

OFFICE SPACE FOR LEASE IN MISSION VALLEY



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**3333
CAMINO
DEL RIO
SOUTH**

SAN DIEGO, CA 92108



PROJECT FEATURES

- \$2.20/SF + Electricity
- On-site property management
- Immediate access to I-8 & I-15
- Freeway visibility
- 3/1,000 USF parking ratio
- Elevator served
- Panoramic views

EASY ACCESS



FREEWAY VISIBILITY



AVAILABILITIES



SUITE	SIZE (RSF)	AVAILABLE	RATE (PSF)	COMMENT	TOUR SUITE
105	1,126	2/1/2024	\$2.20 + E	Reception, 2 offices, conference room, break room, open area, and server room. Groundfloor space.	
225*	2,367	NOW	\$2.20 + E	Reception, 3 offices, conference room, break room, server room, and open area. Northwest corner suite	
230*	4,222	NOW	\$2.20 + E	Reception, 9 window-lined offices, conference room, break room, and storage room	
300**	2,532	NOW	\$2.20 + E	Reception, 7 offices, conference room, large open area, break room, and storage room	
320**	3,525	NOW	\$2.20 + E	Reception, 5 offices, conference room, break room, storage room, and open area	

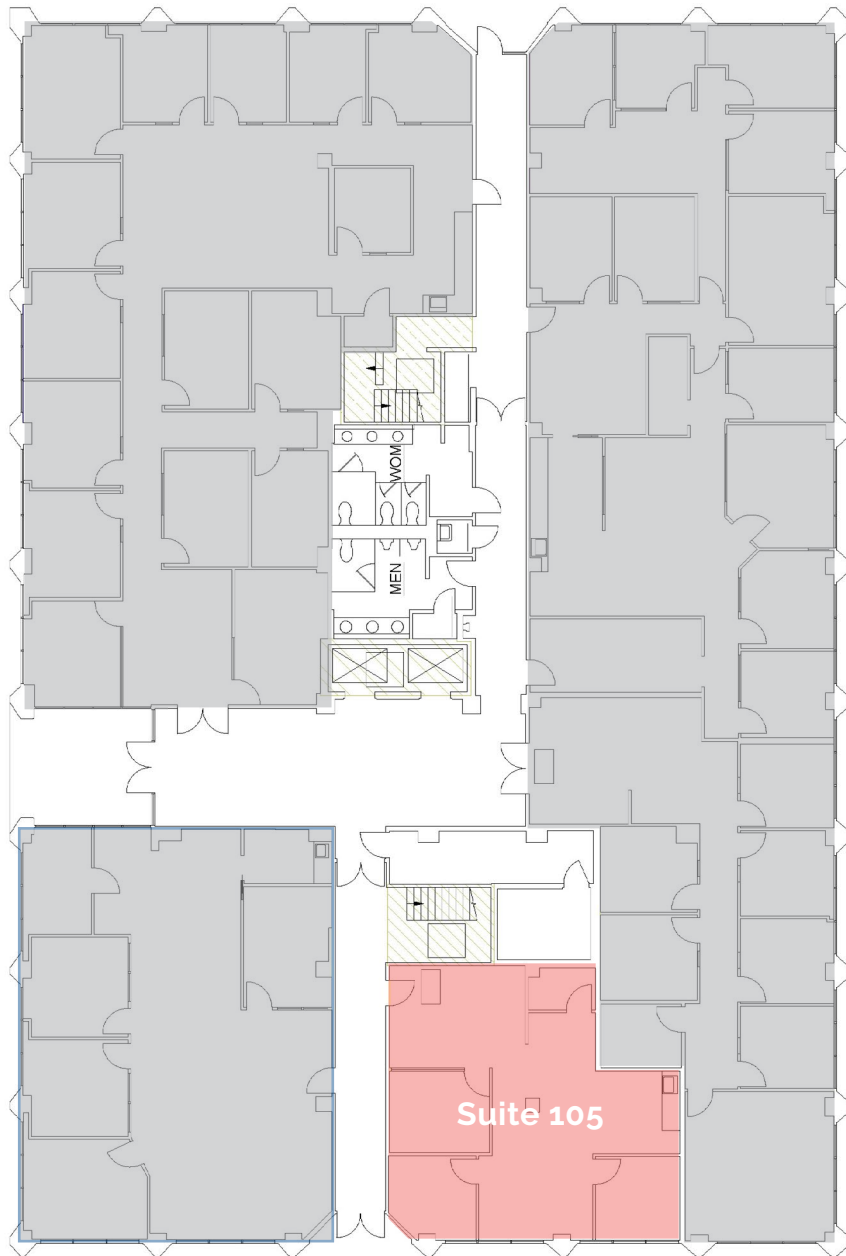
*Contiguous up to 6,589 RSF

**Contiguous up to 6,057 RSF



Semi-Private Parking
Lot for Tenants with
Direct Access onto Third
Floor of Building

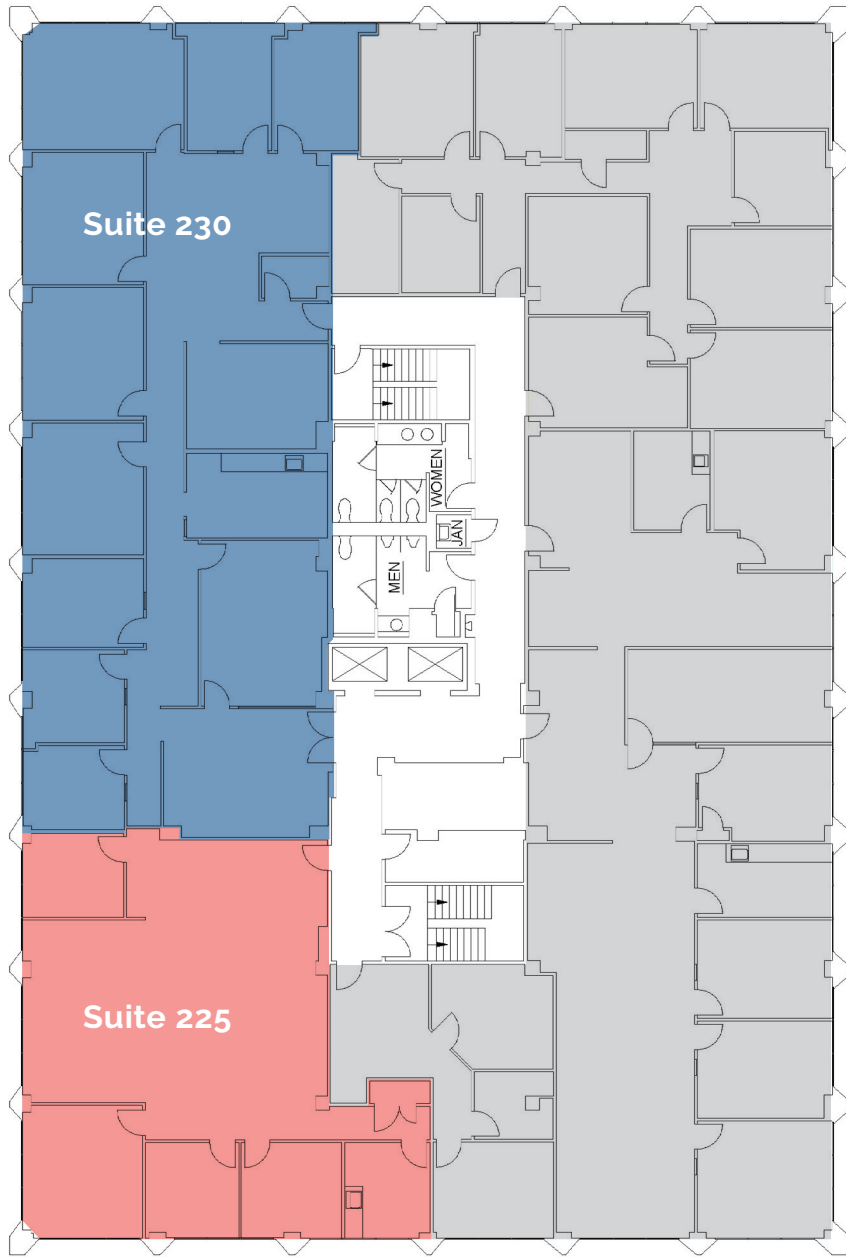




FLOORPLANS

Suite 105

- 1,126 RSF
- Available 2/1/2024
- \$2.20/SF + Electricity
- Reception, 2 offices, conference room, break room, server room, and open area. Groundfloor space.



