

Valley Del Rio

SHOPPING CENTER



One Space Remaining
Retail Pad - ±2,178

**FLOCKE &
AVOYER**
Commercial Real Estate

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



chilis



DRIVE THRU

Body Beautiful
Mobil



DRIVE THRU

DRIVE THRU
OPEN
24 HOURS



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.

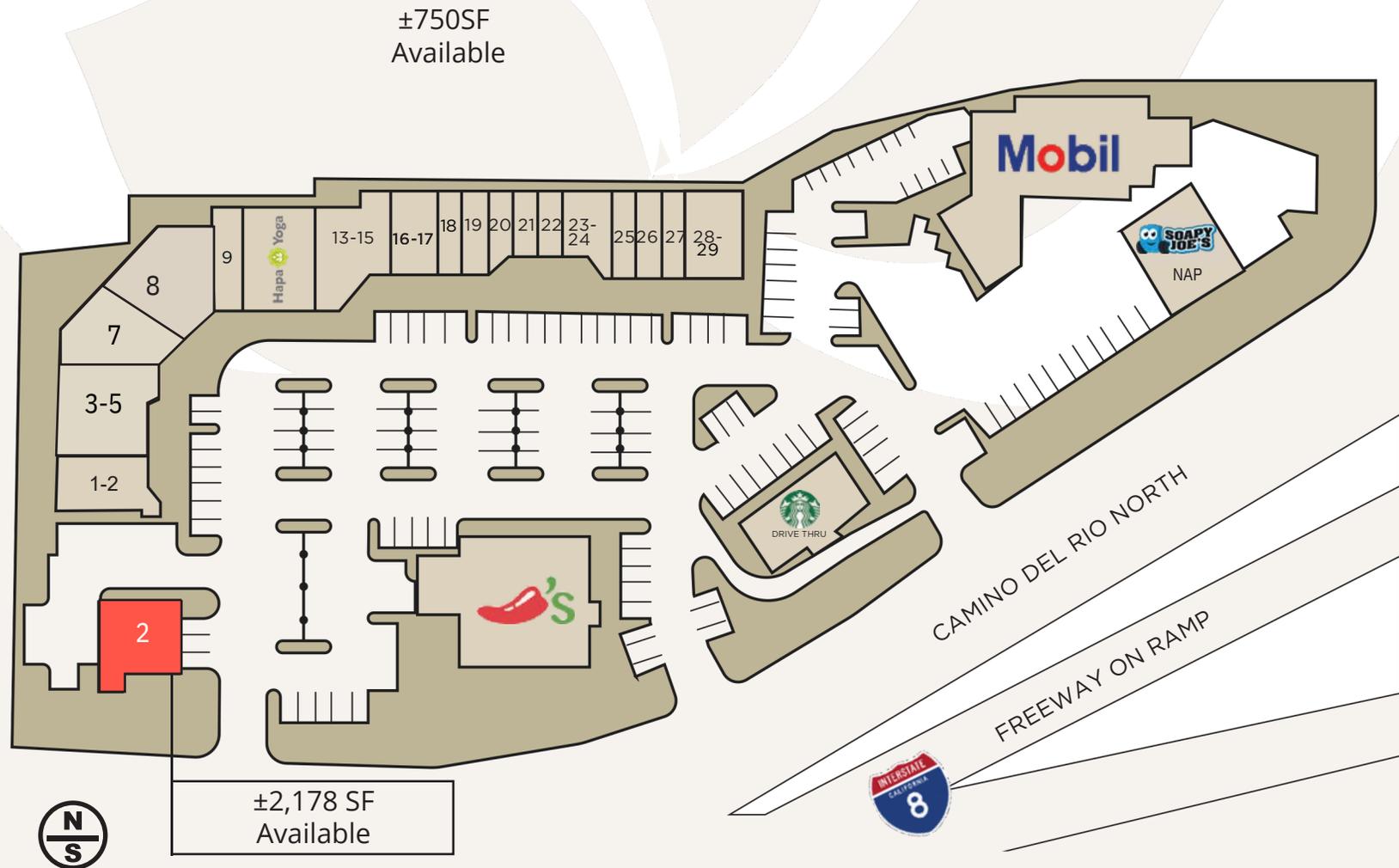
Serves as an outlet to immediate residential areas.

Provides easy access to Proposed SDSU West.

