

STADIUM
VIEW



3465 Camino Del Rio S, San Diego, CA 92108

Mission Valley Office Space for Lease | Approx. 2,703 SF - 3,468 SF

360° **Take a Virtual Tour**
Suite 480 (Spec Suite)

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PROPERTY FEATURES



Stadium View Building



Property Owner/Management Onsite



Interior Improvements Underway



Recently Remodeled Lobby and Common Areas



Elevator Served (Two)



Freeway Visibility on I-8 & I-15
(254,980 VPD)



Covered & Secured Parking
Reserved Parking Available



Window Lined Offices for Plenty of
Natural Light



\$2.20/SF Gross + Electric



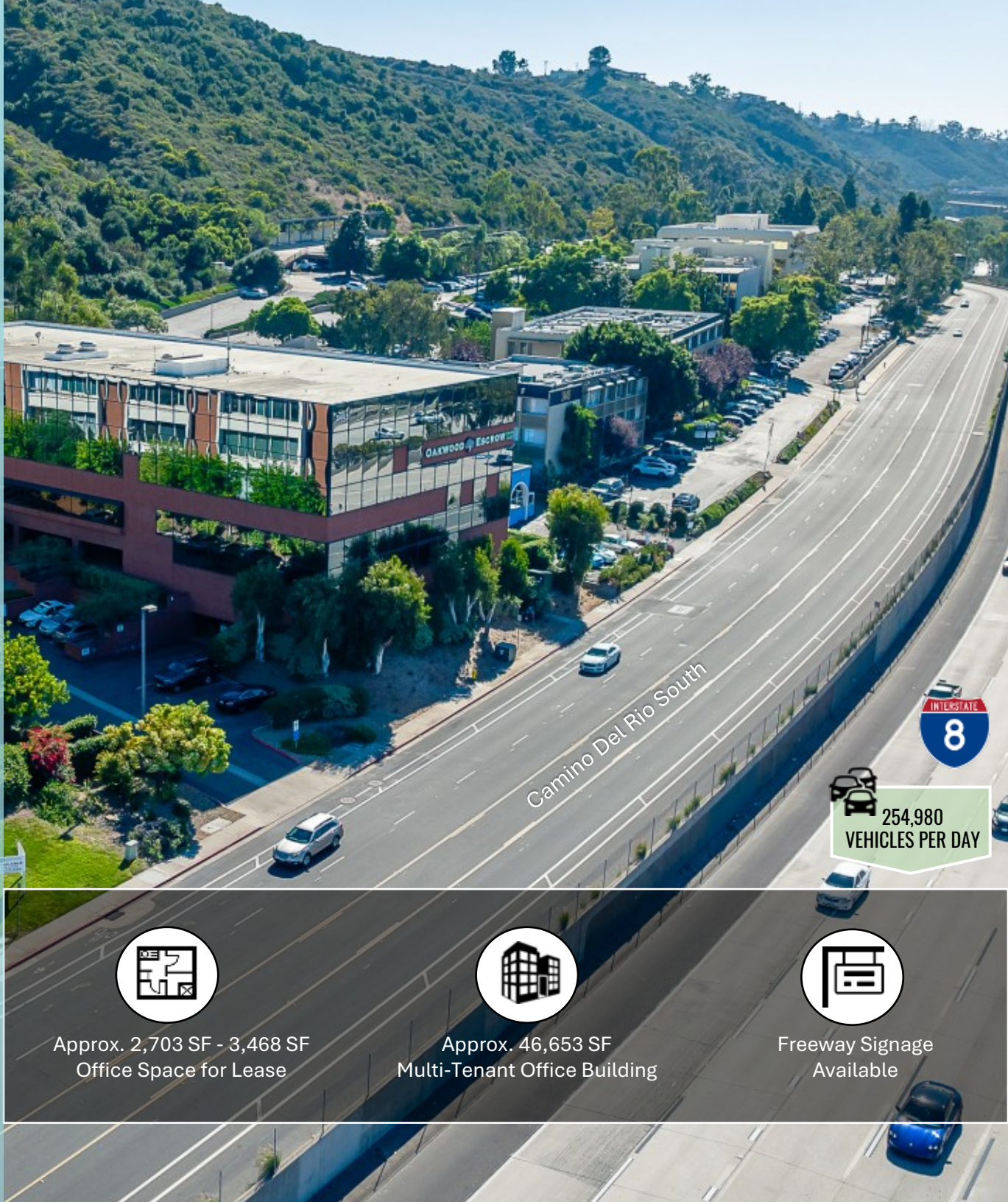
Approx. 2,703 SF - 3,468 SF
Office Space for Lease



