

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

2615

2615 PEPPERTREE II

Camino Del Rio S, San Diego, CA 92108

± 685 SF to 1,099 SF Office Suites for Lease

COLTON SPEAS
(858) 598-2873
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TOMMAS GOLIA, CCIM
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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



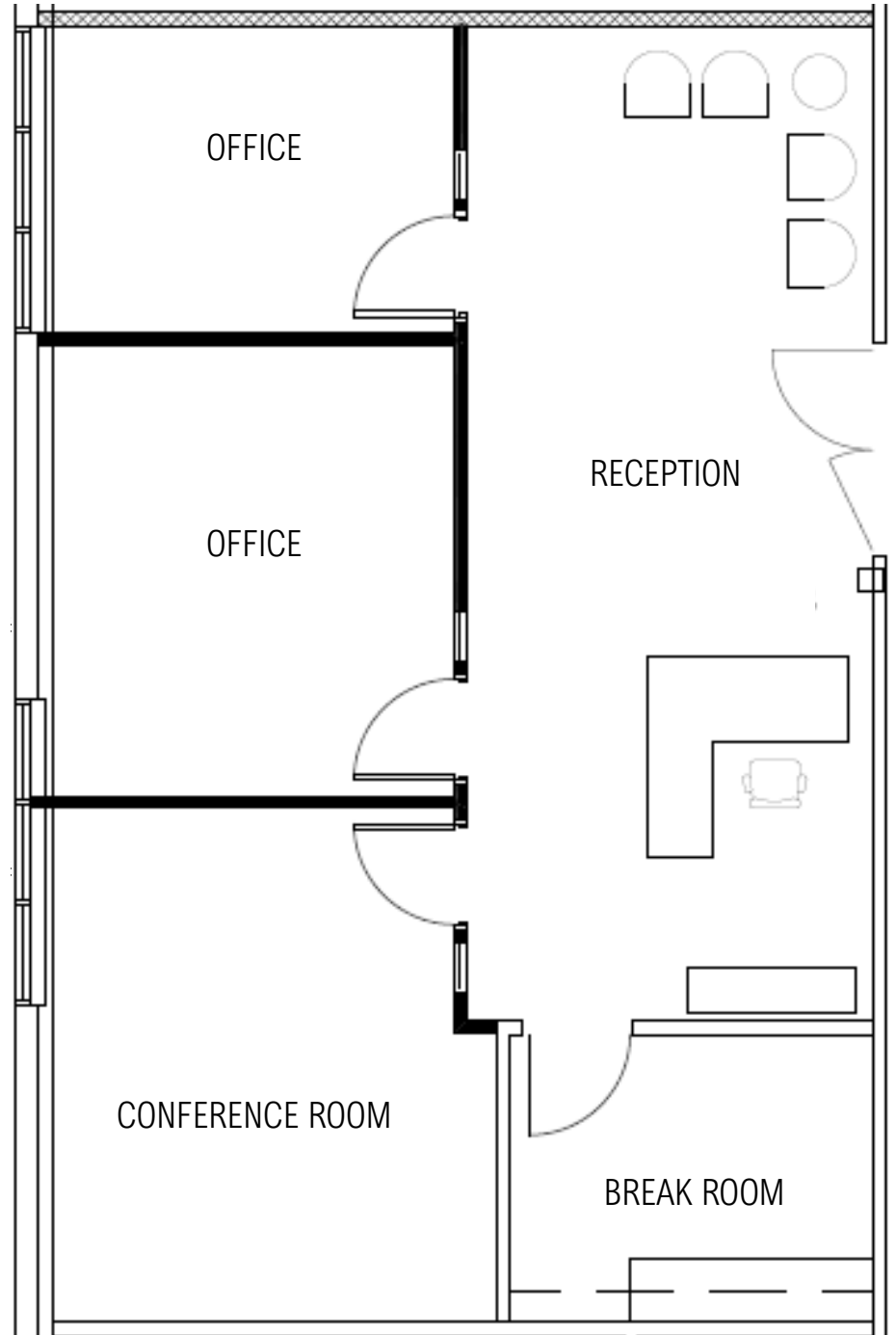
Low Core Factor
(10%)



AVAILABILITY

FLOOR **1** Suite 103

- > Approx. 1,099 SF
- > \$2.25/SF, FSG**
- > Two Private Offices, Conference Room, Reception & Break Room
- > Available Immediately



