

OFFICES FOR LEASE IN MISSION VALLEY

Colliers



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2650
CAMINO DEL
RIO NORTH

SAN DIEGO, CA
92108

PROPERTY HIGHLIGHTS

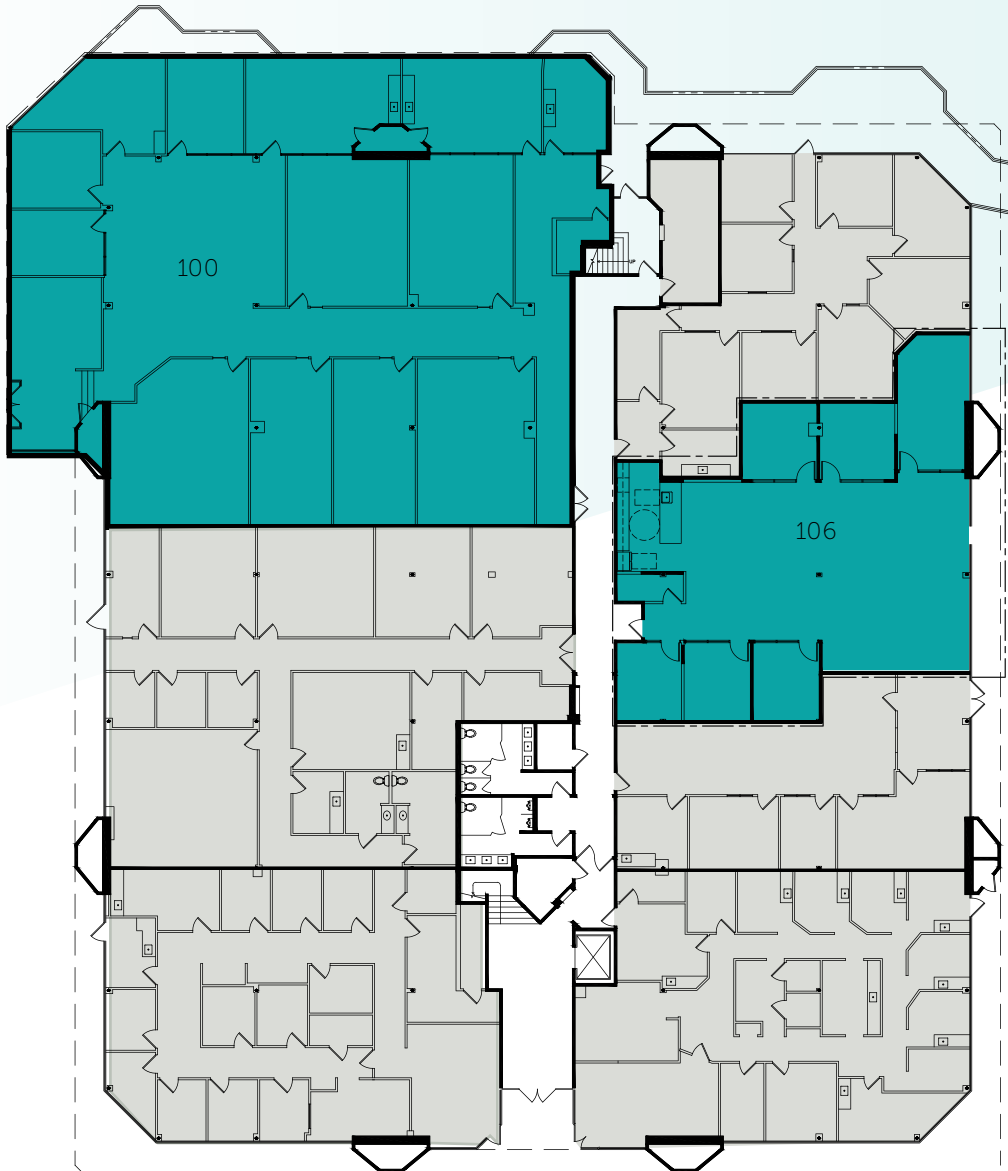
RENTAL RATE:
\$2.45/SF
PLUS ELECTRICITY

Extensive Renovations Underway!