SITE PLAN

Valley Del Rio

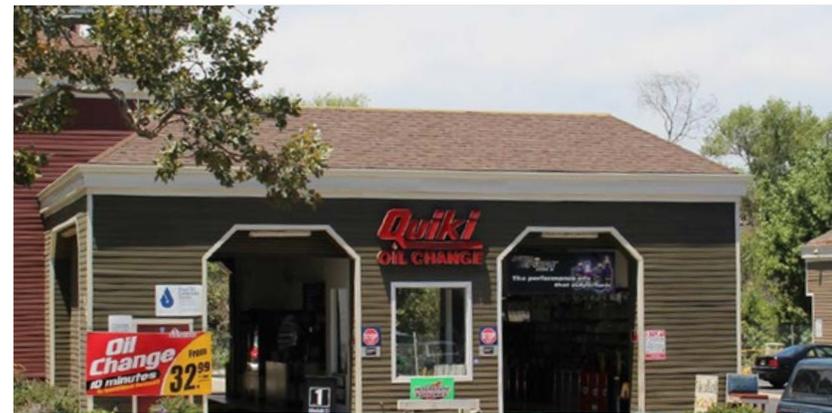
SHOPPING CENTER

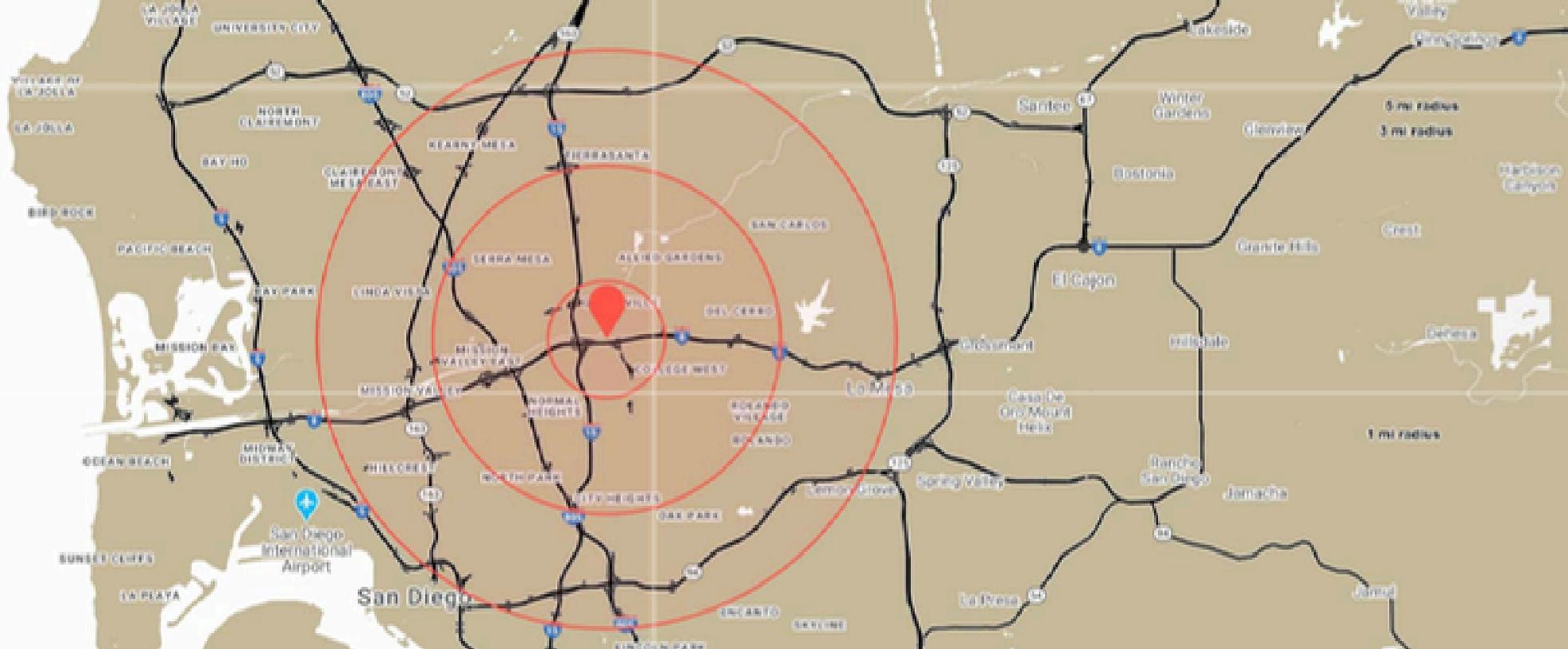


SUITE	TENANT	SIZE
1-2 3-5	Hot Chickz	±1,805
7	Spine & Sport	±3,500
8	Bricks & Minifigs	±2,196
9	The Little Nail Shop	±2,565
10-12	The Enchantress	±900
13-15	Hapa Yoga	±2,700
16-17	Bridal and Tuxedo Galleria	±2,420
	Enhancery Jewelry	±1,500
18	Excellent Cut Barber Shop	±750
19	NS Threading	±750
20-21	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



AverageHHI*

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



AERIAL



SDSU WEST
PROPOSED



FRIARS ROAD

SAN DIEGO MISSION ROAD

CAMINO DEL RIO N

MISSION GORGE ROAD

GRANTVILLE



PROPERTY

petco rubio's
Starbucks Denny's Einstein Bros Bagels

CVS
Filippis
Armstrong Garden Centers

VONS RITE AID Jersey Mike's Subs
Wendy's Bank of America Banfield PET HOSPITAL



*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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