

MISSION VALLEY

Colliers



3838

CAMINO DEL RIO NORTH

OFFICE SUITES FOR LEASE

3838 CAMINO DEL RIO NORTH
SAN DIEGO, CA 92108

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CAMINO DEL RIO NORTH

Experience the advantages of a recently renovated property, now enhanced by stunning views of Snapdragon Stadium. Highlights include a revitalized two-story atrium lobby, modernized common areas, new landscaping, and upgraded interior and exterior signage. Tenants enjoy a host of amenities such as a shared conference room, abundant surface and underground parking, prominent monument signage, direct access to a scenic river walking path, and a versatile outdoor space ideal for relaxation or gatherings.

AVAILABILITY

	SUITE	SF	AVAILABLE	LEASE RATE	NOTES
Virtual Tour	104	1,795	Now	\$2.65 + E	Reception, 3 Private Offices, Break Room, Conference Room, Open Area, & Exterior Entrance
Virtual Tour	110*	2,905	Now	\$2.65 + E	Reception, 6 Offices, Conference Room, Breakroom, and Storage
Virtual Tour	115*	1,260	Now	\$2.65 + E	Reception, 2 Private Offices, Break Room, Open Area, Server/Storage Area
Virtual Tour	214	1,285	Now	\$2.65 + E	Reception, 3 Private Offices, Conference Room, Break Room, & Open Area
	250	7,992	Now	\$2.65 + E	Reception, Conference Room, Break Room, Open Area, & Multiple Private Offices <i>Divisible</i>
	265	1,684	12/1/2026	\$2.65 + E	Reception, 2 Offices, Conference Room, Breakroom & Open Area

**Contiguous up to 4,165 RSF*

3838

CAMINO DEL RIO NORTH

INTERSTATE
CALIFORNIA
15

INTERSTATE
CALIFORNIA
8

HIGHLIGHTS



Lease Rate

\$2.65/SF + Electric



Parking

Excellent at 3.6/1,000 | Covered Available



Elevator-Served

Two elevators provide convenient access



Unparalleled Freeway Access

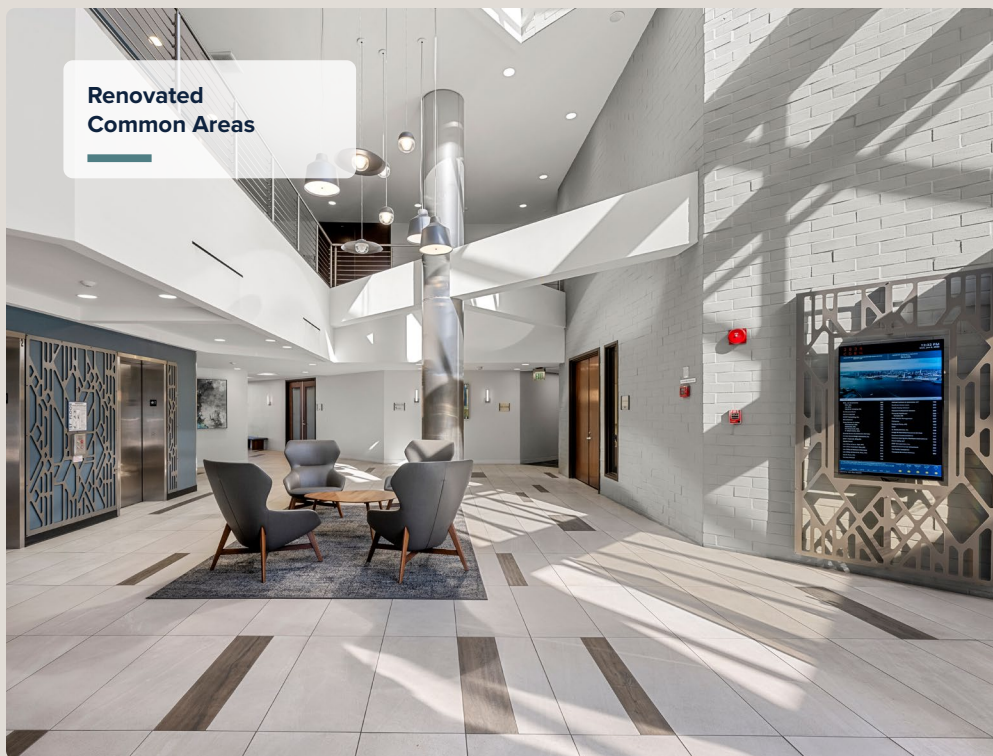
Located near five major arterial freeways



