

**HIGH IMAGE MISSION VALLEY
CORPORATE HEADQUARTERS**



1081

CAMINO DEL RIO S

San Diego / California 92108



FOR SALE OR LEASE | 23,400 SF

COLTON SPEAS

Broker Associate
(858) 598-2873

Colton@PacificCoastCommercial.com
Lic. 02062812

JASON VIEIRA

Senior Advisor - Sales & Leasing
(858) 300-0375

Jason@PacificCoastCommercial.com
Lic. 01896589

TOMMAS GOLIA, CCIM

Director of Brokerage
(858) 598-2891

Tommas@PacificCoastCommercial.com
Lic. 01890744



PROPERTY FEATURES



Recently Renovated — High-End Improvements



Rare Private Office HQ — ONLY 10,000 – 23,000 SF Full Building Available in Mission Valley



Accessibility — Convenient Freeway Access to I-8, I-805, I-5 & Hwy 163



Amenity Rich — Close Proximity to Numerous Restaurants, Mission Valley & Fashion Valley Mall



Parking — Secured Gated Parking—3.12/1,000 SF* Per Entire Building
**Potential to Divide 3.5/1,000 SF for 2nd Floor Tenant*



Freeway Visibility — Potential Eyebrow Signage Available



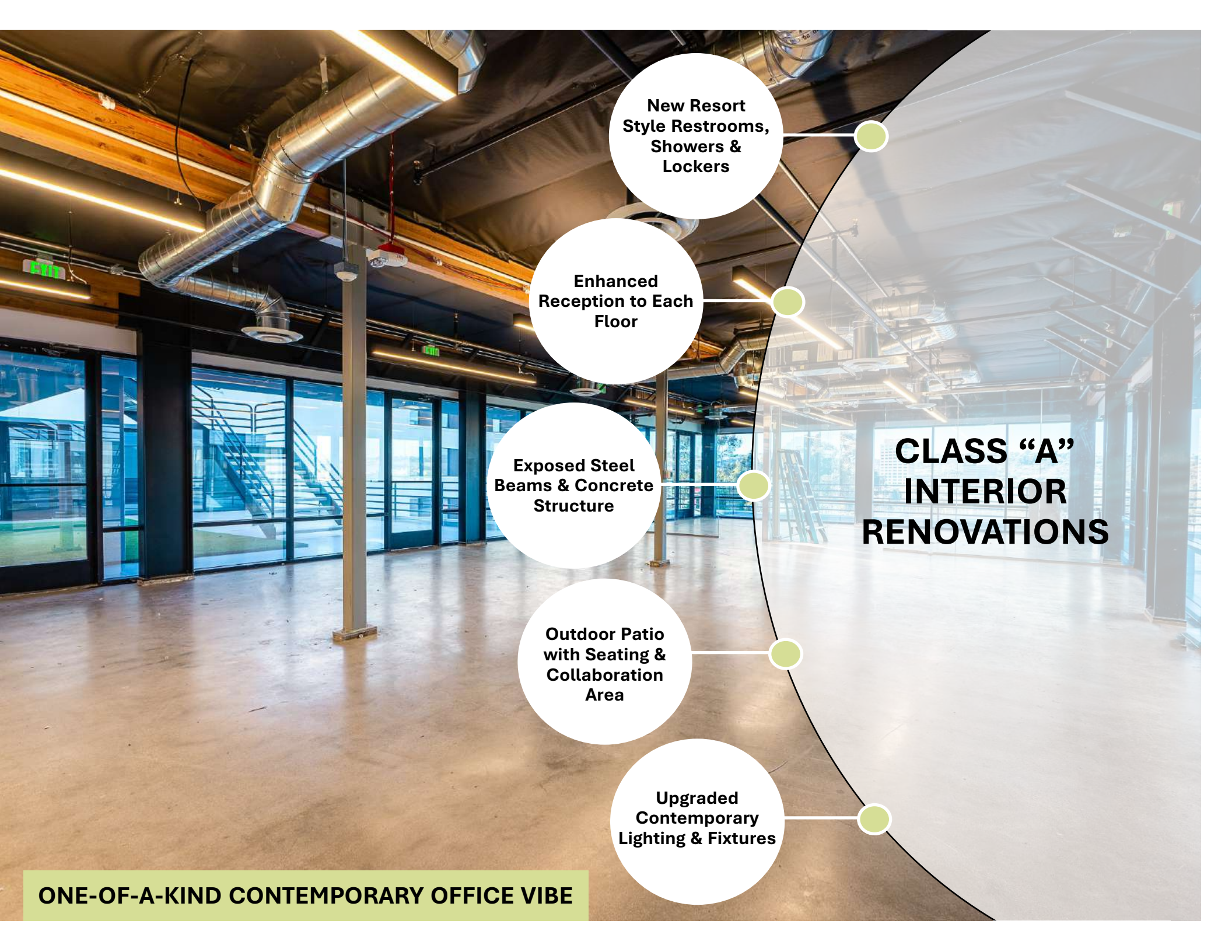
Elevator Served — Parking Garage, 1st Floor, 2nd Floor