*Contiguous up to 6,589 RSF

FLOORPLANS



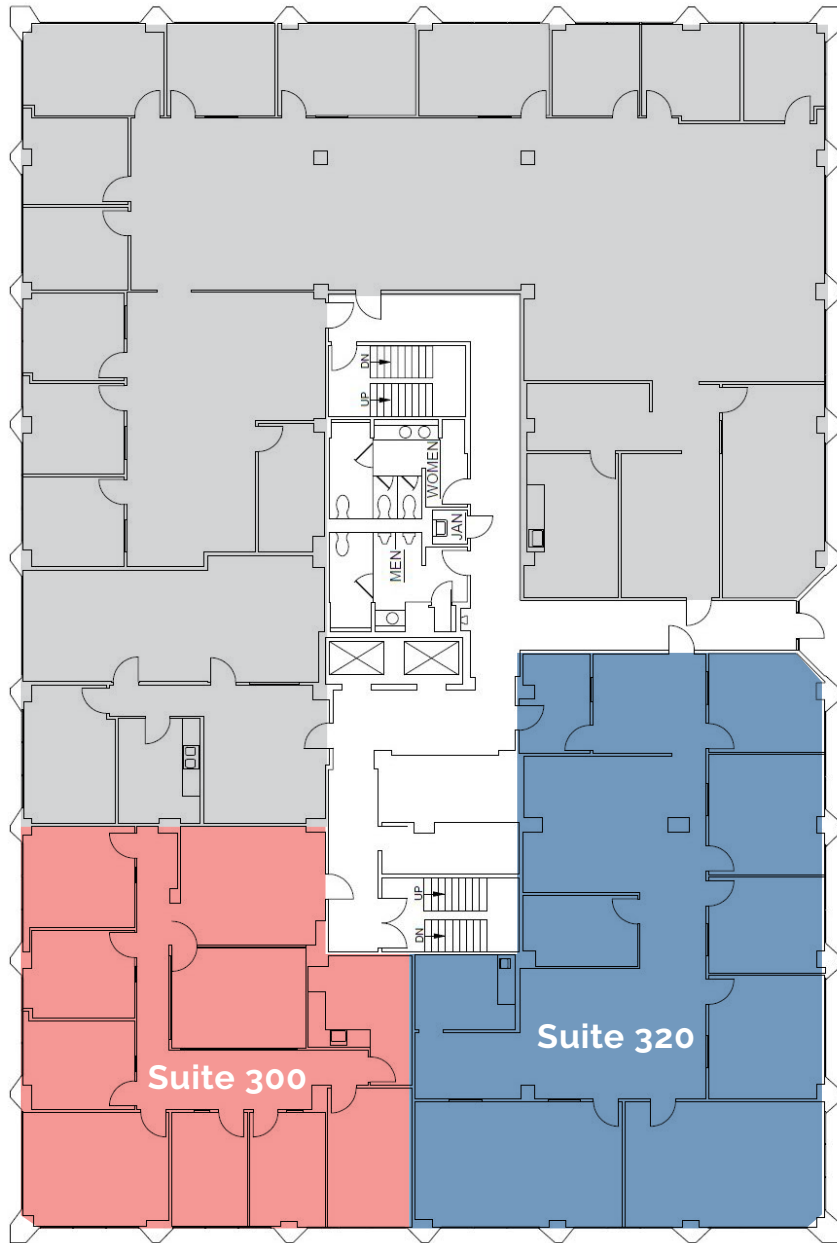
Tour Suite

Suite 225

- 2,367 RSF
- Available Now
- \$2.20/SF + Electricity
- Reception, 3 offices, conference room, break room, server room, and open area.
- Northwest corner suite

