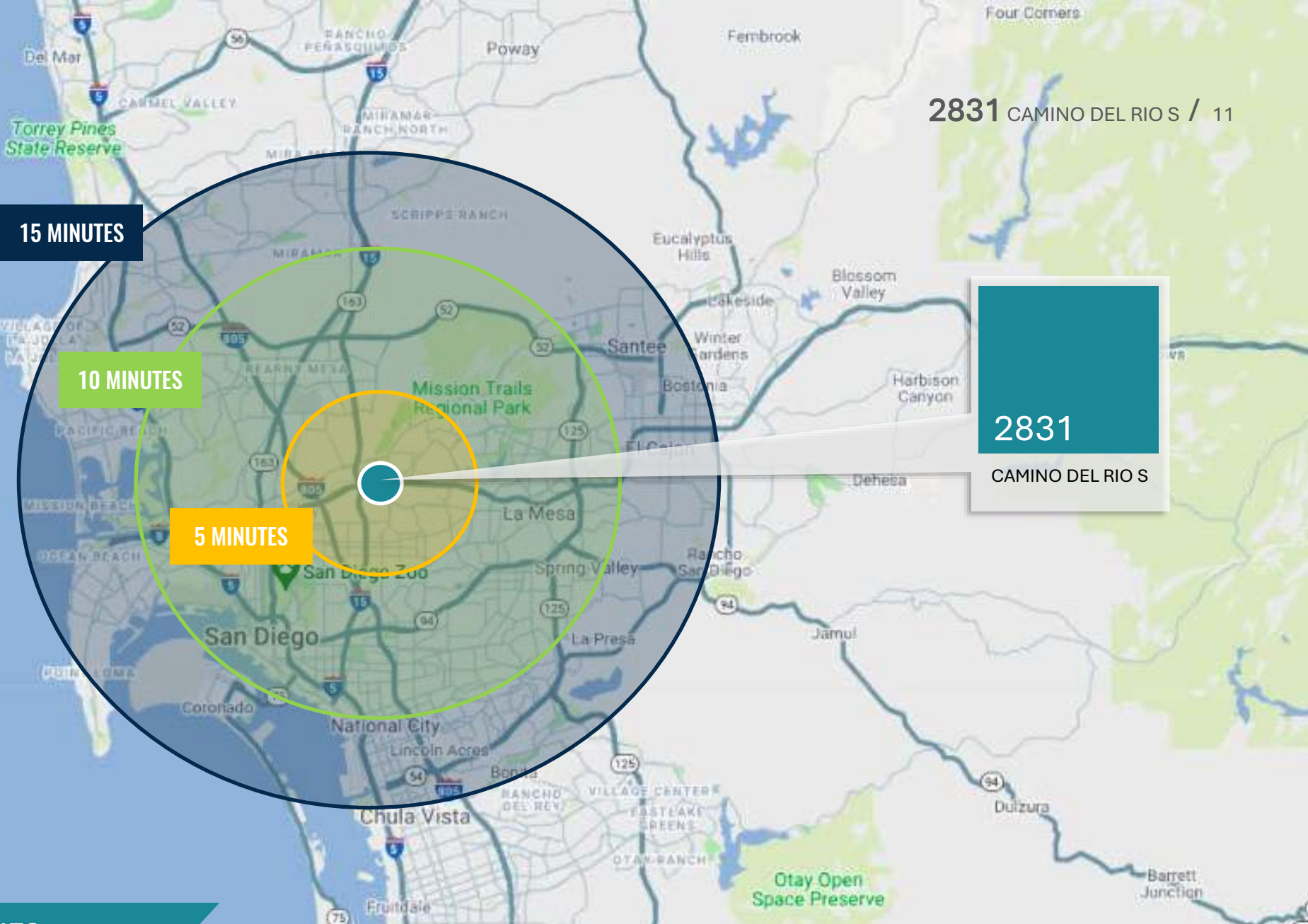


MORE AMENITIES

3 Miles







2831 CAMINO DEL RIO S / 11

15 MINUTES

10 MINUTES

5 MINUTES

2831

CAMINO DEL RIO S

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 / 12

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.