Fire Sprinklered



SALE PRICE/LEASE RATE: CONTACT AGENT



**New Resort
Style Restrooms,
Showers &
Lockers**

**Enhanced
Reception to Each
Floor**

**Exposed Steel
Beams & Concrete
Structure**

**Outdoor Patio
with Seating &
Collaboration
Area**

**Upgraded
Contemporary
Lighting & Fixtures**

CLASS "A" INTERIOR RENOVATIONS

ONE-OF-A-KIND CONTEMPORARY OFFICE VIBE

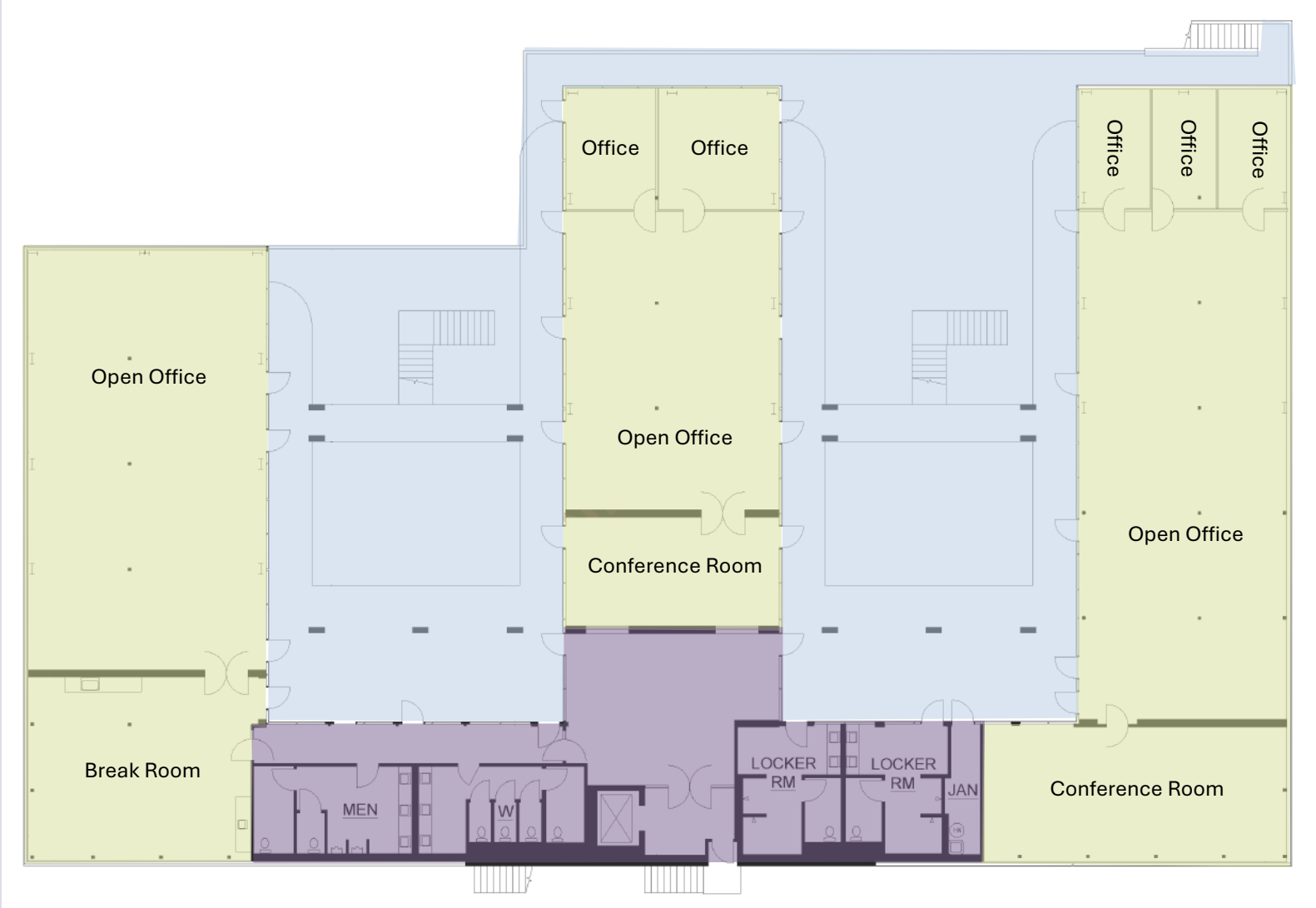
FLOOR PLAN

First Floor:
± 10,940 SF

- Open Air Collaborative Work Space (±5,918 SF - Not Included in RSF)
- Common Area

1

Floor



FLOOR PLAN—CONCEPTUAL DIVISIBILITY

Suite 110:

± 3,646 SF

Suite 120:

± 2,874 SF


Suite 130:

± 4,420 SF

First Floor:

± 10,940 SF

 Open Air Collaborative Work Space (±5,918 SF - Not Included in RSF)