- › New Exterior Replacement
- › Updated Courtyard
- › Spec Suite Construction
- › New, Sustainable Landscaping
- › Local, Hands-On Ownership
- › Recently Renovated Restrooms
- › Courtyard Atrium & Abundant Glass Line
- › Close Proximity to Public Transportation
- › Parking Ratio: 3.1/1,000
- › Covered/Reserved Parking Available for \$50 Per Space Per Month
- › Excellent Access to I-8, I-805, I-5, I-15, and Hwy 163



1ST FLOOR AVAILABILITY



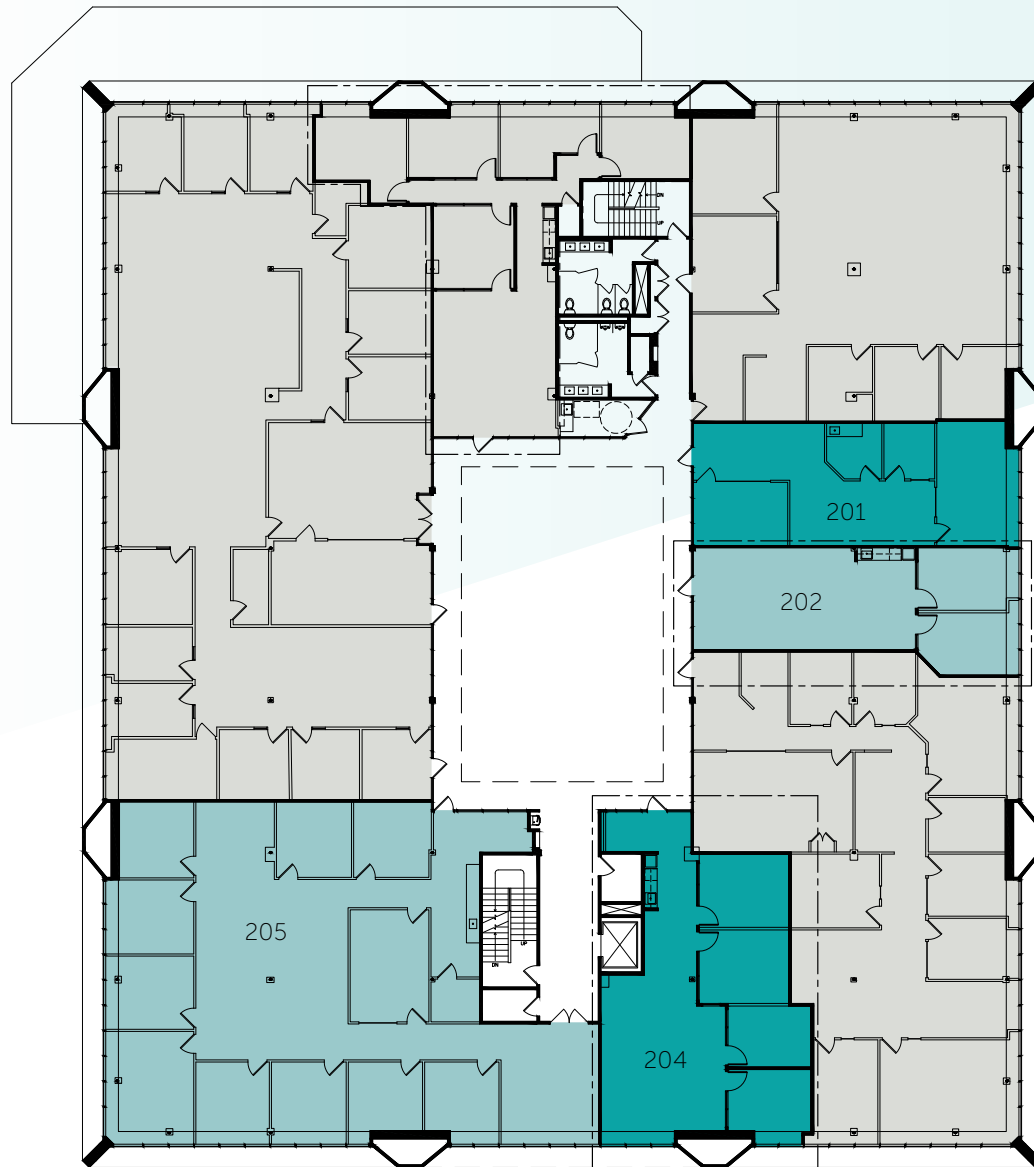
Suite 100

- › 8,195 RSF
- › Available 2/1/2024
- › Ground floor suite with exterior entrance
- › Reception, 4 offices, multiple classrooms, conference room, breakroom, and open area

Suite 106

- › 3,179 RSF
- › Available 2/1/2024
- › Ground floor suite with exterior entrance
- › Reception, 3 offices, conference room, storage room, breakroom and open area
- › Spec Suite Under Construction

2ND FLOOR AVAILABILITY



Suite 201

- › 1,178 RSF
- › Available Now
- › Reception, 1 office, conference room, breakroom, storage, and open area