Approx. 46,653 SF
Multi-Tenant Office Building



Freeway Signage
Available



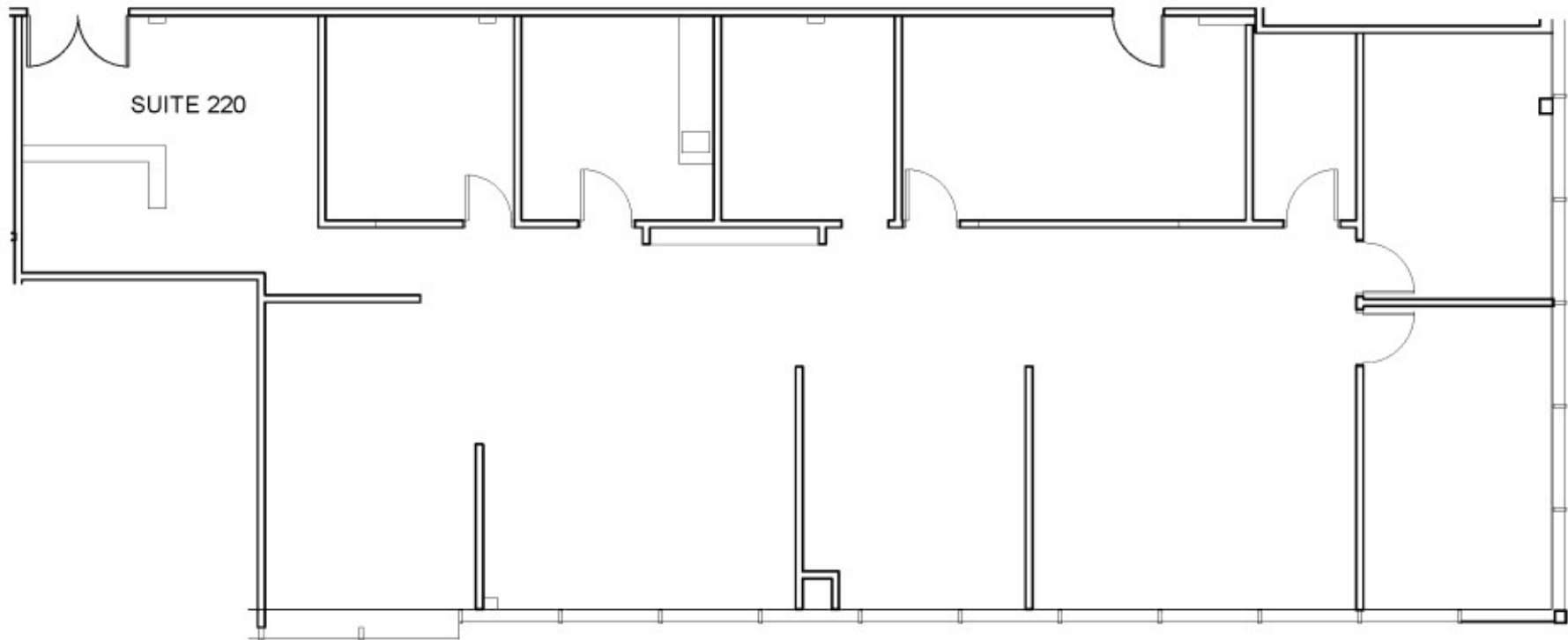
254,980
VEHICLES PER DAY

FLOOR PLAN

2
Floor