 Common Area

1

Floor



FLOOR PLAN

Second Floor:
± 12,460 SF

 Common Area

2
Floor




FLOOR PLAN—CONCEPTUAL DIVISIBILITY

Suite 210:
± 5,095 SF

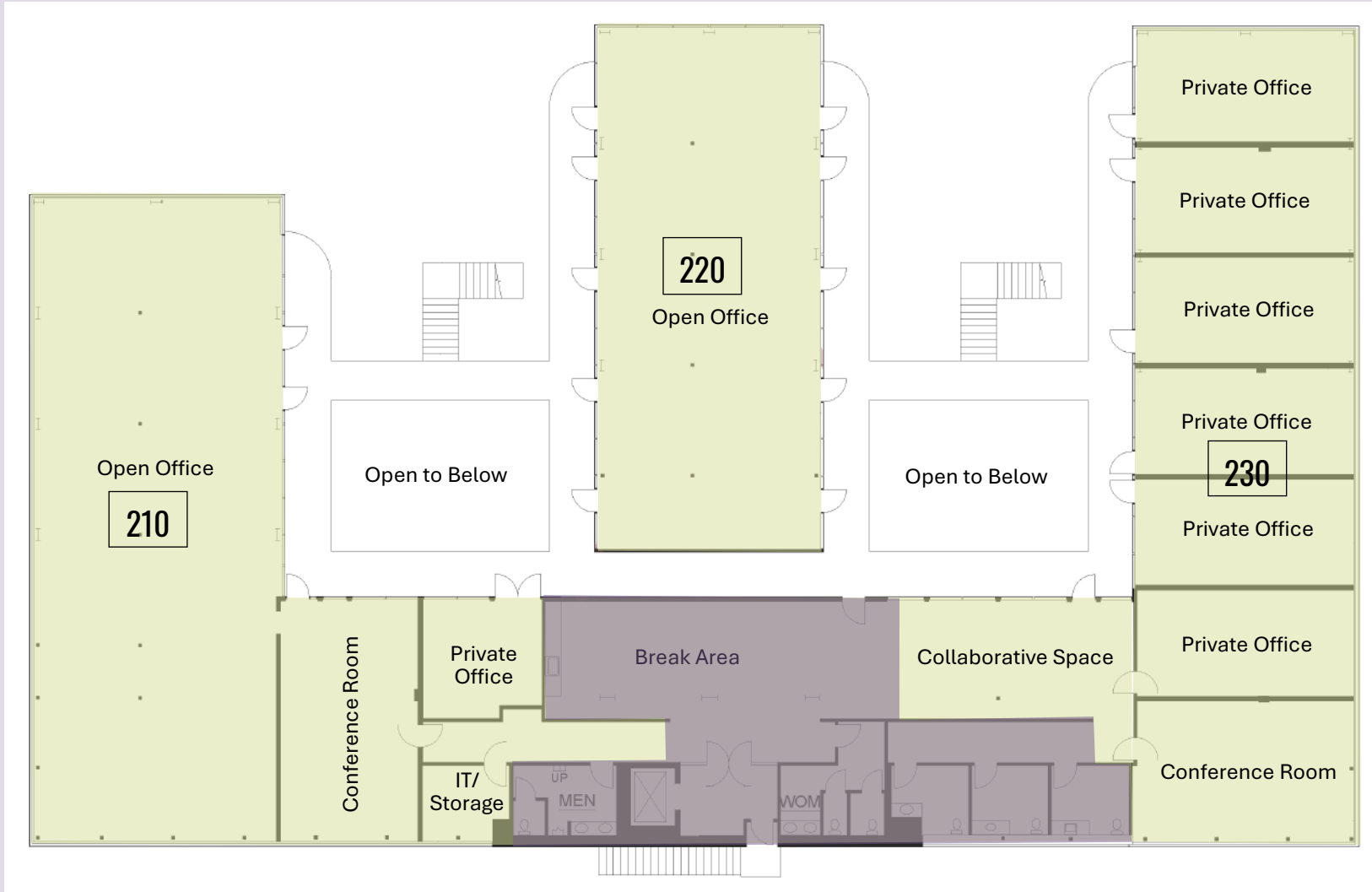
Suite 220:
± 2,665 SF

Suite 230:
± 4,700 SF

Second Floor:
± 12,460 SF

 Common Area