Recently Renovated

Fosters a modern and inviting atmosphere

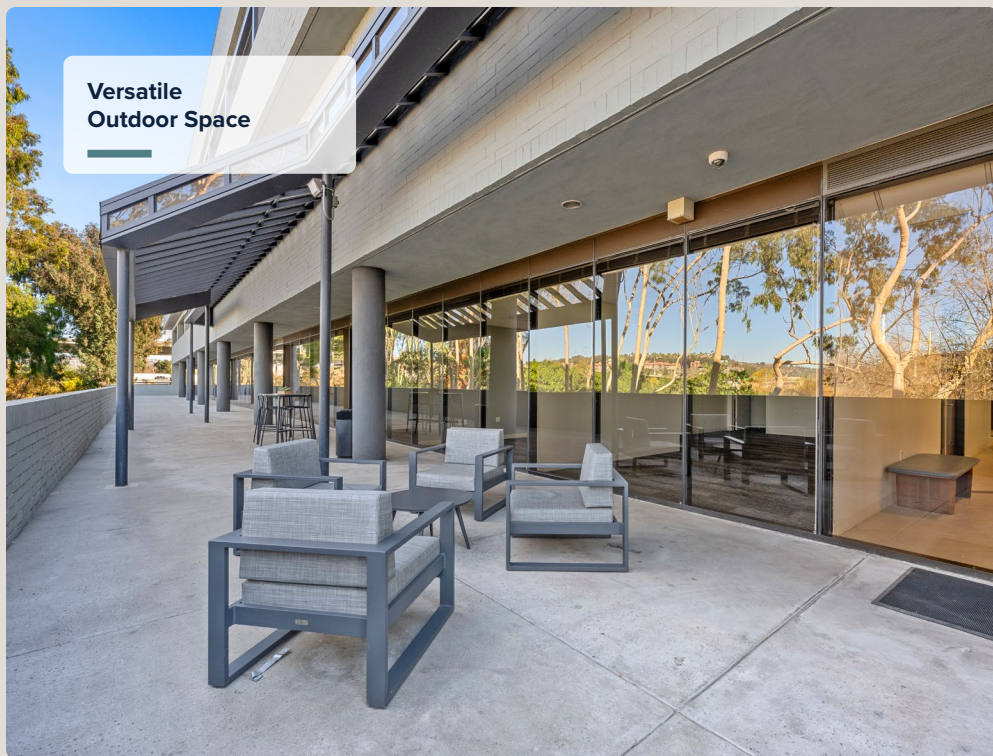
**Renovated
Common Areas**



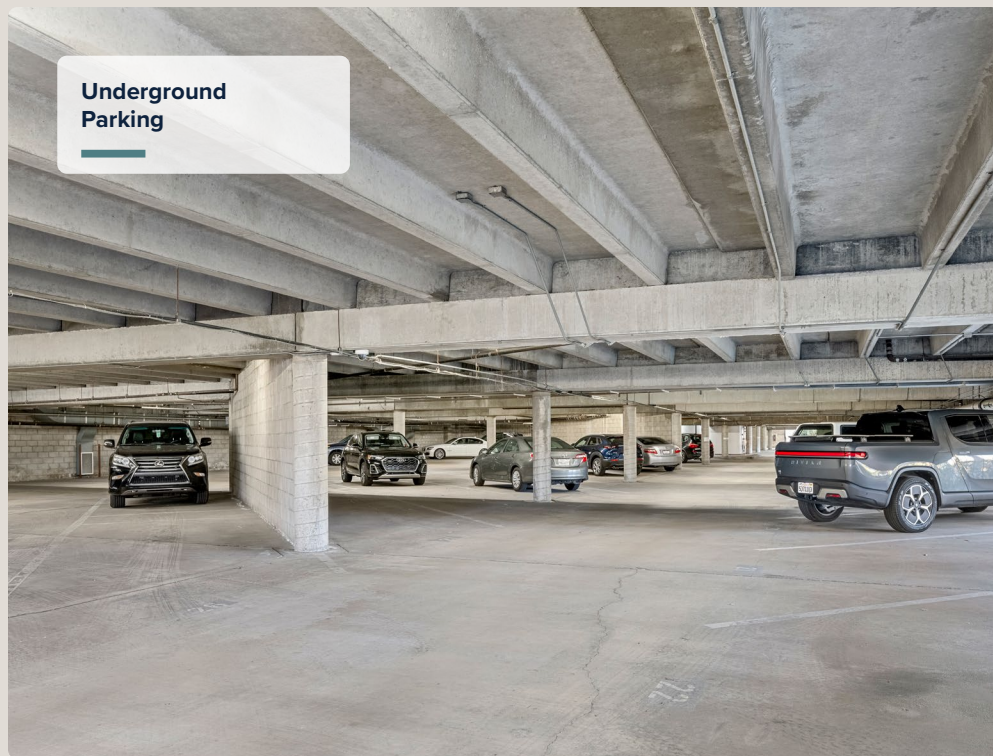
**Elevator-Served
Building**



**Versatile
Outdoor Space**



**Underground
Parking**



COMMUTER HIGHLIGHTS

I-15

4 Minutes

I-8

4 Minutes

I-805

5 Minutes

SR-163

6 Minutes

Mission Valley Mall

5 Minutes

Fashion Valley Mall

8 Minutes

San Diego Intl Airport

12 Minutes



MISSION VALLEY MALL
1.6 MILES WEST



CAMINO DEL RIO NORTH

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CAMINO DEL RIO NORTH

SAN DIEGO MISSION TROLLEY STATION
0.4 MILES EAST



Over 600

MULTIFAMILY UNITS UNDER CONSTRUCTION

At the geographic midpoint of San Diego, Mission Valley is experiencing a coming of age. Under construction throughout its 2,400 acres are an array of residential, retail, and commercial, projects — making the area a walkable, bikeable, riverside utopia.

