

SAN DIEGO
CALIFORNIA
92108

2831 RIO SUR

CAMINO DEL RIO S



Approx. 752 - 1,511 SF Office Suites for Lease

COLTON SPEAS
(858) 598-2873
Colton@PacificCoastCommercial.com
Lic. 02062812

NATALIE JONES
(619) 469-3600
Natalie@PacificCoastCommercial.com
Lic. 02186478

TOMMAS GOLIA, CCIM
(858) 598-2891
Tommas@PacificCoastCommercial.com
Lic. 01890744


**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

PIT
Commercial Real Estate
TCN
WORLDWIDE
REAL ESTATE SERVICES

01



PROPERTY FEATURES



2831 CAMINO DEL RIO SOUTH, SAN DIEGO, CA 92108
RIO SUR BUILDING



APPROX. 30,000 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



02

FLOOR PLAN



SECOND FLOOR

SUITE 301 | APPROX. 1,511 SF



LEASE RATE

\$2.30/SF, FSG*

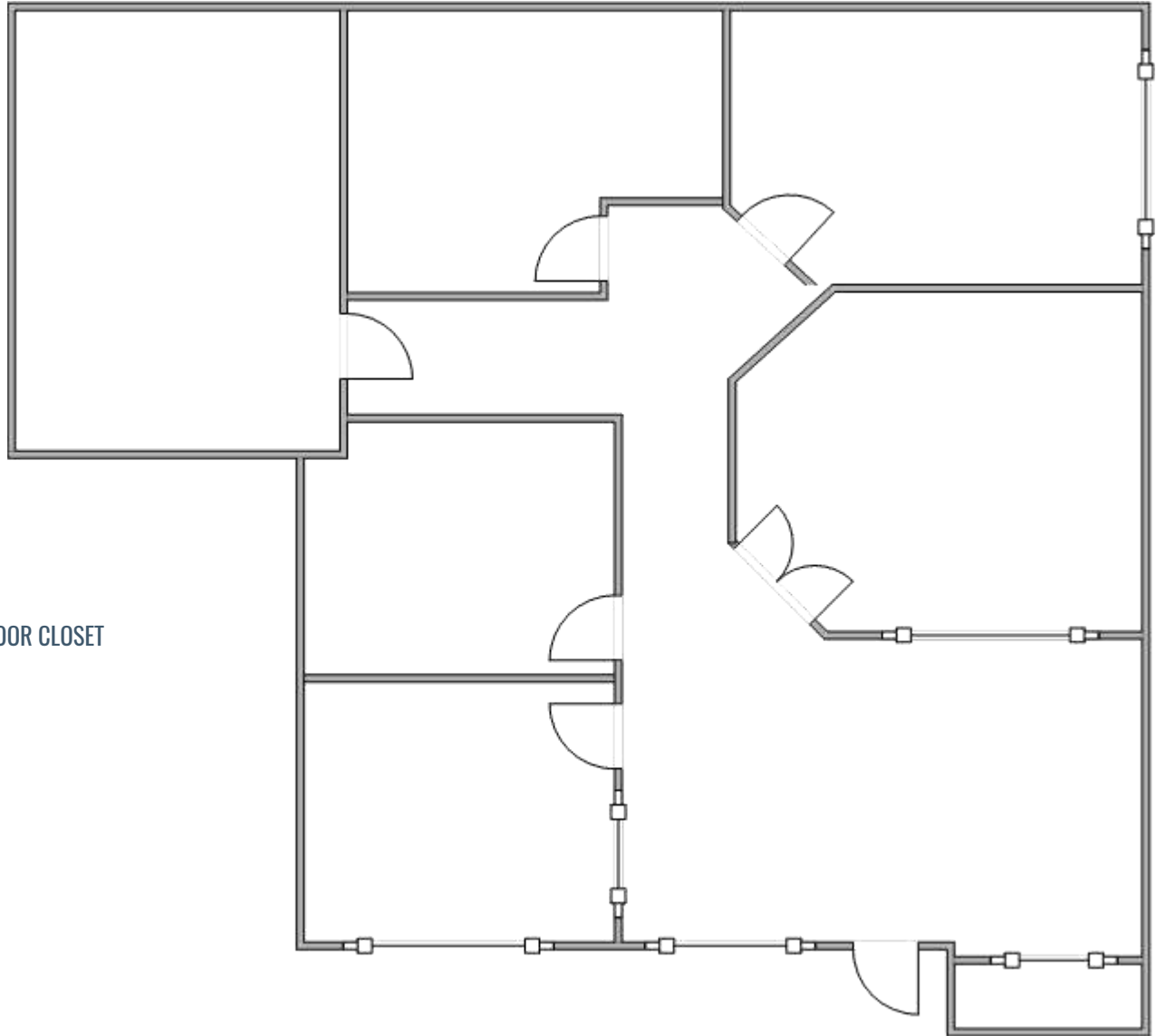


AVAILABLE IMMEDIATELY



SUITE FEATURES

5 OFFICES, CONFERENCE ROOM, RECEPTION, SLIDING DOOR CLOSET



* Landlord Provides HVAC & Electric During Normal Business Hours

Floor Plan Not Fit to Scale; for Reference Purposes Only.