Suite 230

- 4,222 RSF
- Available Now
- \$2.20/SF + Electricity
- Reception, 9 window-lined offices, conference room, break room, and storage



*Contiguous up to 6,057 RSF

FLOORPLANS

Suite 300

- 2,532 RSF
- Available Now
- \$2.20/SF + Electricity
- Reception, 7 offices, conference room, large open area, break room, and storage room



Tour Suite

Suite 320

- 3,525 RSF
- Available Now
- \$2.20/SF + Electricity
- Reception, 5 offices, conference room, open area, break room, and storage room

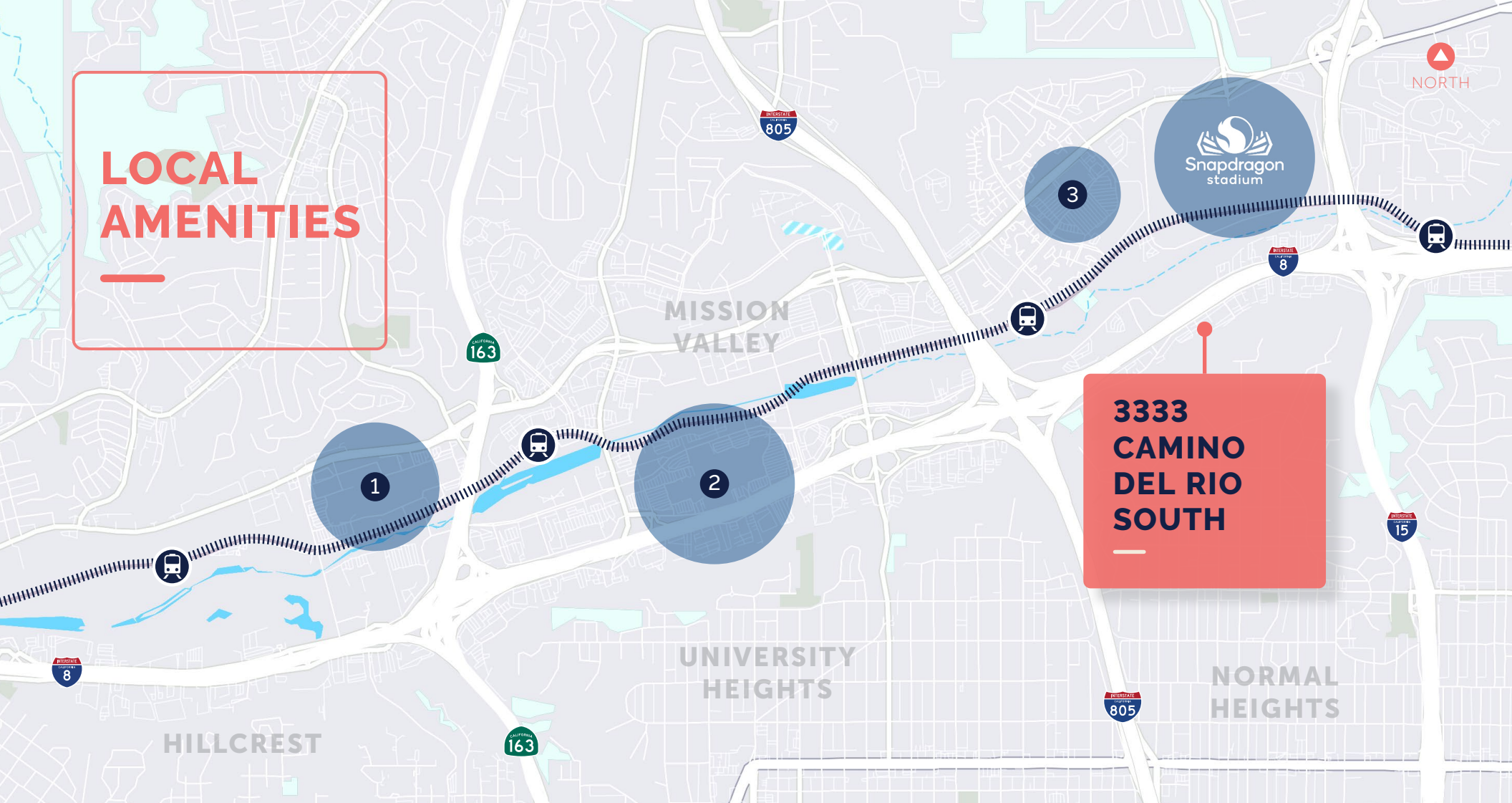


Tour Suite



PROPERTY PHOTOS

LOCAL AMENITIES



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1 FASHION VALLEY MALL

- Apple
- PF Chang's
- Blanco Tacos
- The Counter
- North Italia
- Rubios
- Suki Hana
- Cheesecake Factory
- Better Buzz Coffee
- True Food Kitchen
- California Pizza Kitchen
- Cafe Nordstrom
- Pressed
- Panda Express

2 WESTFIELD MISSION VALLEY

- Target
- Best Buy
- AMC Theaters
- In-N-Out Burger
- Mendocino Farms
- Puesto
- Chase Bank
- Trader Joe's
- Staples
- The Coffee Bean
- Chevron
- Broken Yolk Cafe
- Shake Shack
- Breakfast Republic

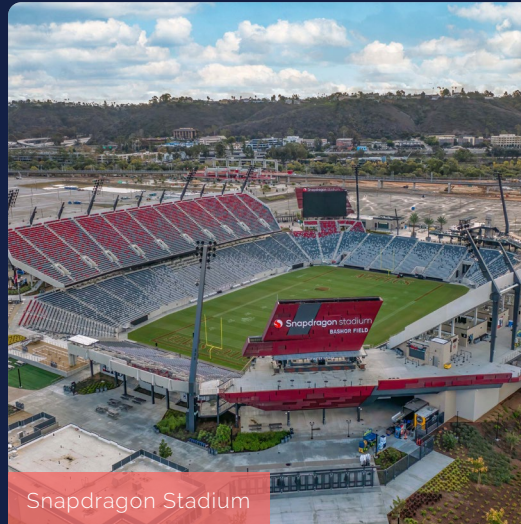
