

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



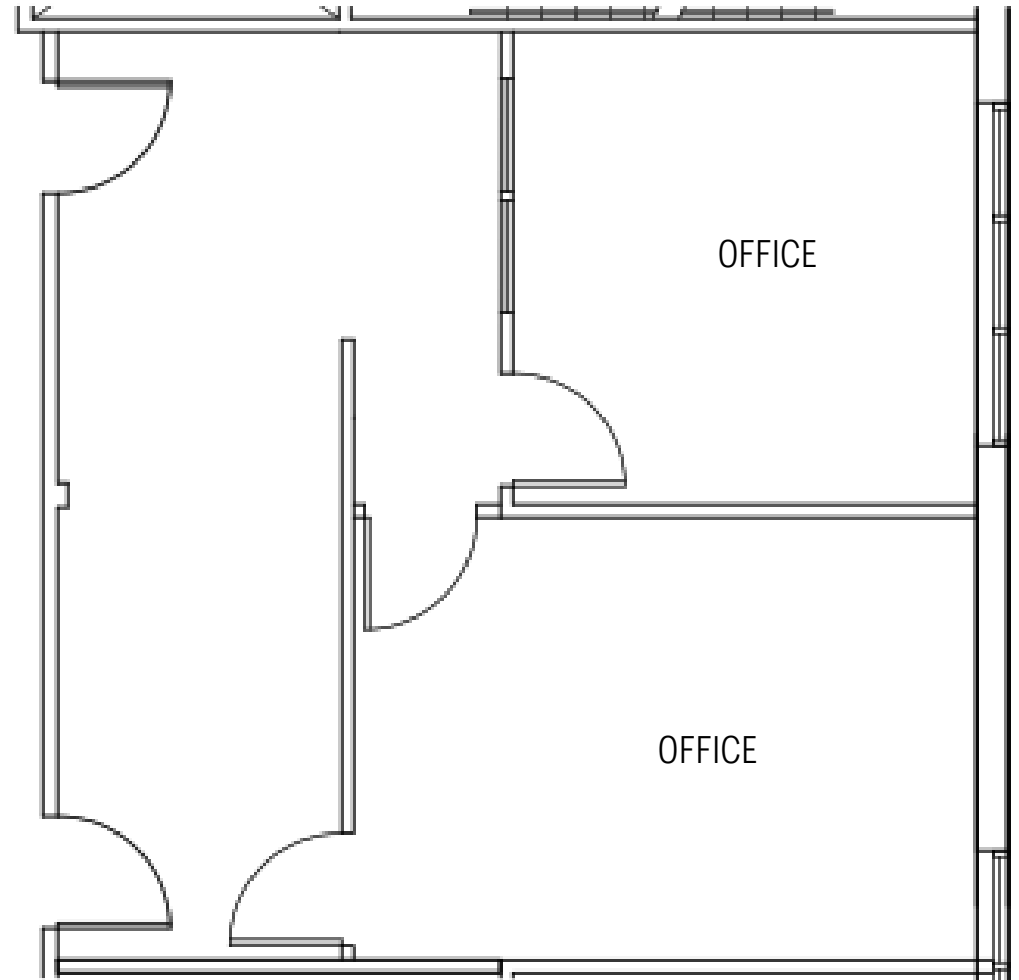
Low Core Factor
(10%)



AVAILABILITY

FLOOR 2 Suite 202

- > Approx. 685 SF
- > \$2.30/SF, FSG**
- > Two Private Offices
- > Ground Floor Access From The Rear Parking Lot
- > Available Now



**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

bloomingdales Neiman Marcus
 ★ macy's FOREVER 21
 The Cheesecake Factory P.F. CHANG'S
 NORDSTROM BANANA REPUBLIC
 GUESS WILLIAMS SONOMA
 ZARA WHITE HOUSE BLACK MARKET