Suite 202

- › 1,065 RSF
- › Available Now
- › Reception, 2 offices, and open area
- › Spec Suite Under Construction

Suite 204

- › 1,620 RSF
- › Available Now
- › Reception, 1 office, breakroom, and large open area

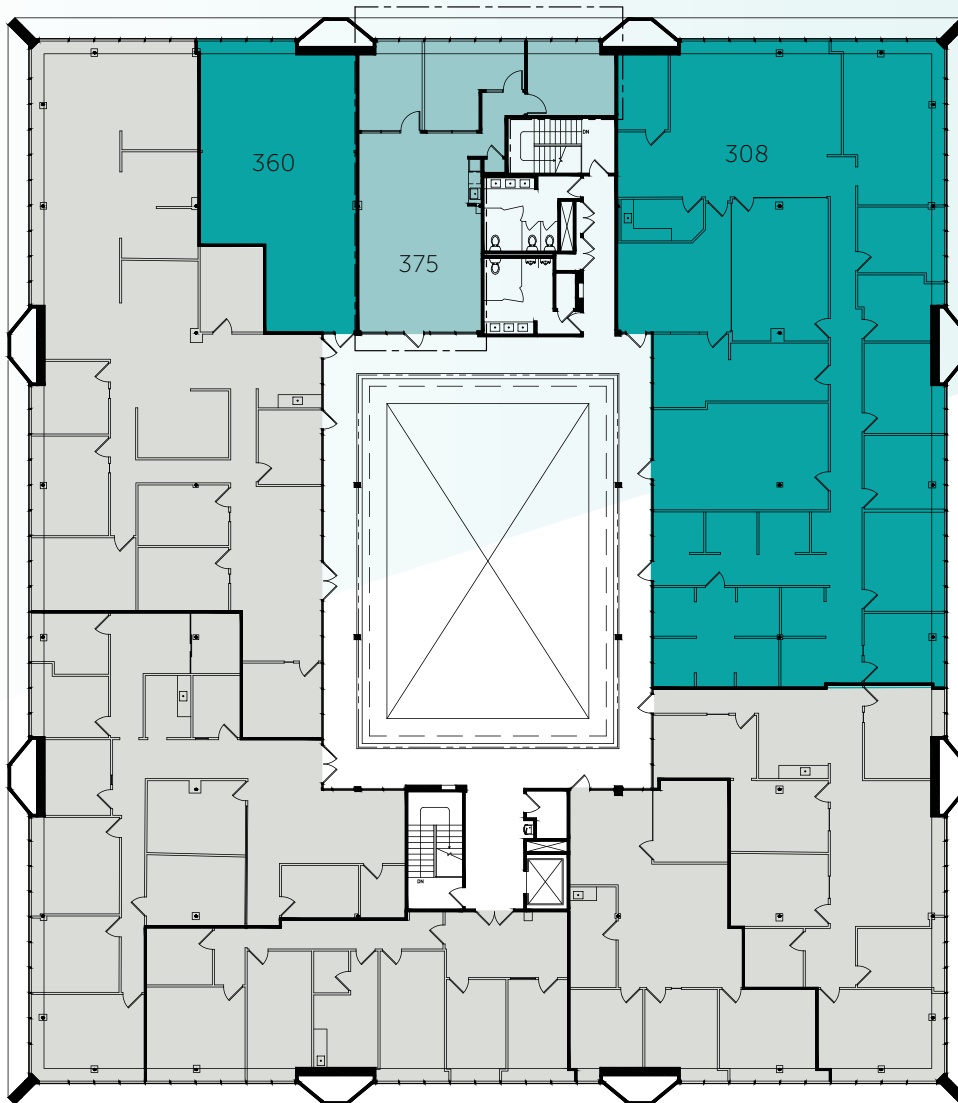
Suite 205

- › 4,176 RSF
- › Available Now
- › Reception, 10 offices, breakroom, storage room, and large open area



Click for
Virtual Tour

3RD FLOOR AVAILABILITY



Suite 308

- › 4,249 RSF
- › Available Now
- › Reception, 12 offices, conference room, breakroom, storage room, and open area