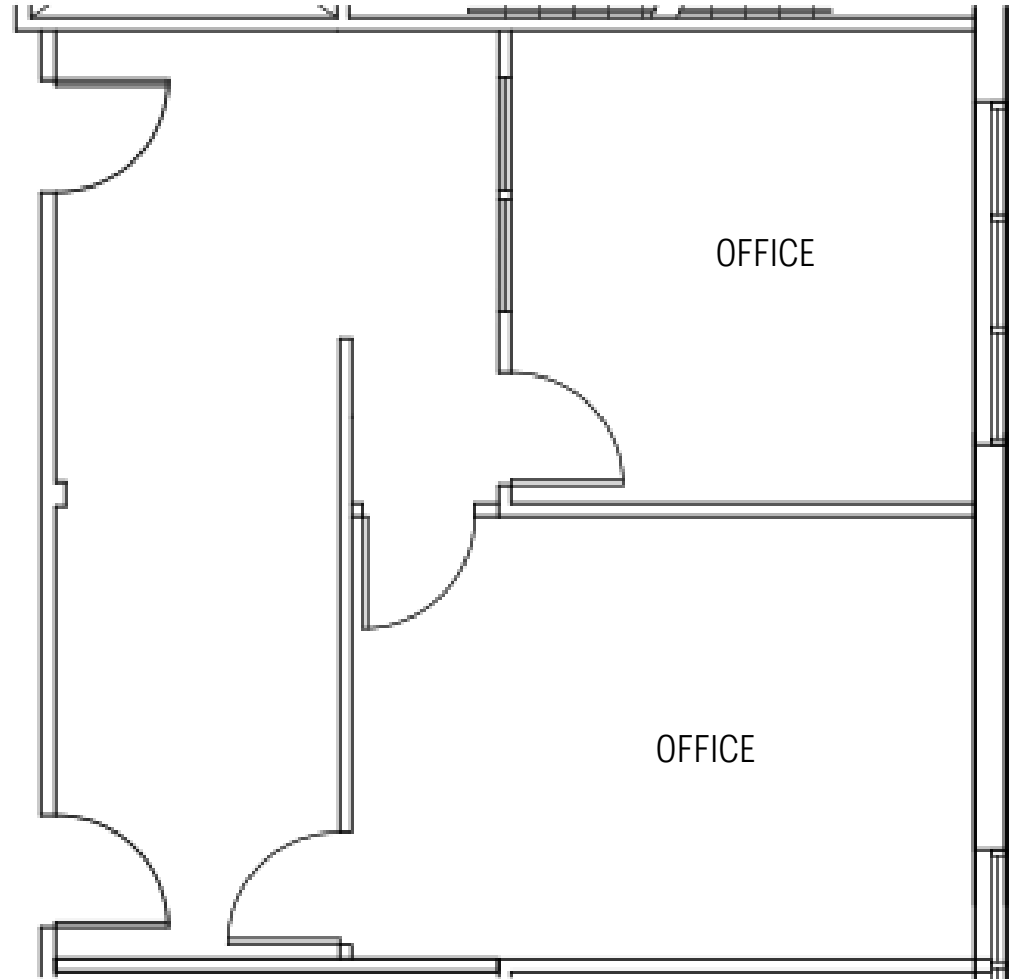
**Landlord Provides HVAC and Utilities During Normal Business Hours