288,068
VEHICLES PER DAY

HAZARD CENTER

WOOD RANCH BBQ & GRILL
 BJ's Chick-fil-A
 WHICH WICH? SUPERIOR SANDWICHES
 FIG TREE CAFE

BEST BUY

2615
CAMINO DEL RIO S

220,704
VEHICLES PER DAY

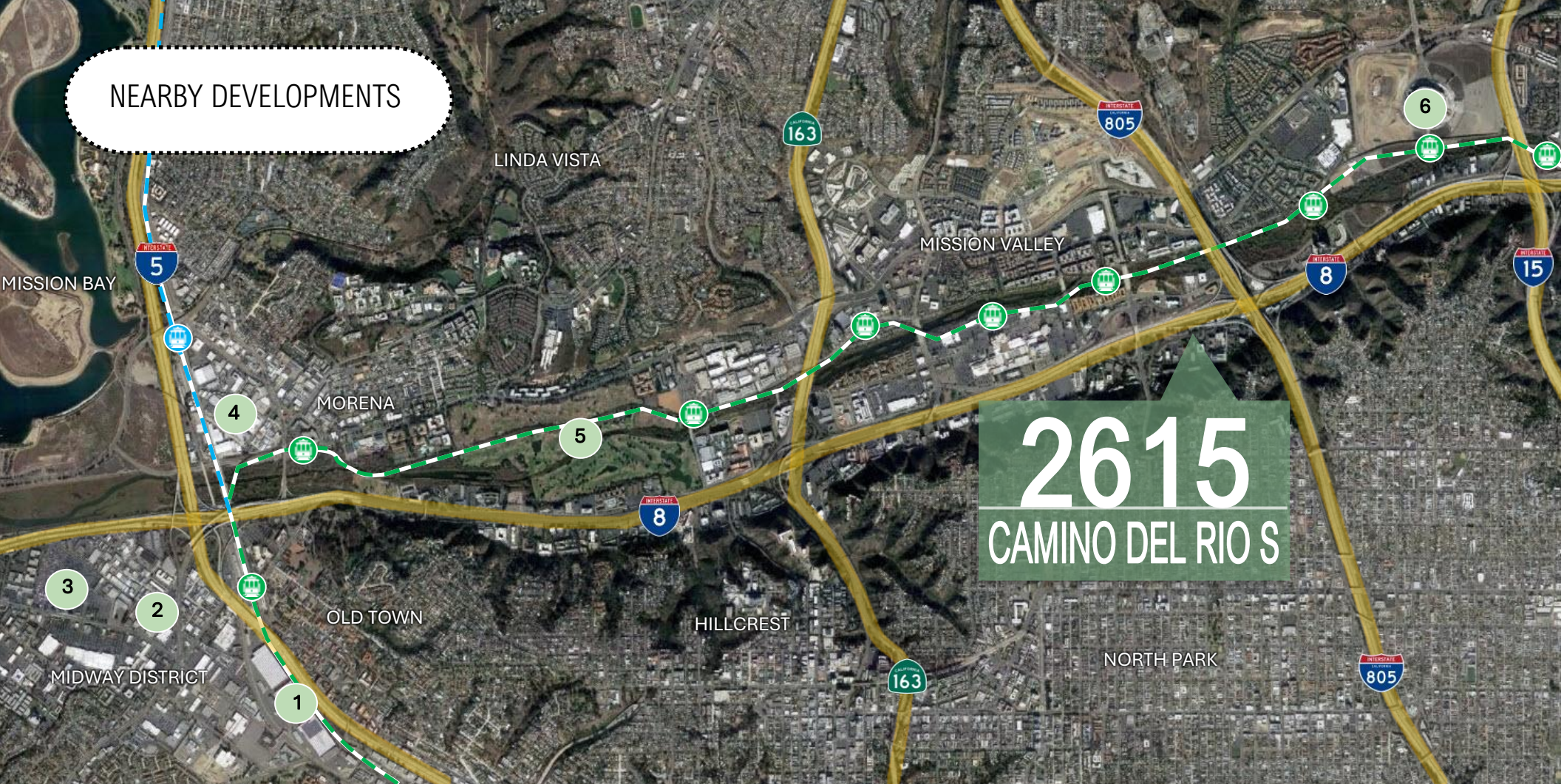
MISSION VALLEY MALL

NORDSTROM rack ★ macy's
 24 FITNESS Michaels
 TARGET STARBUCKS COFFEE AMC
 Yard House OUTBACK STEAKHOUSE
 IN-N-OUT BURGER BUFFALO WILD WINGS

Gravity Heights
 SHAKE SHACK

TRADER JOE'S the Habit Burger Grill
 COFFEE BEAN TEA LEAF DSW LAZY DOG

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, Re-
tail & 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

15 MINUTES

10 MINUTES

5 MINUTES

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



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



OFFICE (619) 469-3600 | 10721 Trenea St., Ste 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.