AREA DEMOGRAPHICS

227,538

Population

\$117,790

Average Household Income

34

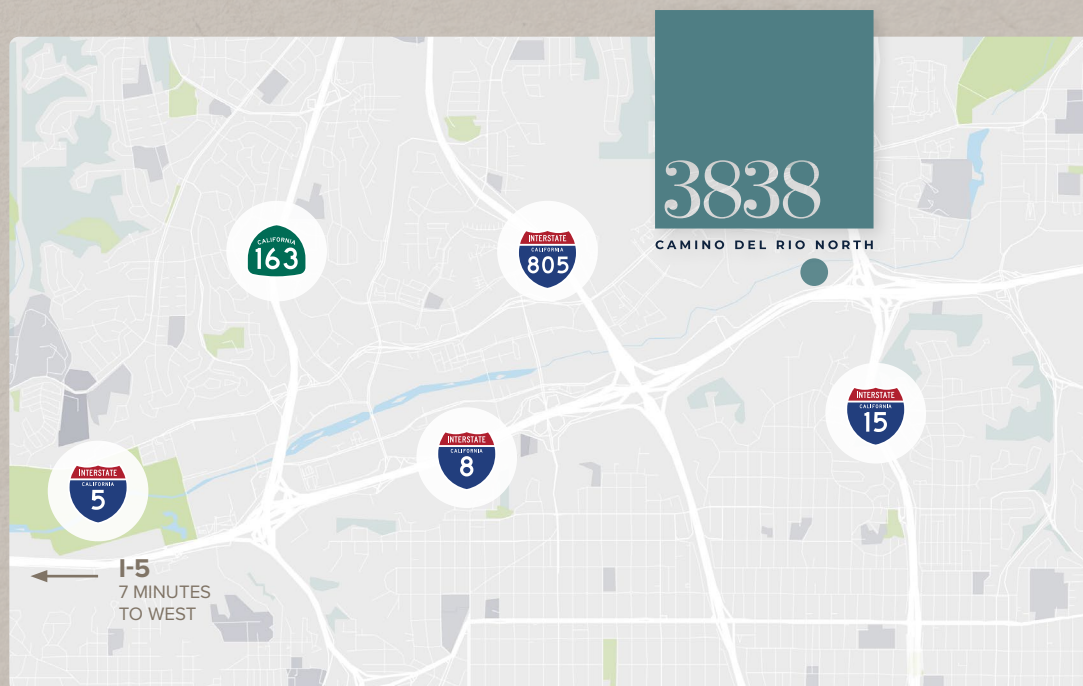
Median Age

57%

Percent of Population with Degrees

**Values for 2024, 3-Mile Radius*

MISSION VALLEY LOCATION HIGHLIGHTS



Boasting unparalleled access to five major freeway routes

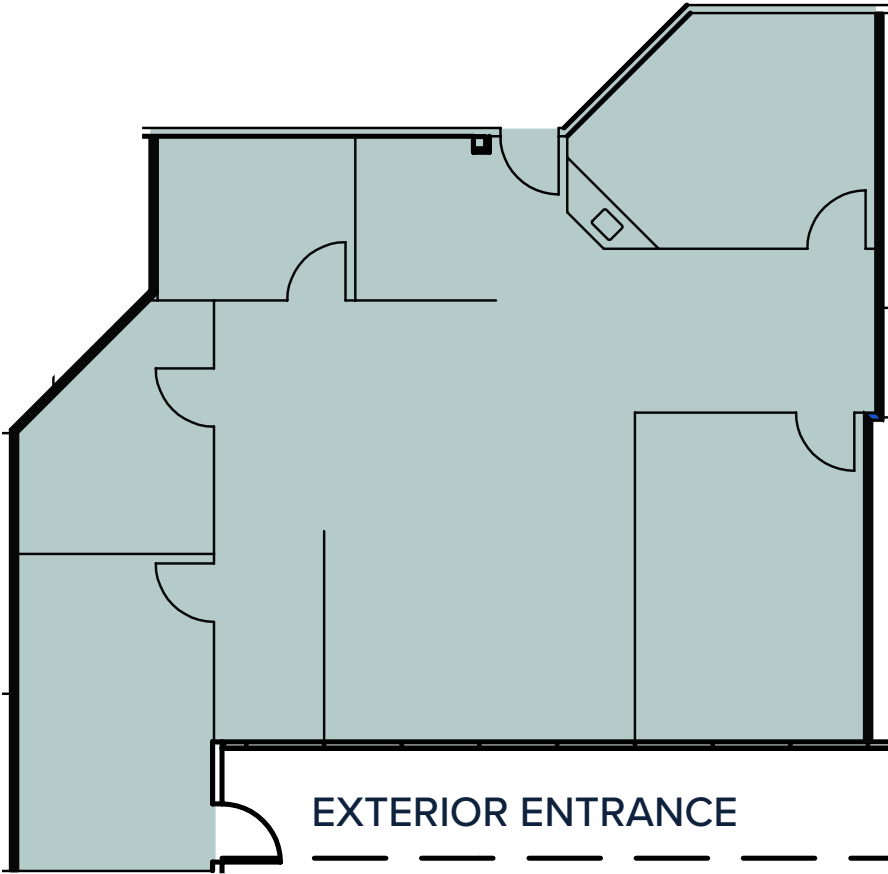
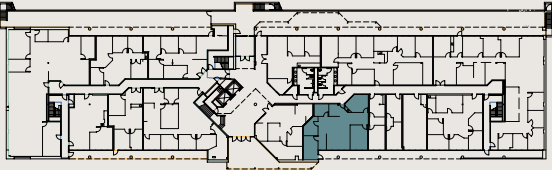
Mission Valley: San Diego's Thriving **Business Epicenter**

Experience the energy of a central business district with the convenience of ample parking and world-class amenities in Mission Valley. Seamlessly connected to major freeways, Mission Valley provides a direct link to a diverse talent pool from surrounding communities. With a flourishing atmosphere and unparalleled accessibility, Mission Valley is San Diego's premier business destination.