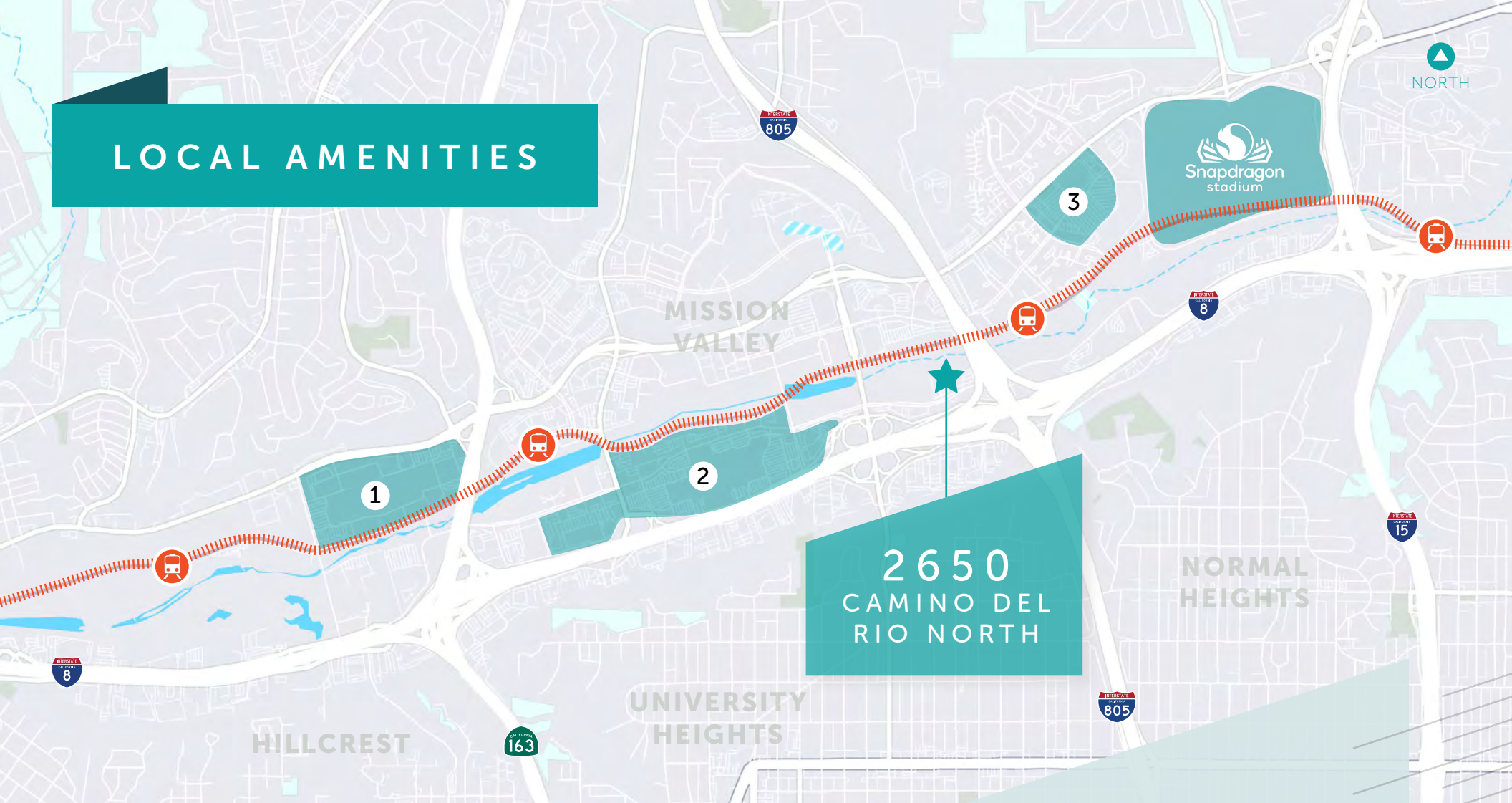
Suite 360

- › 1,158 RSF
- › Available Now

Suite 375

- › 1,620 RSF
- › Now
- › Spec Suite Under Construction

LOCAL AMENITIES



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

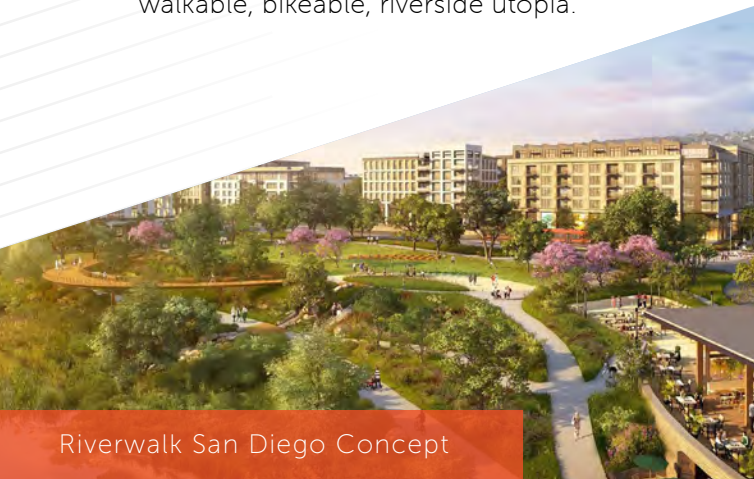
MISSION VALLEY

- › 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.