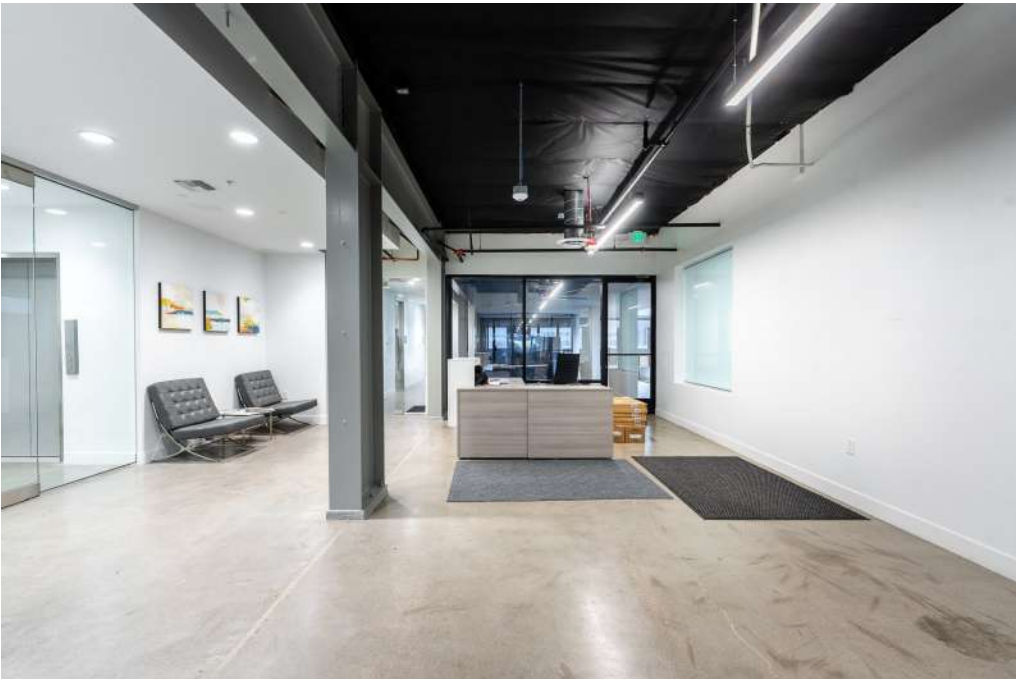
2
Floor



CLASS "A" INTERIOR FINISHES



CLASS "A" INTERIOR FINISHES



ACCESS TO ABUNDANCE OF 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 **3 miles** you will find **19,831 businesses** employing over **158k people.**

> Within 1 mile from the Property:



