

# DISCOVERY PLACE

MISSION VALLEY

INDOOR SKYDIVING

ViFLY

**FLOCKE &  
AVOYER**  
Commercial Real Estate

2385 CAMINO DEL RIO NORTH, SAN DIEGO, CA 92108



# FOR LEASE

**+/- 4,762 SF**

- **Freestanding Building**
- **Freeway visible**
- **Prominent Mission Valley location**
- **Nearby tenants**

IKEA, Costco, Lowes, Target, AMC Theatres, Home Depot, Nordstrom Rack, Dave & Busters, Dicks House of Sport, Round 1

## DISCOVERY PLACE

*2385 Camino Del Rio North, San Diego, CA 92108*

With prime freeway frontage and a prominent location, the former iFly bldg consists of ± 4,762 SF and has outstanding visibility to over 219,000 cars per day on Interstate 8. Occupied by a ± 134 room Springhill Suites by Marriott hotel and a Starbucks drive thru, this site offers an excellent opportunity to locate in one of the busiest trade areas in San Diego County.

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# DEMOGRAPHICS



## TRAFFIC COUNTS Cars Per Day

**Interstate 8:** ± 219,370  
**Qualcomm Way:** ± 37,562



## AVERAGE HHI\*

**2.5 Mile:** \$132,124  
**5 Miles:** \$131,979  
**10 Miles:** \$139,548



## POPULATION

**2.5 Mile**   **5 Miles**   **10 Miles**  
185,320   574,089   1,352,463



## DAYTIME POPULATION

**2.5 Mile**   **5 Miles**   **10 Miles**  
133,594   492,364   1,075,515



# SITE PLAN

## DISCOVERY PLACE SAN DIEGO, CA



**AVAILABLE  
± 4,762 SF**

Existing  
Post Office

San Diego River  
Discovery Center

Camino Del Rio North

Signal

Monument Sign

Entry Monument

Camino De  
La Reina

Monument  
Sign

B

SPRINGHILL  
SUITES  
Marriott

Lobby

Pool

Drop-Off

Freeway Pylon

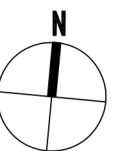
Camino Del  
Rio North

8 west on-ramp

8 west off-ramp

INTERSTATE  
8

Interstate 8





**PROPERTY**

- ① Friars Mission Center  
Ralphs, CVS Pharmacy, BevMo
- ② Rio Vista Shopping Center  
Living Spaces, T.J. Maxx, HomeGoods, Ross, Total Wine & More
- ③ Fashion Valley Regional Mall  
Nordstrom, Macy's, Bloomingdale's, Neiman Marcus, JCPenney, AMC
- ④ Mission Valley Center West  
Old Navy, Marshalls, DSW Shoes, Ulta Beauty, Trader Joe's
- ⑤ Hazard Center  
UltraStar Cinemas, Barnes & Noble
- ⑥ Hazard Center East  
Food 4 Less
- ⑦ Park Valley Shopping Center  
Best Buy, Staples, Saks Off 5th, Petsmart, Woodbridge Interiors
- ⑧ Mission Valley Center East  
Target, AMC, Nordstrom Rack, Bloomingdale's Outlet, Dicks House of Sports, Round 1
- ⑨ Fenton Marketplace Ikea, Costco, Lowe's
- Ⓐ Civita (Existing/Under Construction)  
4,800 Residential Units, 900,000 SF of Retail & Office, 140 Hotel Rooms
- Ⓑ Riverwalk (Under Construction)  
4,300 Residential units, 75,000 SF Retail, 1 Million SF Office
- Ⓒ San Diego State University West (Existing/Under Construction)  
4,600 Residential units, 95,000 SF Retail, 1.6 Million SF Academic/ Research Space, 400 Hotel Rooms, Snapdragon Stadium (35,000 seats)



FRIARS ROAD

## Rio Vista Shopping Center

Living Spaces, T.J. Maxx, HomeGoods, Ross, Total Wine & More

QUALCOMM WAY



MISSION CENTER ROAD

## The Valley

Target, AMC, Nordstrom Rack, Bloomingdale's Outlet, Dicks House of Sport, Round 1

CAMINO DEL RIO NORTH

PROPERTY



# INDOOR SKYDIVING

\*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.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

\*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.

\*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

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## For Leasing Information

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 **SUDBERRY**  
PROPERTIES

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