

NEW TENANT LEASING SPECIAL
1 Month Free per Year of Lease Term

2615

PEPPERTREE II

Camino Del Rio S, San Diego, CA 92108

± 685 SF Office Suite for Lease

COLTON SPEAS

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

TOMMAS GOLIA, CCIM

(858) 598-2891
Tommas@PacificCoastCommercial.com
Lic. 01890744



PROPERTY OVERVIEW



2615 Camino Del Rio S
San Diego, CA 92108



Approx. 24,886 SF
Professional Office Building

LOCATED IN THE HEART OF MISSION VALLEY



Direct Access Via I-805, I-15, I-8, Hwy 163 and Texas Street



Natural Light - Expansive Window Lined Office Suites



Surrounded by an Abundance of Amenities—Westfield Mission Valley, Fashion Valley, Hazard Center, Fenton Marketplace, Future SDSU Campus West, & More



Short Distance to Future San Diego State University West Campus



Walking Distance to Public Transportation



Freeway Visible on I-8 Freeway

220,704
Vehicles Per Day
I-8 Freeway

52,403
Businesses (5 Mile)





4-Story
Elevator Served



Ample
Onsite Parking



AT&T & Cox
Fiber Connectivity



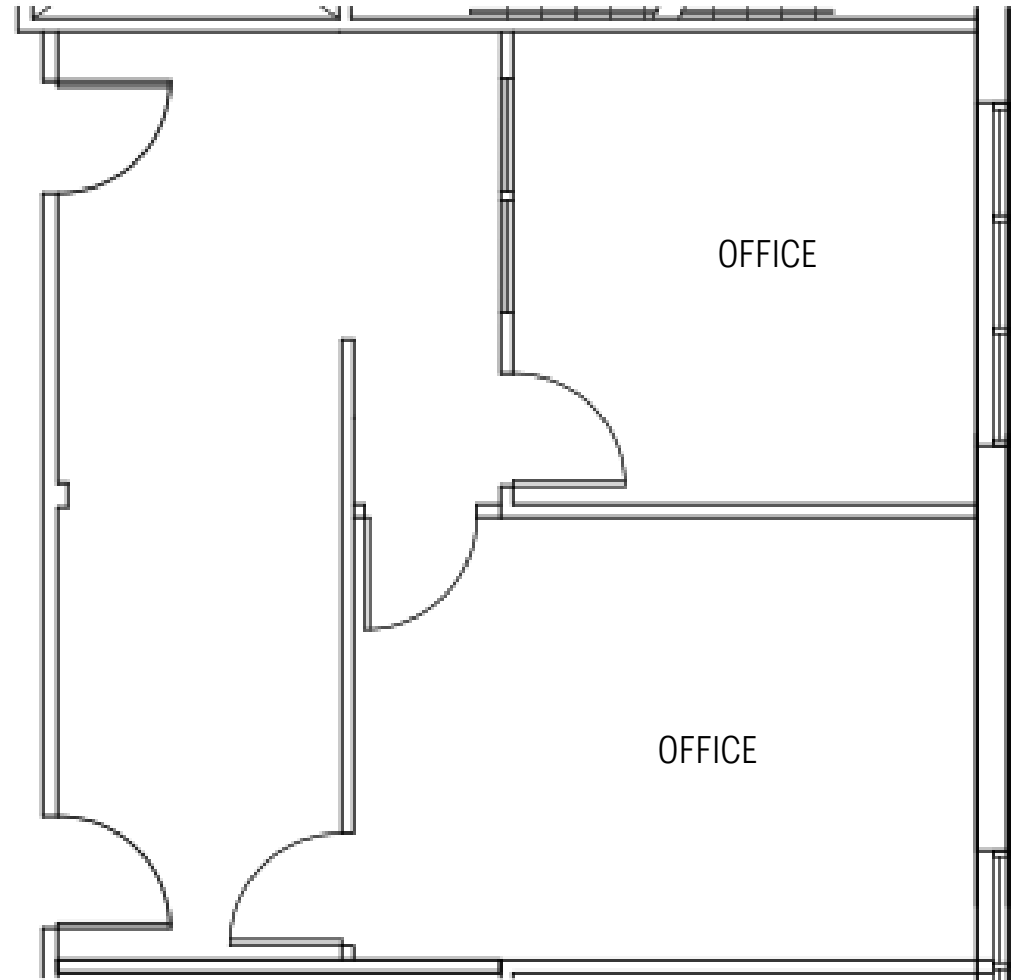
Low Core Factor
(10%)



AVAILABILITY

FLOOR 2 Suite 202

- > Approx. 685 SF
- > \$1,800/Month, FSG**
- > Two Private Offices
- > Ground Floor Access From The Rear Parking Lot
- > Available September 1, 2026



**Landlord Provides HVAC and Utilities During Normal Business Hours

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



PROPERTY PHOTOS



NEARBY AMENITIES

FASION VALLEY MALL



288,068
VEHICLES PER DAY

HAZARD CENTER



2615
CAMINO DEL RIO S



220,704
VEHICLES PER DAY

MISSION VALLEY MALL



Gravity Heights



SHAKE SHACK



the Habit Burger Grill



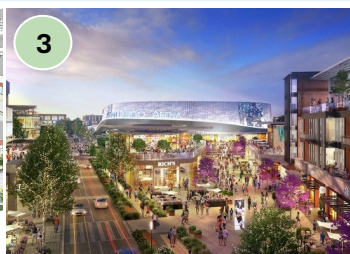
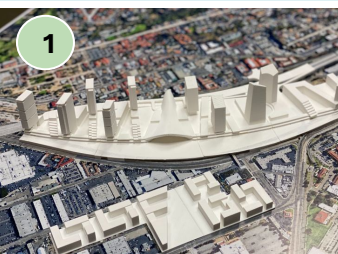
DSW DESIGNER SHOE WAREHOUSE®



NEARBY DEVELOPMENTS



2615
CAMINO DEL RIO S



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

Torrey Pines State Reserve

15 MINUTES

10 MINUTES

5 MINUTES

Mission Trails Regional Park

San Diego Zoo

San Diego

National City

Chula Vista

Santee

El Cajon

La Mesa

Spring Valley

La Presa

Lincoln Acres

Bonita

Fruitdale

Rancho San Diego

Jamul

Otay Open Space Preserve

Dulzura

Barrett Junction

2615
CAMINO DEL RIO S

DRIVE TIMES

5

MINUTES
Fashion Valley

6

MINUTES
North Park

12

MINUTES
Downtown San Diego

30

MINUTES
U.S. - Mexico Border

34

MINUTES
North County



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



PIT
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