03

FLOOR PLAN



SECOND FLOOR

SUITE 303 | APPROX. 752 SF



LEASE RATE

\$1,750/Month, FSG*

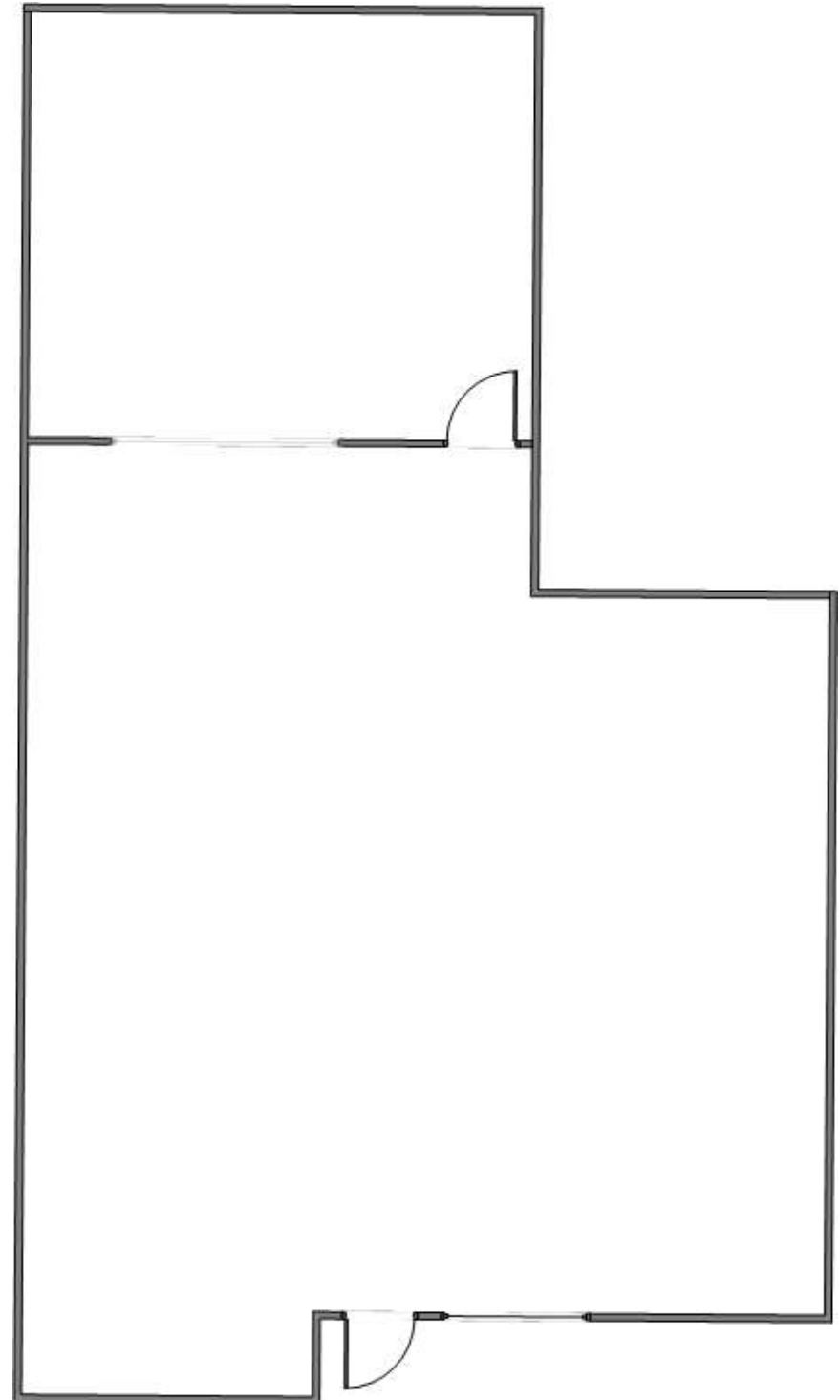


AVAILABLE IMMEDIATELY



SUITE FEATURES

LARGE OPEN OFFICE AREA, ONE PRIVATE OFFICE



* Landlord Provides HVAC & Electric During Normal Business Hours

Floor Plan Not Fit to Scale; for Reference Purposes Only.



PROPERTY PHOTOS



05

EAST AREA MAP



FENTON MARKETPLACE

SDSU CAMPUS WEST

FENTON PARKWAY

2831
CAMINO DEL RIO S

INTERSTATE CALIFORNIA 805

UNITED STATES POSTAL SERVICE

DeVry University

STATE BANK OF CALIFORNIA

1000'S
BARBECUE GRILL MUFFET

SPRINGHILL SUITES[®]
MARRIOTT

CIT CALIFORNIA INSTITUTE OF ARTS & TECHNOLOGY

Judy's Cafe

258,942
VEHICLES PER DAY

INTERSTATE 8

06

AMENITIES MAP



CALIFORNIA 163

INTERSTATE 805

INTERSTATE 15

INTERSTATE 8

INTERSTATE 15

INTERSTATE 8

CALIFORNIA 163

INTERSTATE 805

FLAME & BROILER
CVS pharmacy
Burger King
Jamha Juice
Ralphs
BevMo!
unleashed

WOOD RANCH
YOGURT LAND
WHICH WICH
SMASH BURGER
B'S RESTAURANT BREWHOUSE
STARBUCKS COFFEE
Chick-fil-A

Walmart
VONS
PET SMART
DOLLAR TREE
Fry's

COSTCO WHOLESALE
IHOP
ISLANDS
STARBUCKS COFFEE
McDonald's
IKEA
LOWE'S

petco
IN-N-OUT BURGER
SUBWAY
STARBUCKS COFFEE
7 ELEVEN
DISCOUNT TIRE
Arbys
McDonald's
SOMBRERO
Pete's COCO

