

FOR LEASE

LEASING PROMOTION

\$0.99 PSF FOR 6 MONTHS ON AN “as-is” 3 YEAR LEASE

3565

DEL REY STREET
SAN DIEGO, CA

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Colliers



LEASING PROMOTION

**\$0.99/SF rent for
6 months on a
3 YEAR LEASE!
“as-is”**

PROPERTY HIGHLIGHTS

- + Approx. 3,138 SF available
- + Creative office, exposed ceiling space
- + Freeway facing signage
- + Charming Spanish style architecture
- + Medical office uses accepted
- + Fiber available to the building
- + Total building SF: 18,218
- + Year Built: 1984
- + Excellent location off I-5 and minutes to I-8 and Hwy 52
- + Walking distance to restaurants, cafes, and shopping
- + One mile from the new Balboa Avenue transit station (The Trolley)

AVAILABILITY

SUITE	SQUARE FOOTAGE	AVAILABLE	LEASE RATES
201	2,150 SF	April 1, 2026	\$2.00 / SF, plus electric
304	820 SF	30-days	Negotiable, Sublease Through March 31, 2028
307	988 SF	30-days	\$2.00 / SF, plus electric

LOCATION HIGHLIGHTS



Adjacent to I-5
Excellent freeway access
& visibility



Parking
3.0/1,000 Ratio
54 marked parking spaces



Walkable Amenities
Walk to restaurants, cafes,
shopping, and trolley



Signage
Building signage available



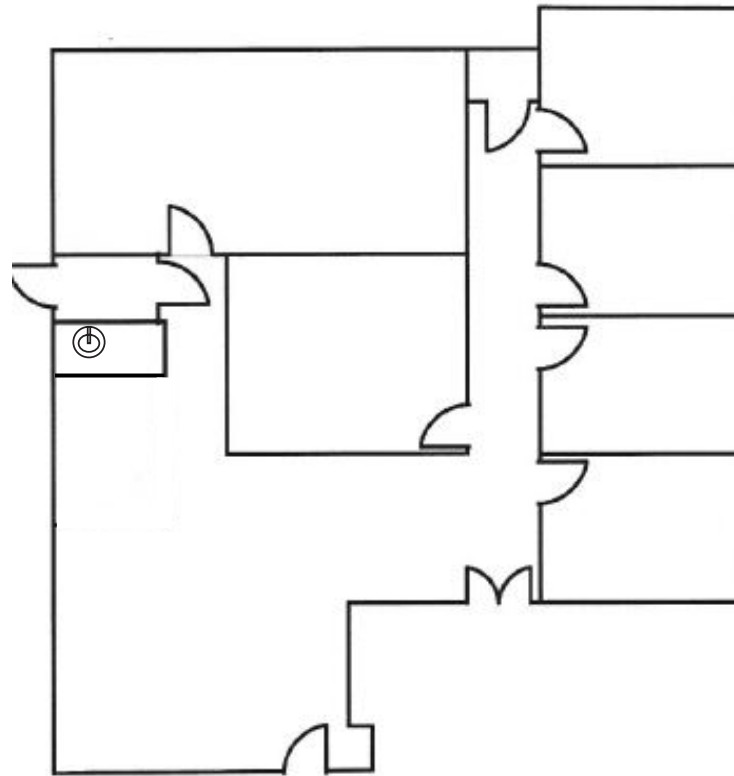
Creative Office
Exposed ceiling space



Beach Community
Year-round summer weather
and outdoor activities

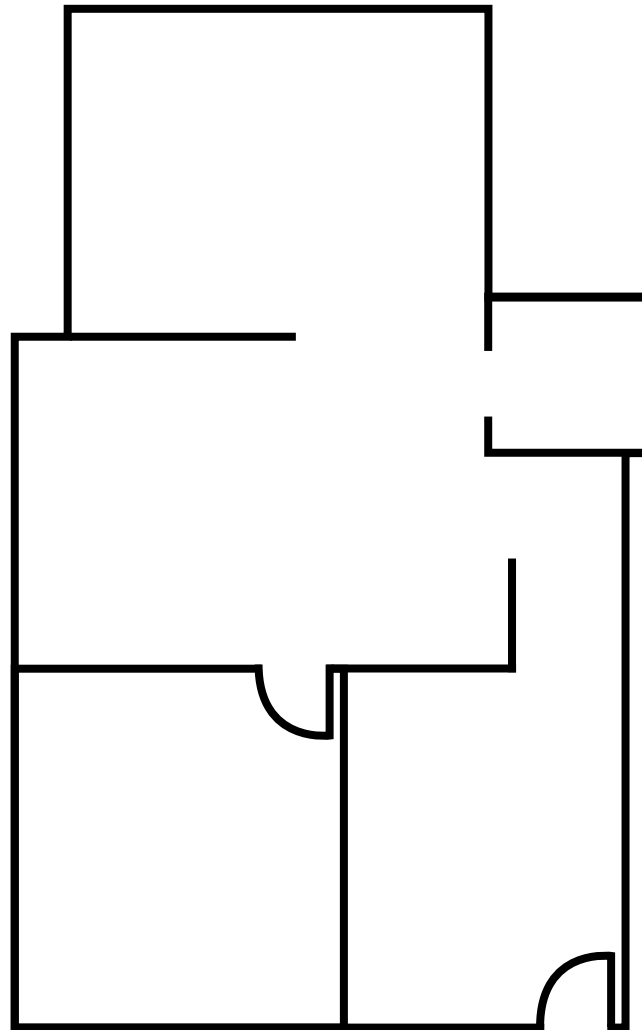
S U I T E 2 0 1

› 4 private offices



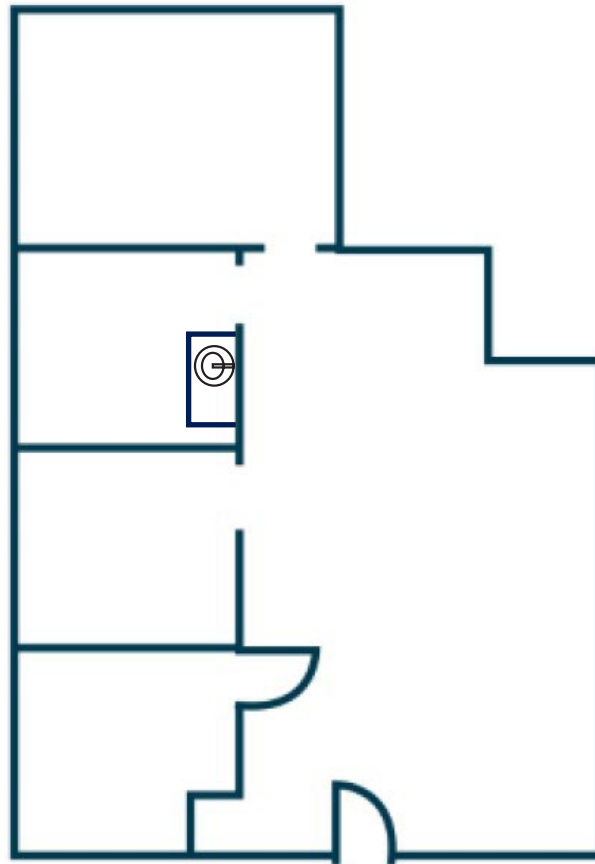
S U I T E 3 0 4

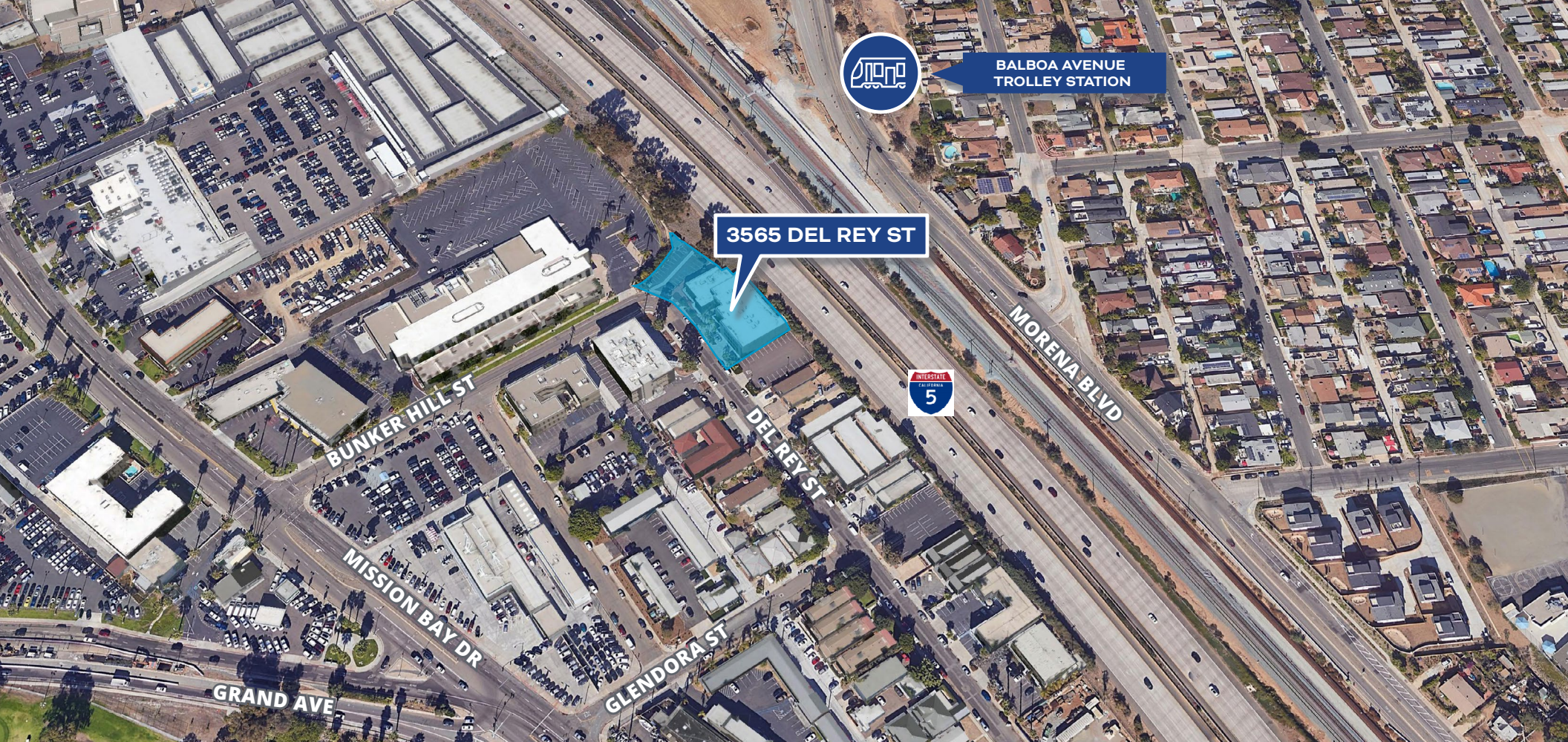
› Sublease. Photography Studio



S U I T E 3 0 7

› Small kitchenette





BALBOA AVENUE
TROLLEY STATION

3565 DEL REY ST



MORENA BLVD

BUNKER HILL ST

DEL REY ST

MISSION BAY DR

GLENDORA ST

GRAND AVE



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