+/- 83
Restaurants



+/- 21
Grocery Stores



+/- 9
Fitness Centers



+/- 8
Hotels

LOCATED IN THE HEART OF MISSION VALLEY



1081
CAMINO DEL RIO S



241,843
VEHICLES PER DAY



Camino Del Rio North

I-8 ON-RAMP

Mission Center Road

I-8 ON-RAMP

I-8 OFF-RAMP

Camino Del Rio South

DRIVE TIMES

1

9 MIN
SD INTERNATIONAL
AIRPORT

2

10 MIN
DOWNTOWN

3

12 MIN
LA JOLLA UTC

4

13 MIN
SORRENTO MESA

5

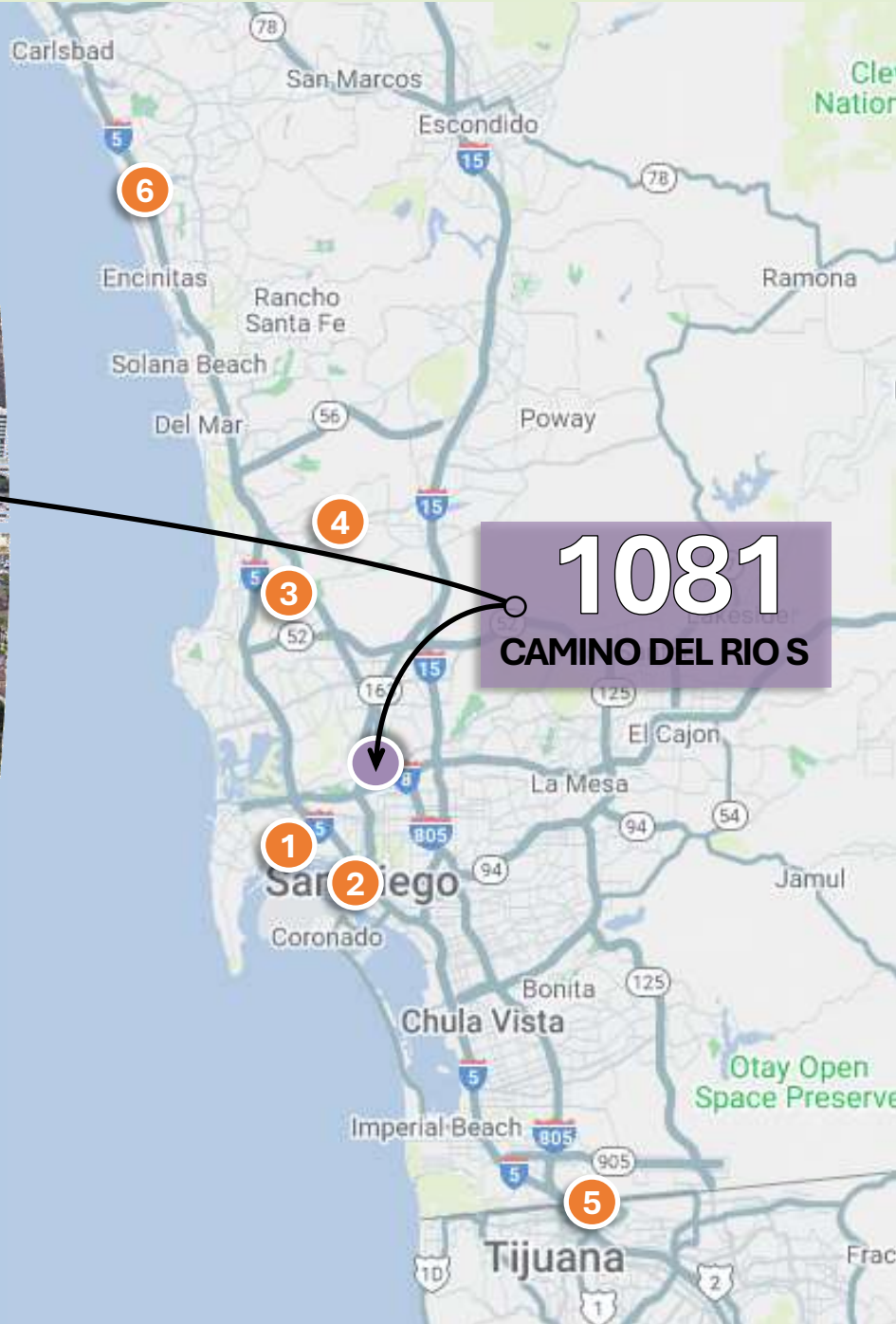
24 MIN
U.S—MEXICO BORDER

6

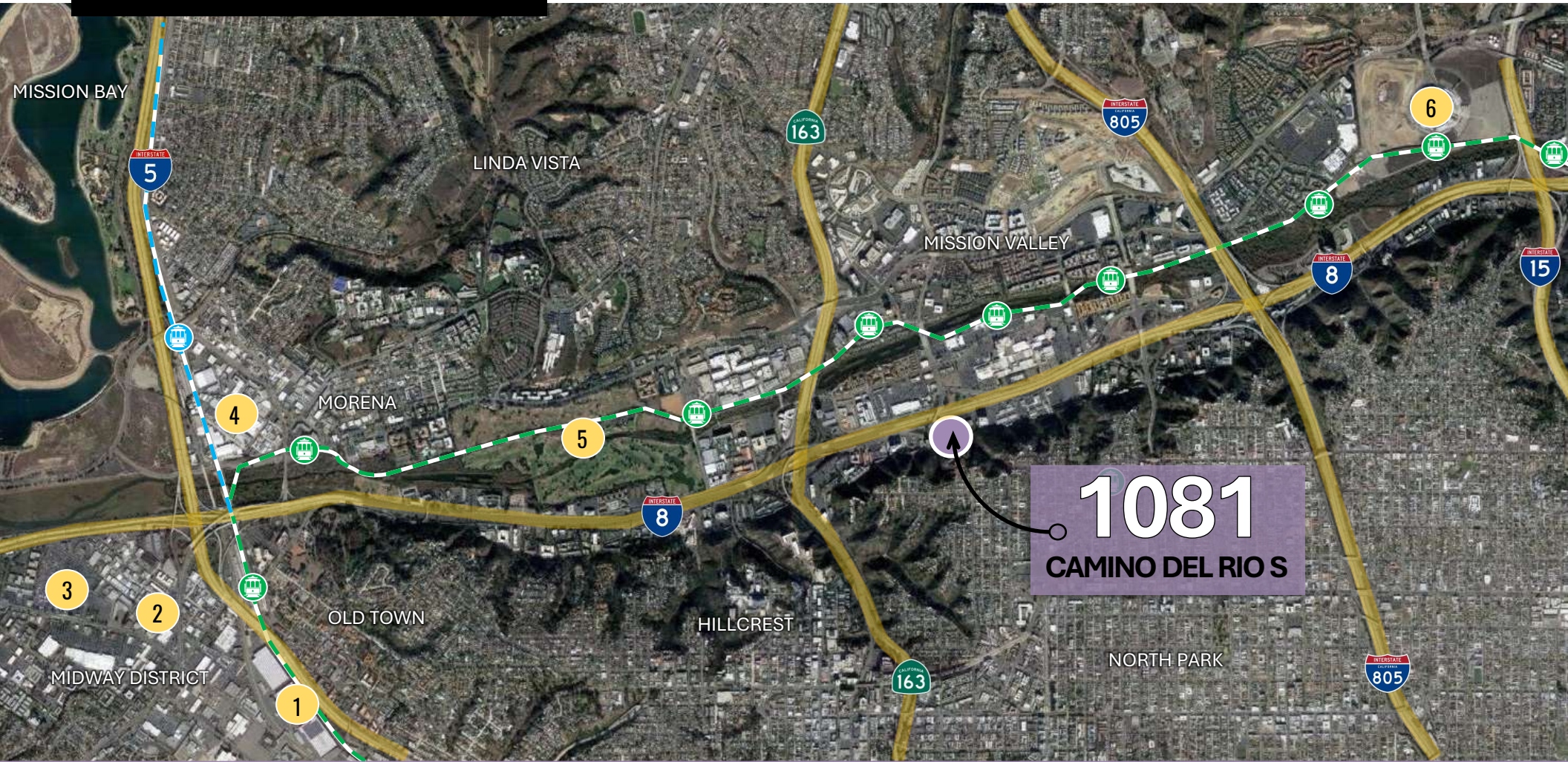
28 MIN
NORTH COUNTY



HIGHLY VISIBLE OFFICE FROM THE I-8 WITH 241,843 VEHICLES PER DAY



NEARBY DEVELOPMENTS



1081
CAMINO DEL RIOS



1
NAVWAR REDEVELOPMENT
NAVY + SANDAG
70-Acre Airport Serving Transportation Hub Navy Facilities, Commercial Space, & Up to 10,000 Residential Units



2
MIDWAY COMMUNITY PLAN UPDATE
Extensive Mobility & Infrastructure Updates. Only 300K of Commercial Development Planned Proposed Density Increase of 10,155 Residential Units



3
SPORTS ARENA REDEVELOPMENT
MIDWAY RISING
48-Acre SF Development 20 Acres of Public Parks 250,000 SF Commercial Space 4,250 Housing Units



4
MORENA CORRIDOR SPECIFIC PLAN
280-Acre Mixed-Use Village Enhancement. Pedestrian, Retail & Residential Oriented Proposed Density Increase of 6,050 Residential Units



5
RIVERWALK MISSION VALLEY
200-Acre Development Project 152,000 SF Retail, 1 M SF Office New Transit Station, 97-Acre Parks 4,300 Apartments and Condos



6
SDSU MISSION VALLEY UNIVERSITY & COMMUNITY
80-Acre Park & 34-Acre River Park 35,000 Seat Stadium 1.6 M SF Research/Innovation 95,000 SF Retail & 400 Hotel Rooms

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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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