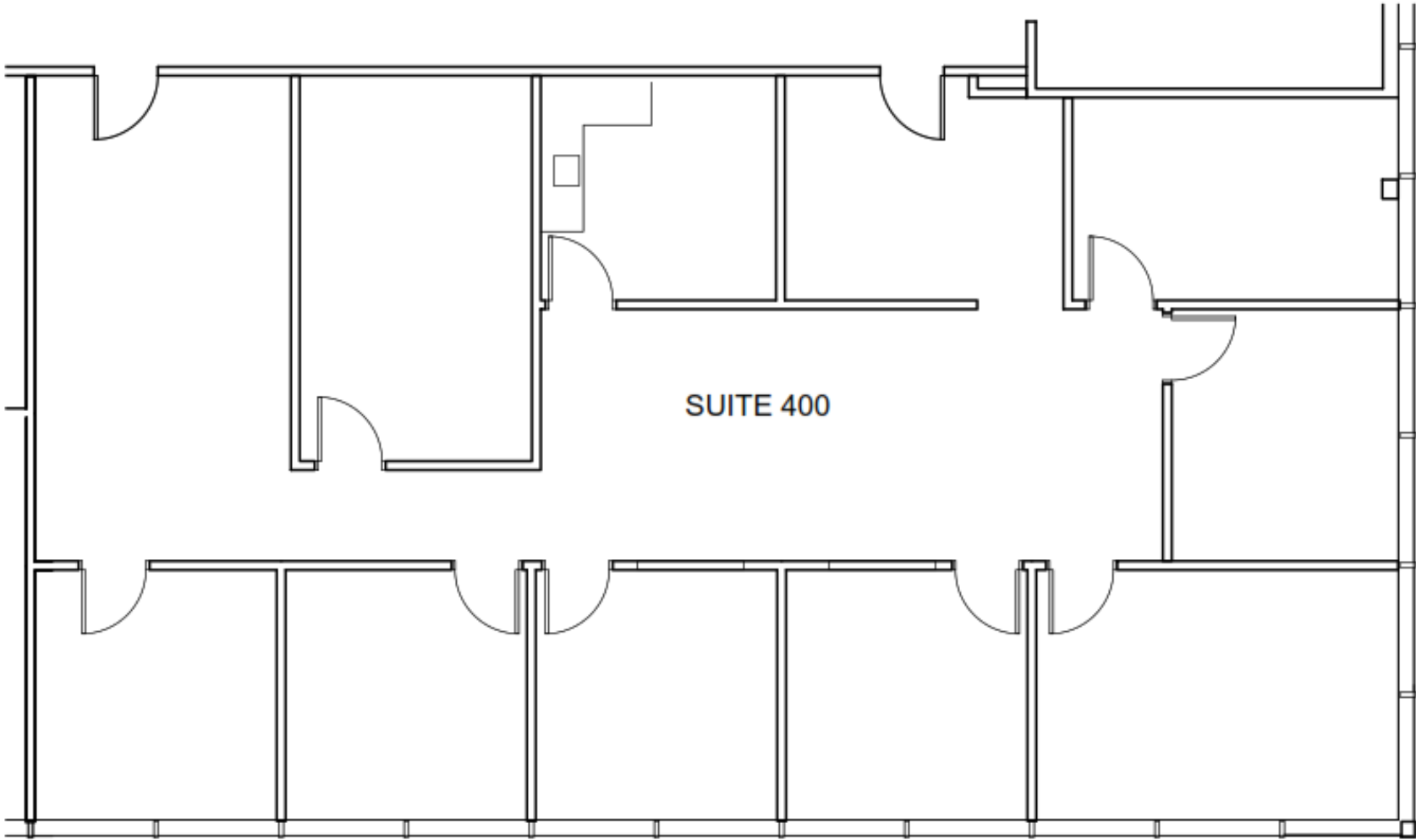
Suite 220 +/- 3,468 SF

Features 4 Private Offices, Reception, Break Room, Copy/Print Area, Storage Room, Conference Room, Open Office