RIO VISTA TROLLEY STATION

FUTURE SDSU CAMPUS WEST

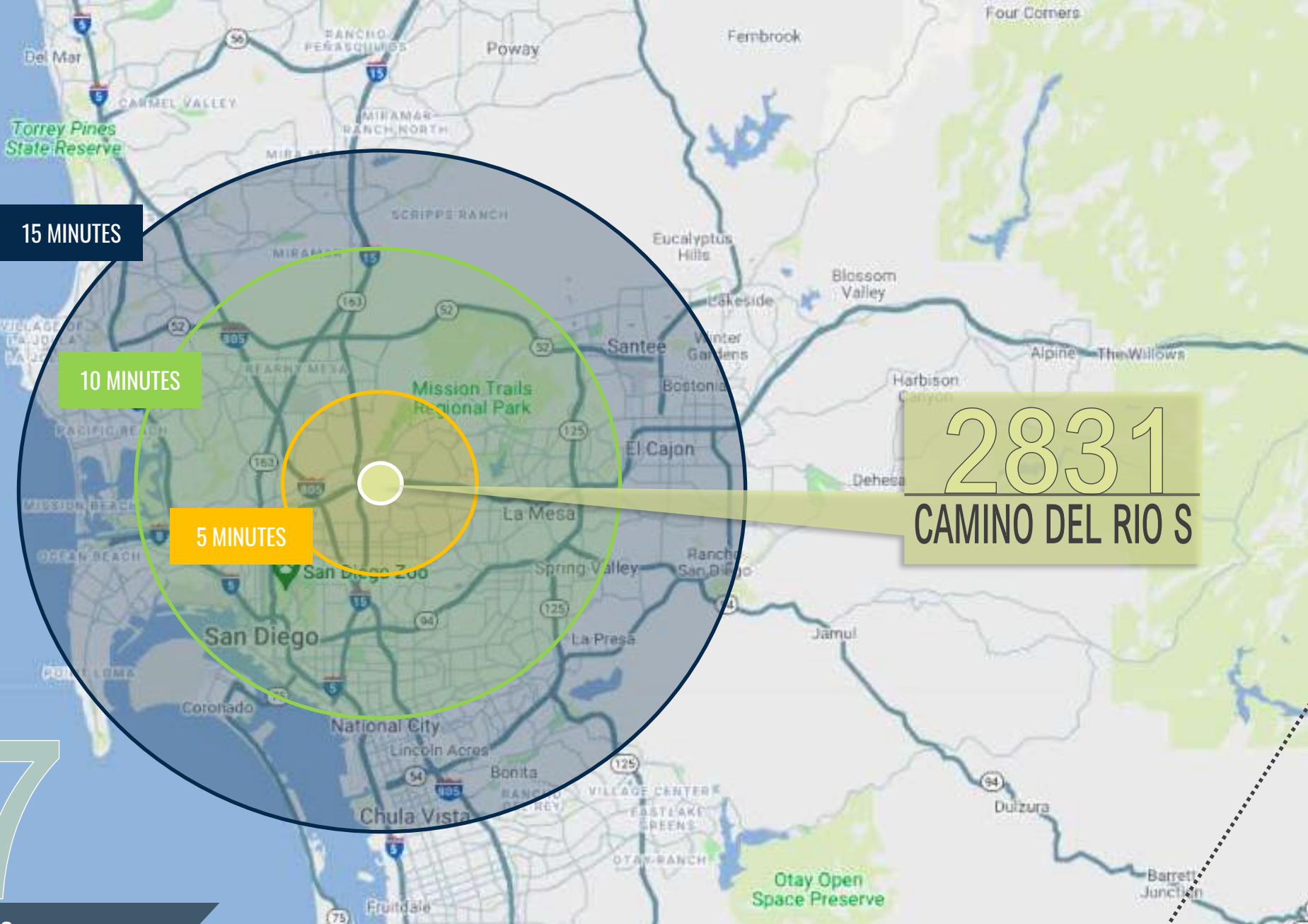
bloomingdales
FOREVER 21
BANANA REPUBLIC
NORDSTROM
P.F. CHANG'S
VICTORIA'S SECRET
JCPenney
GUESS
MK
Neiman Marcus
WHITE HOUSE BLACK MARKET
WILLIAMS SONOMA
The Cheesecake Factory
GUCCI
ZARA
macy's

ZALES THE DIAMOND STORE
OUTBACK STEAKHOUSE
Buffalo Wild Wings
Papaya Catering
Michael's
GameStop
Yard House
TILLYS
IN-N-OUT BURGER
NORDSTROM
rack
macy's
TARGET

TRADER JOE'S
Lazy DOG
KING'S FISH BOAT
GOLF GALAXY
Marshalls
BevMo!
Puesto
GEB
STARBUCKS COFFEE
Coffee Shop

2831
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15 MINUTES

10 MINUTES

5 MINUTES

2831
CAMINO DEL RIO S

07

DRIVE TIMES

7

MINUTES
Westfield UTC

12

MINUTES
Westfield UTC

12

MINUTES
Downtown San Diego

30

MINUTES
U.S. - Mexico Border

34

MINUTES
North County

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08

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OFFICE (619) 469-3600 | 10721 Treena St., Ste 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

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