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

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



HAZARD CENTER



2615
CAMINO DEL RIO S

LIVING SPACES

ROSS

220,704
VEHICLES PER DAY

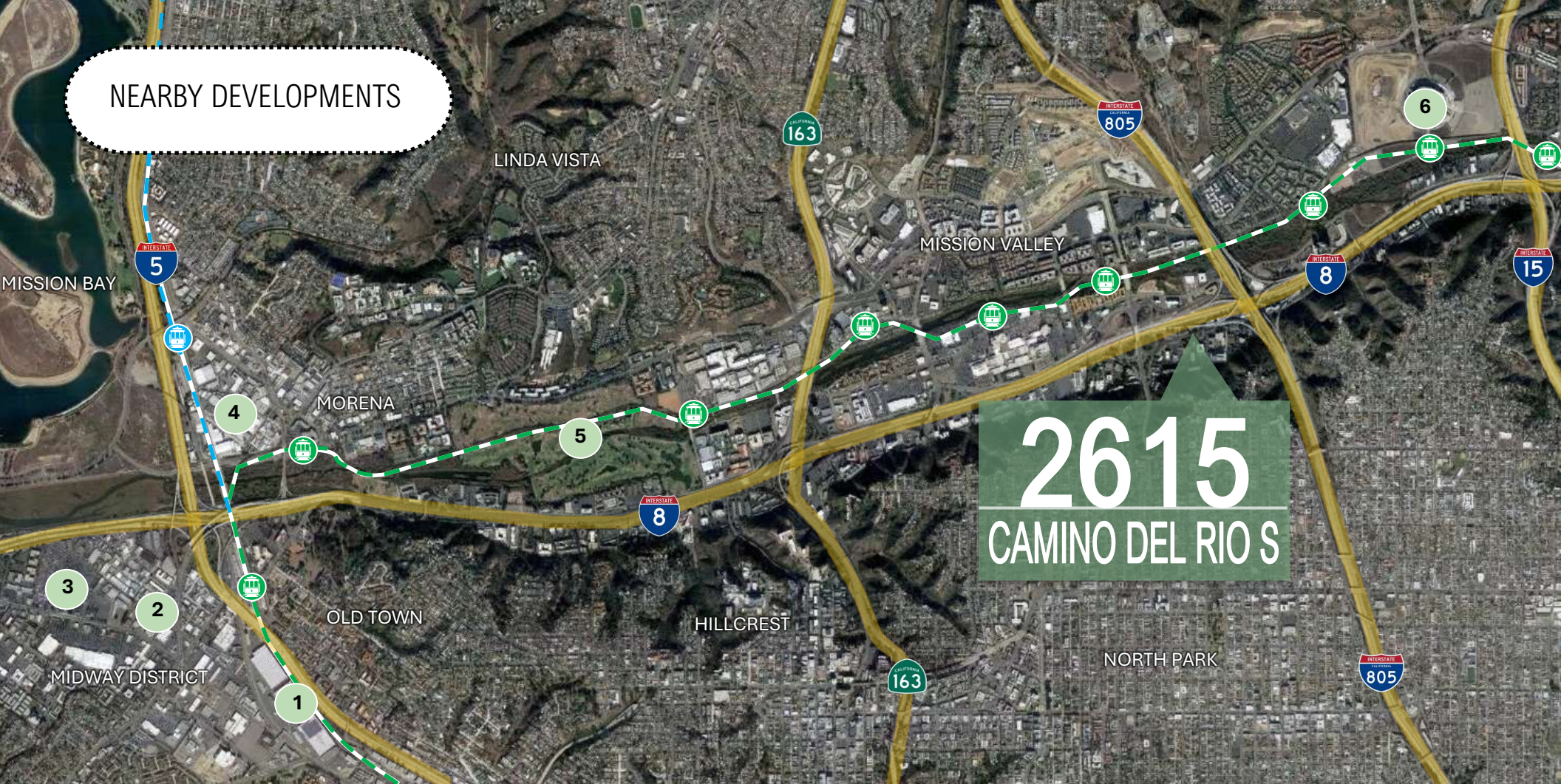
288,068
VEHICLES PER DAY

BEST BUY

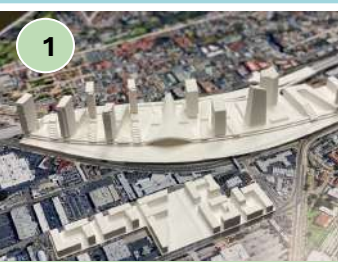
MISSION VALLEY MALL



NEARBY DEVELOPMENTS



2615
CAMINO DEL RIO S



1
NAVWAR REDEVELOPMENT
NAVY + SANDAG
70-Acre Airport Serving Transportation Hub Navy Facilities, Commercial Space, & Up to 10,000 Residential Units

2
MIDWAY COMMUNITY PLAN UPDATE
Extensive Mobility & Infrastructure Updates. Only 300K of Commercial Development Planned Proposed Density Increase of 10,155 Residential Units

3
SPORTS ARENA REDEVELOPMENT
MIDWAY RISING
48-Acre SF Development 20 Acres of Public Parks 250,000 SF Commercial Space 4,250 Housing Units

4
MORENA CORRIDOR SPECIFIC PLAN
280-Acre Mixed-Use Village Enhancement. Pedestrian, Retail & Residential Oriented Proposed Density Increase of 6,050 Residential Units

5
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

6
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 RIOS

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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