3 FENTON MARKETPLACE

- Costco
- Lowe's
- Postal Annex
- Pho Ca Dao
- Oggi's Brewhouse
- SDCCU
- Robert's Jalapenos
- IKEA
- IHOP
- Luna Grill
- Islands Restaurant
- Starbucks
- McDonald's
- Mission Valley Library

MISSION VALLEY

Mission Valley offers the accessibility of a central business district with ample parking and world class amenities. Arterial freeways blanket Mission Valley and provide easy access to employers from population nodes across the region. Mission Valley has a vibrant community and is positioned to be the new business hub of San Diego.

As the geographic midpoint of San Diego, Mission Valley is experiencing a coming of age. Under construction are an array of residential, retail, and commercial, projects, and three of San Diego's largest developments are within minutes of 3333 Camino Del Rio South. Where the San Diego River slices through on its way to the ocean, city planners are designing a walkable, bikeable, riverside utopia.



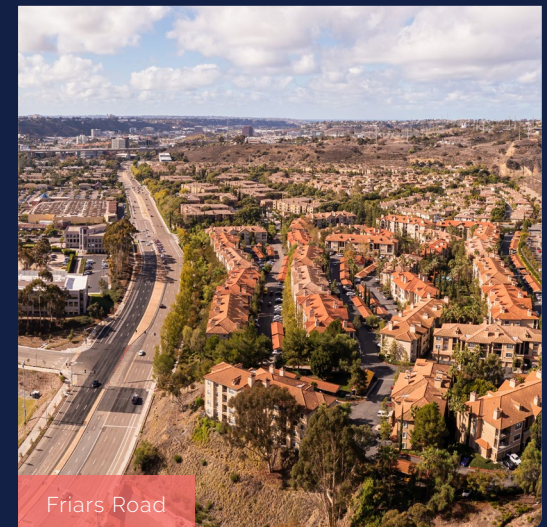
Snapdragon Stadium



Riverwalk San Diego Concept



Civita



Friars Road



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