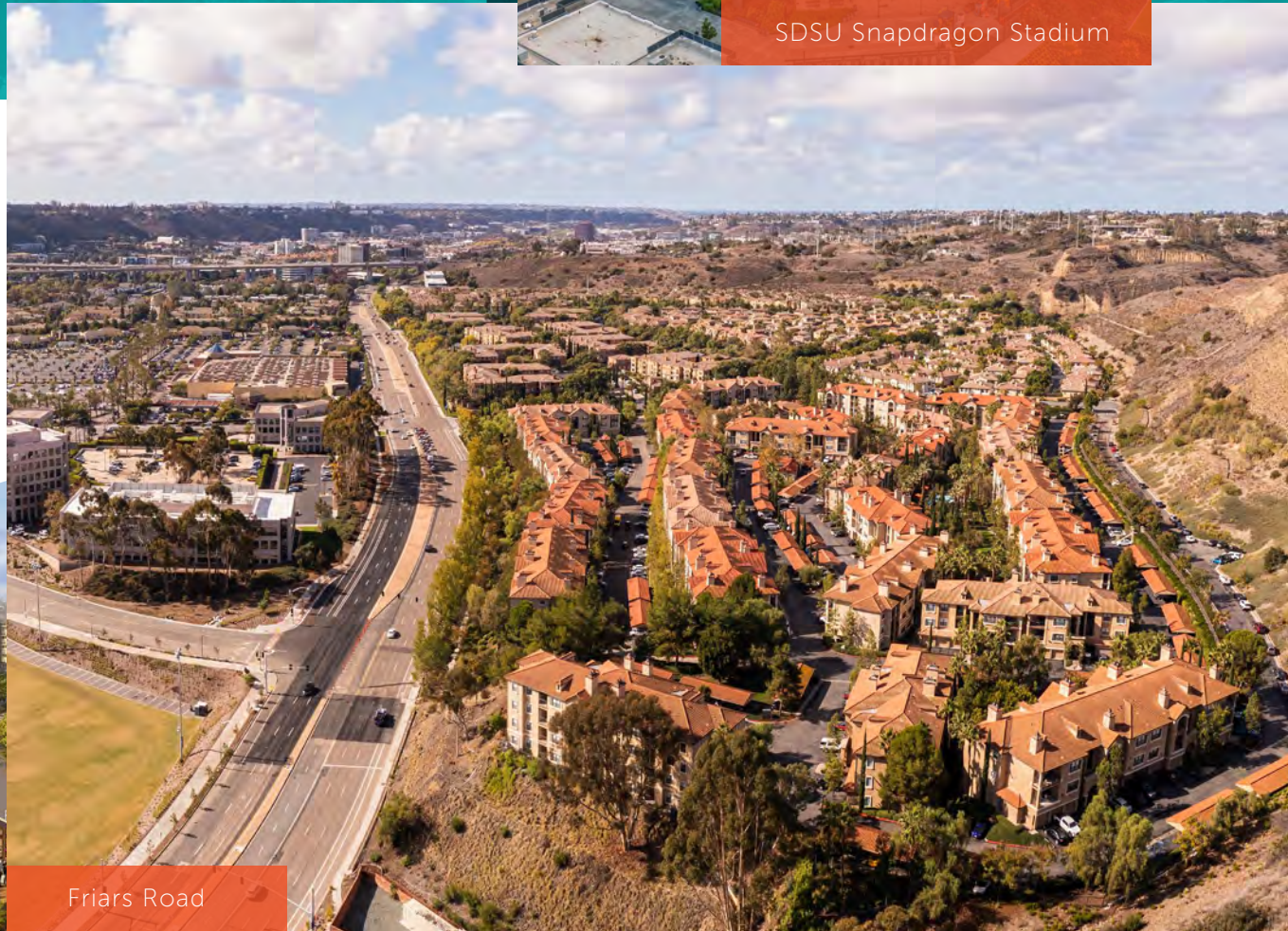


SDSU Snapdragon Stadium

- › 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 2650 Camino Del Rio North. Where the San Diego River slices through on its way to the ocean, city planners are designing a walkable, bikeable, riverside utopia.



Riverwalk San Diego Concept



Friars Road

PACIFIC OCEAN

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RIO NORTH



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