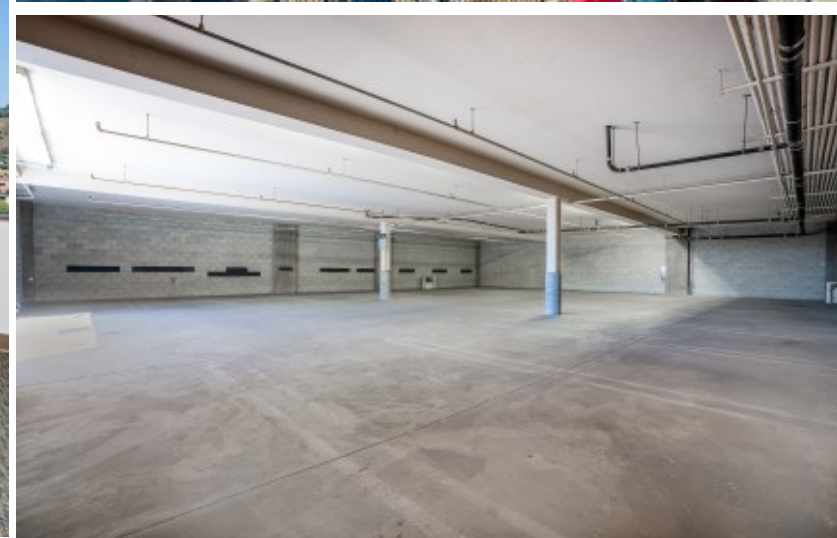




Suite 400	+/- 2,703 SF
Features	Reception, 7 Private Offices, Conference Room, Break Room, Copy/Print Area, Storage Area
Availability	December 1, 2026