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FIRST FLOOR

SUITE	104
SIZE	1,795 SF
AVAILABLE	NOW
NOTES	RECEPTION, 3 PRIVATE OFFICES, BREAK ROOM, CONFERENCE ROOM, OPEN AREA, & EXTERIOR ENTRANCE



EXTERIOR ENTRANCE

SUITE 104



Click To
Tour Suite

3838 CAMINO DEL RIO NORTH

FIRST FLOOR

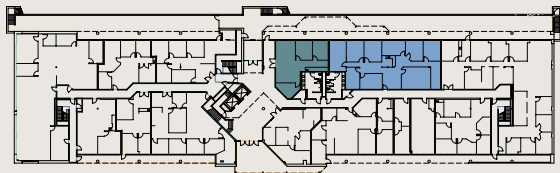
SUITE	110/115
SIZE	1,260 - 2,905 SF
AVAILABLE	NOW

SUITE 110
NOTES

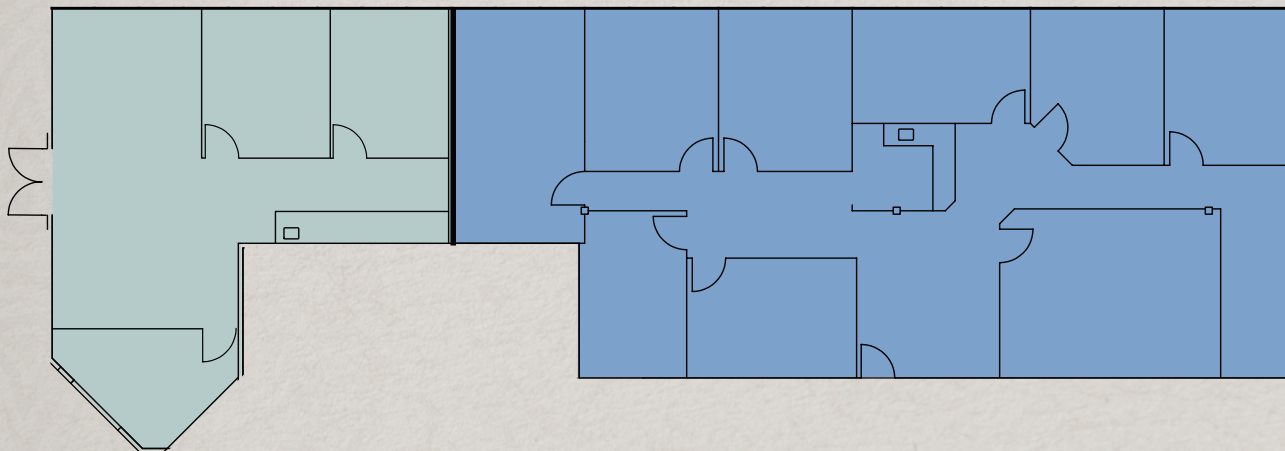
RECEPTION, 6 OFFICES,
CONFERENCE ROOM,
BREAKROOM, AND
STORAGE

SUITE 115
NOTES

RECEPTION,
2 PRIVATE OFFICES
BREAK ROOM
OPEN AREA
SERVER/STORAGE AREA