PROPERTY PHOTOS



DRIVE TIMES

1

11 MIN
SD INTL. AIRPORT

2

12 MIN
DOWNTOWN

3

13 MIN
EAST COUNTY

4

14 MIN
LA JOLLA UTC

5

26 MIN
U.S.—MEXICO BORDER

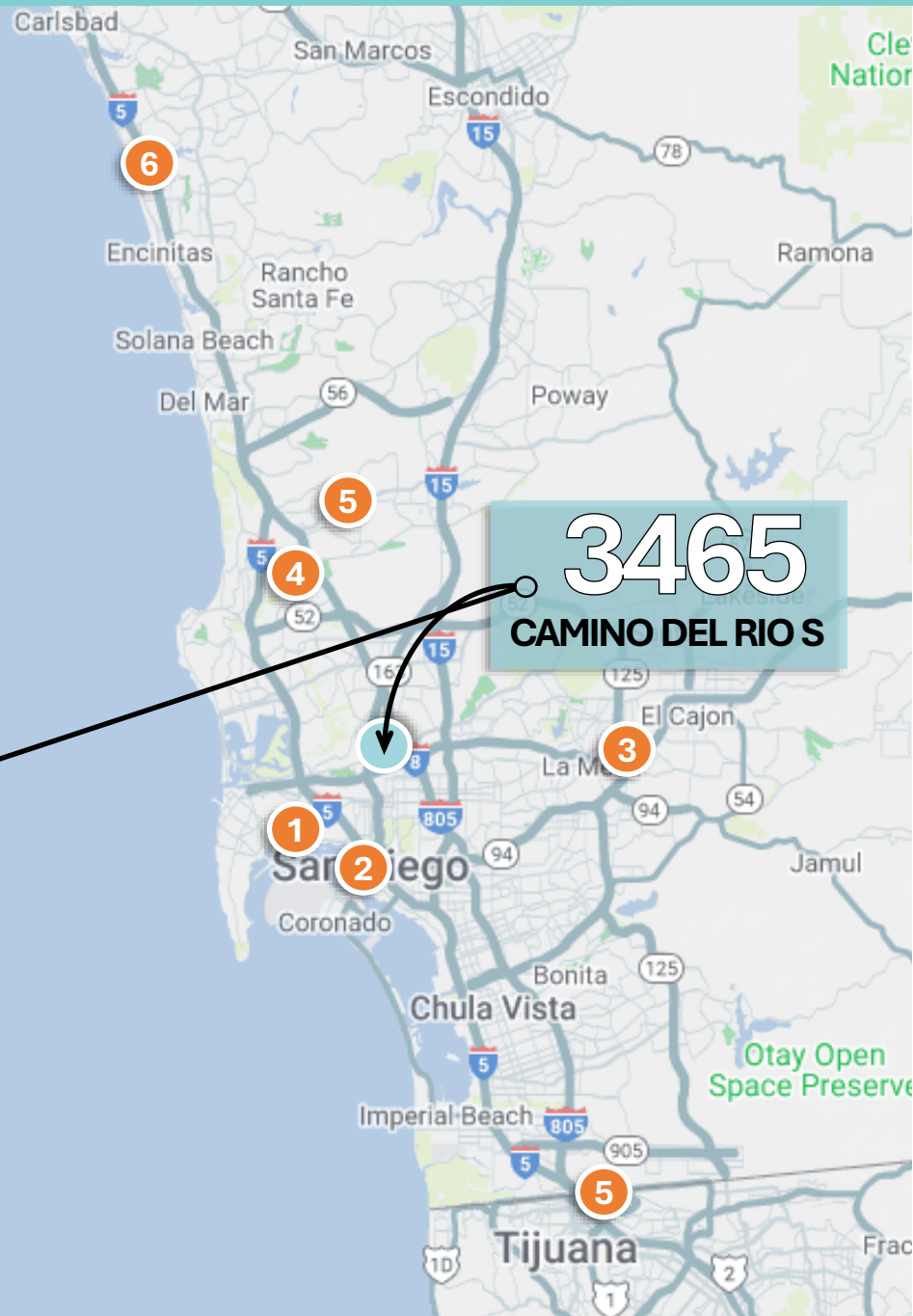
6

30 MIN
NORTH COUNTY

254,980
VEHICLES PER DAY



**HIGHLY VISIBLE OFFICE FROM THE I-8
WITH 254,980 VEHICLES PER DAY**



AERIAL VIEW

3465

CAMINO DEL RIO S



New Park & Open Space

FENTON PARKWAY
BRIDGE PROJECT



ABUNDANT AMENITIES

3465
CAMINO DEL RIO S

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 **5 miles** you will find **39K businesses** employing over **347k people.**

Directly across I-8 from the New **Snapdragon Stadium & SDSU Campus West.**

Approx. **7.2 Million SF of Office Space** in the Mission Valley Submarket.

FASION VALLEY MALL

3 Miles



MISSION VALLEY MALL

2 Miles



MORE AMENITIES

3 Miles



SDSU WEST - MISSION VALLEY EXTENSION CAMPUS

The development of SDSU Mission Valley plans to serve higher education, the public, and the community. This mixed-use development, with its emphasis on transit-oriented design and various amenities, will be a valuable addition to the San Diego State University (SDSU) campus and the surrounding area.

The inclusion of Snapdragon Stadium is particularly noteworthy, as it will provide a home for the university's sports programs and serve as a venue for various community events. The Innovation District is also an exciting aspect, as it can foster collaboration between the university and local businesses, promoting research, entrepreneurship, and technology transfer.

Housing, a hotel, and retail spaces are essential for creating a vibrant community around the university, potentially attracting students, faculty, and residents alike. The emphasis on community parks and open spaces, including the River Park, is a positive aspect as well, as it contributes to the overall quality of life in the area.

Projects like SDSU Mission Valley can have a significant impact on the local economy and provide numerous opportunities for education, recreation, and economic development. [Fact Sheet](#)

FENTON PARKWAY BRIDGE - CONNECTING MISSION VALLEY

The project involves construction and operation of a multimodal (i.e., vehicular, bicycle, and pedestrian) bridge that spans the San Diego River from north to south. It will connect the southern terminus of Fenton Parkway to the northern terminus of Camino Del Rio North/Mission City Parkway. Construction and operation of the bridge would include combined bicycle and pedestrian pathways raised above the travel lanes on either side of the bridge and new lighting consistent with the City's street/bridge design standards. [Website Link](#)