CONTIGUOUS UP TO 4,165 RSF



SUITE 115



Click To
Tour Suite

SUITE 110



Click To
Tour Suite

SUITE	214
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SIZE	1,285 SF
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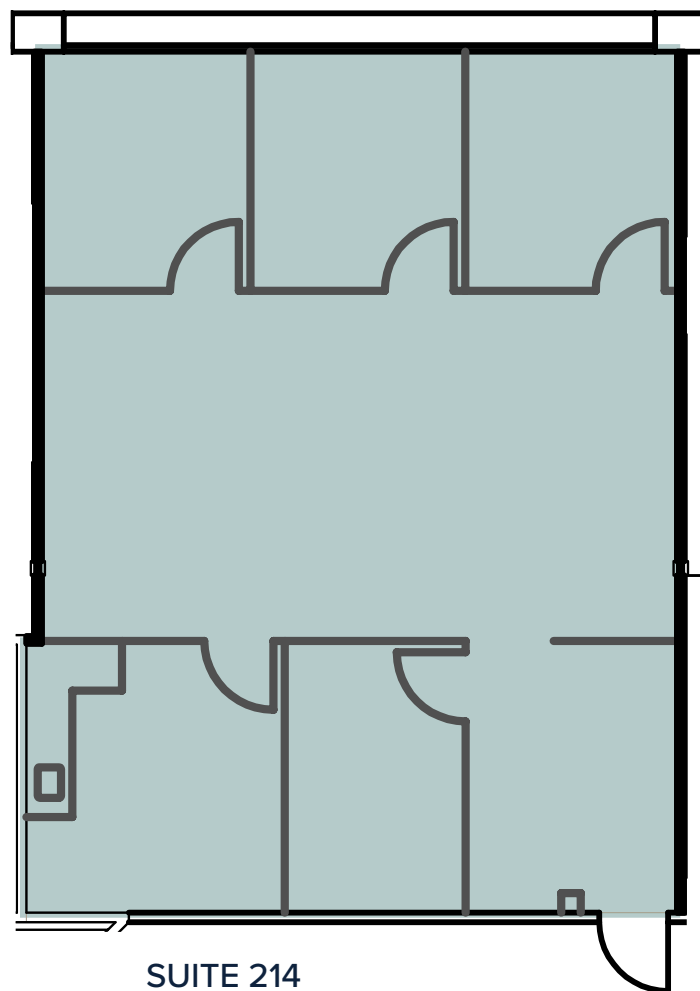
AVAILABLE	NOW
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NOTES	RECEPTION, 3 PRIVATE OFFICES, CONFERENCE ROOM, BREAK ROOM, & OPEN AREA
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SECOND FLOOR



SUITE 214

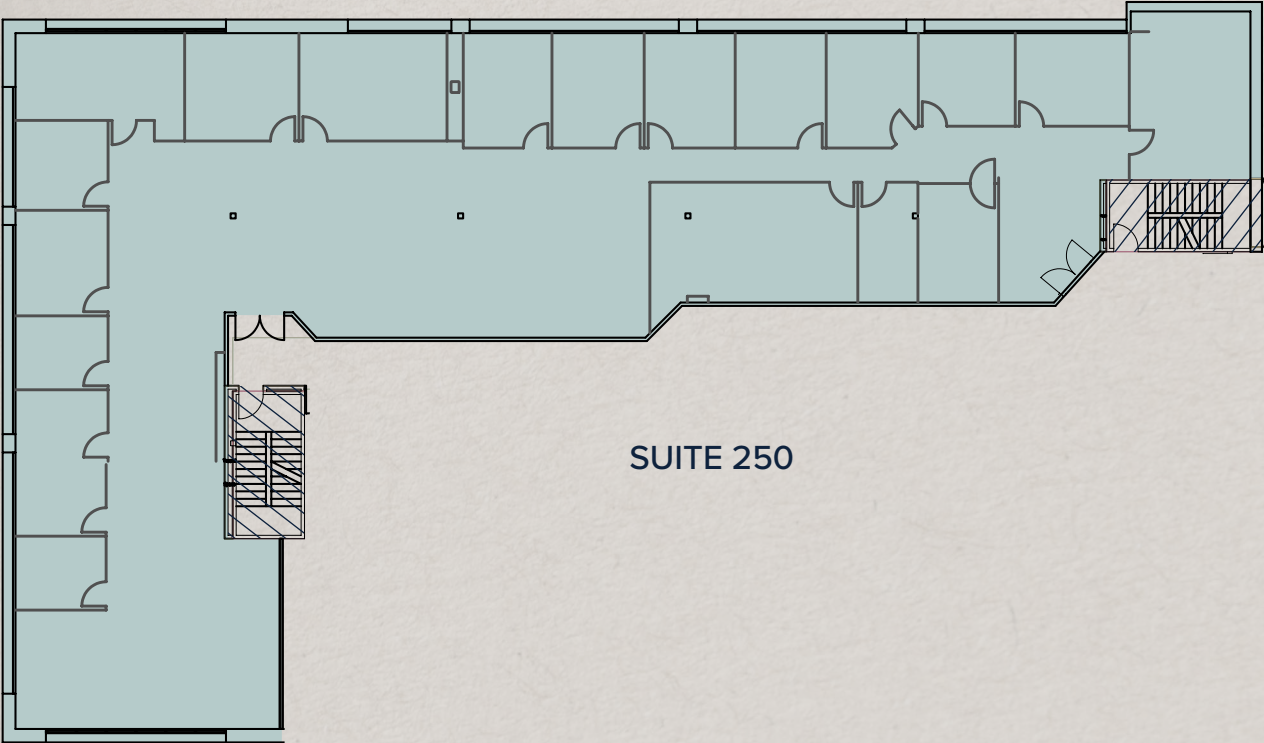
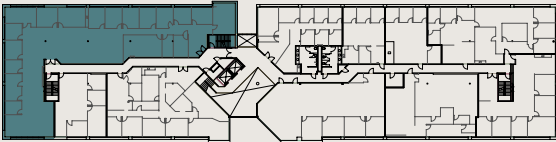