80

Acres of Parks &
Open Space

95,000

Square Feet
Retail Space

4

Miles of Bike &
Pedestrian Paths

1.6M

Square Feet
Research & Innovation

35,000

Seats at
Snapdragon Stadium

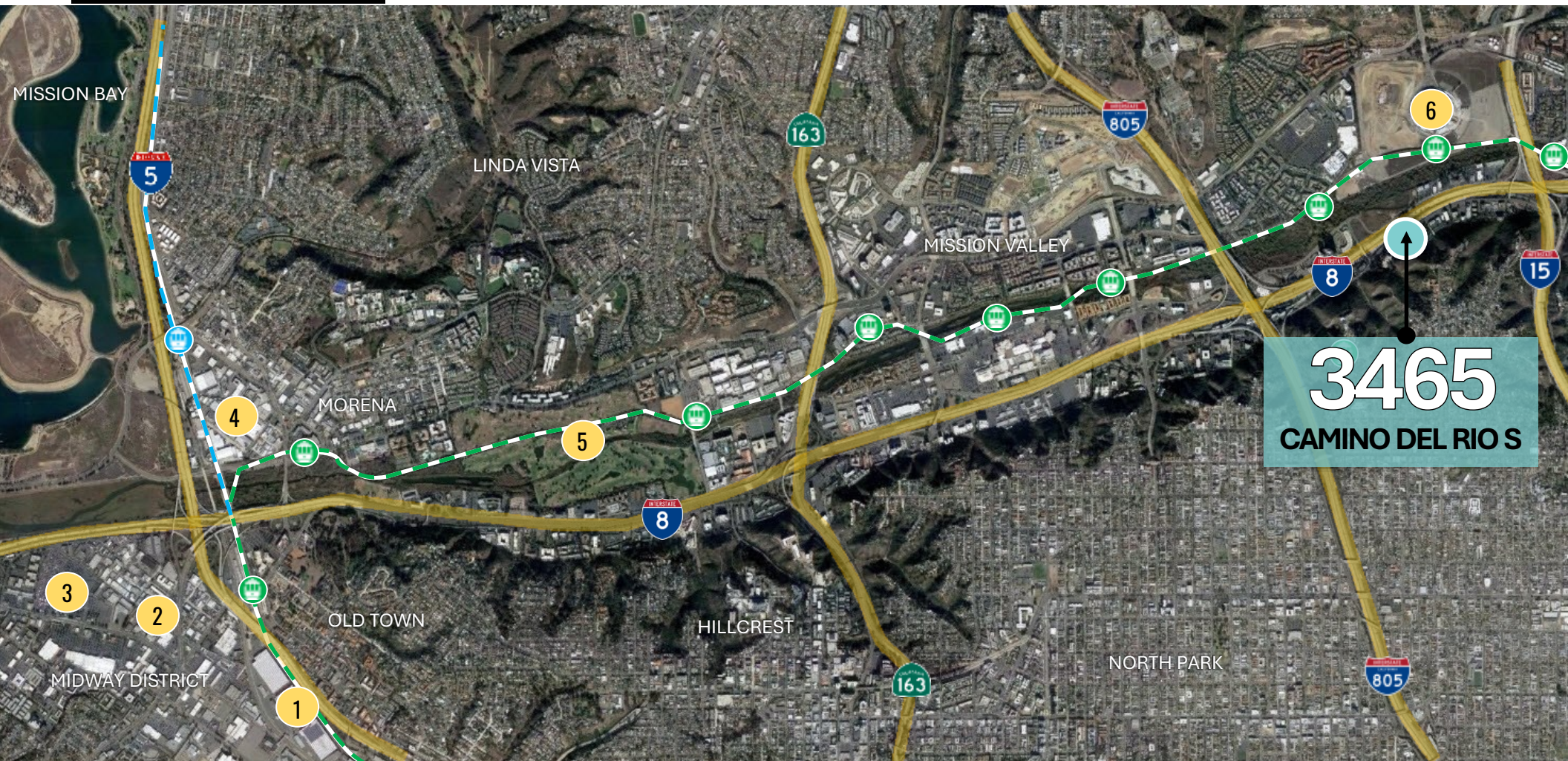
4,600

Residential
Units

3465
CAMINO DEL RIO S

**FENTON PARKWAY
BRIDGE PROJECT**

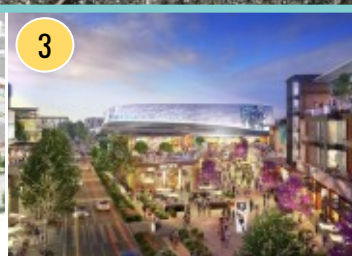




**NAVWAR REDEVELOPMENT
NAVY + SANDAG**
70-Acre Airport Serving
Transportation Hub
Navy Facilities, Commercial
Space, & Up to 10,000
Residential Units



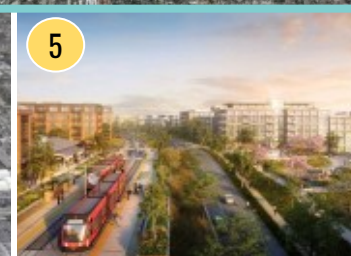
**MIDWAY COMMUNITY
PLAN UPDATE**
Extensive Mobility &
Infrastructure Updates. Only
300K of Commercial
Development Planned Proposed
Density Increase of 10,155
Residential Units



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



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



**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



**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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