Click To
Tour Suite

3838 CAMINO DEL RIO NORTH

SECOND FLOOR

SUITE	250
SIZE	7,992 SF <i>DIVISIBLE</i>
AVAILABLE	NOW
NOTES	RECEPTION, CONFERENCE ROOM, BREAK ROOM, OPEN AREA, & MULTIPLE PRIVATE OFFICES

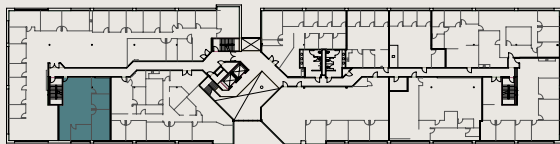


SUITE	265
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SIZE	1,684 SF
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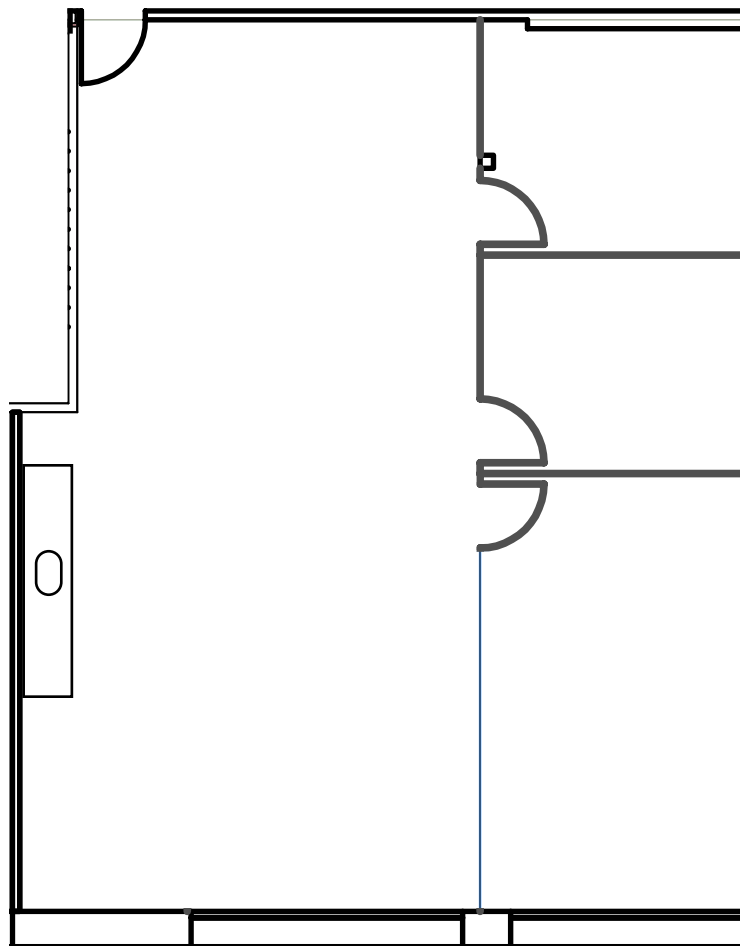
AVAILABLE	12/1/2026
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NOTES	RECEPTION, 2 OFFICES, CONFERENCE ROOM, BREAKROOM AND OPEN AREA
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SECOND FLOOR



SUITE 265

OFFICE SUITES FOR LEASE
IN MISSION VALLEY



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