

MISSION VALLEY

Colliers



3838

CAMINO DEL RIO NORTH

OFFICE SUITES FOR LEASE

3838 CAMINO DEL RIO NORTH
SAN DIEGO, CA 92108

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CAMINO DEL RIO NORTH

Experience the advantages of a recently renovated property, now enhanced by stunning views of Snapdragon Stadium. Highlights include a revitalized two-story atrium lobby, modernized common areas, new landscaping, and upgraded interior and exterior signage. Tenants enjoy a host of amenities such as a shared conference room, abundant surface and underground parking, prominent monument signage, direct access to a scenic river walking path, and a versatile outdoor space ideal for relaxation or gatherings.

AVAILABILITY

	SUITE	SF	AVAILABLE	LEASE RATE	NOTES
Virtual Tour	104	1,795	Now	\$2.65 + E	Reception, 3 Private Offices, Break Room, Conference Room, Open Area, & Exterior Entrance
	110*	2,905	Now	\$2.65 + E	Reception, 6 Offices, Conference Room, Breakroom, and Storage
Virtual Tour	115*	1,260	Now	\$2.65 + E	Reception, 2 Private Offices, Break Room, Open Area, Server/Storage Area
Virtual Tour	214	1,285	Now	\$2.65 + E	Reception, 3 Private Offices, Conference Room, Break Room, & Open Area
	250	7,992	Now	\$2.65 + E	Reception, Conference Room, Break Room, Open Area, & Multiple Private Offices <i>Divisible</i>
Virtual Tour	252	3,955	Now	\$2.65 + E	Reception, 2 Offices, Conference Room, Break Room, Work room, Storage, & Open Area

**Contiguous up to 4,165 RSF*

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CAMINO DEL RIO NORTH



HIGHLIGHTS



Lease Rate

\$2.65/SF + Electric



Parking

Excellent at 3.6/1,000 | Covered Available



Elevator-Served

Two elevators provide convenient access



Unparalleled Freeway Access

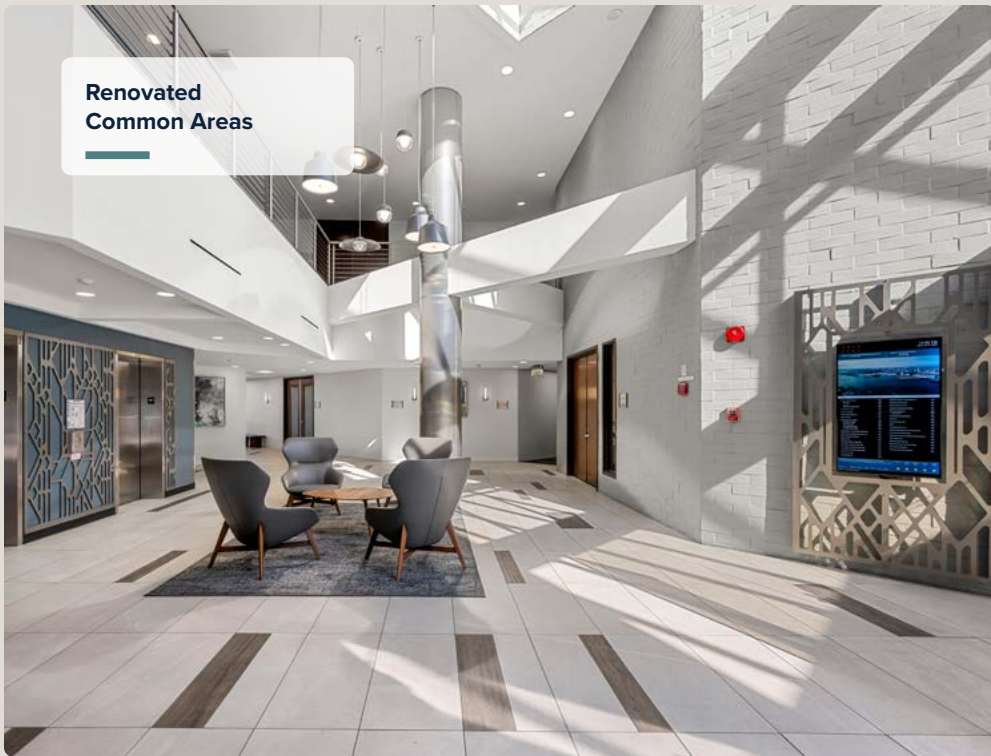
Located near five major arterial freeways



Recently Renovated

Fosters a modern and inviting atmosphere

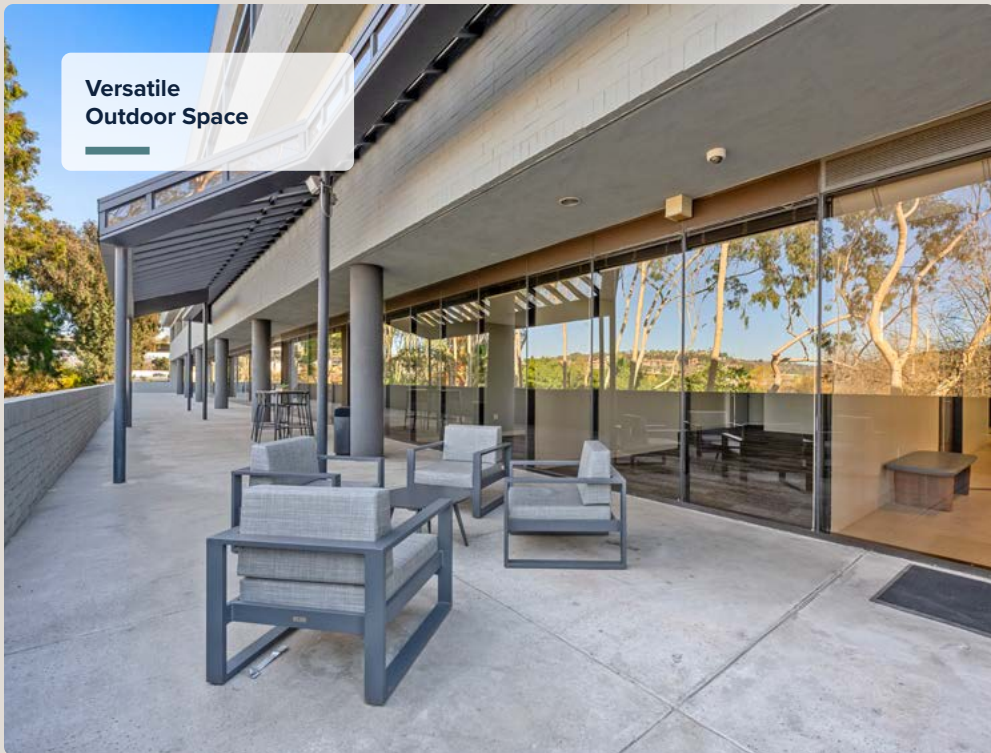
**Renovated
Common Areas**



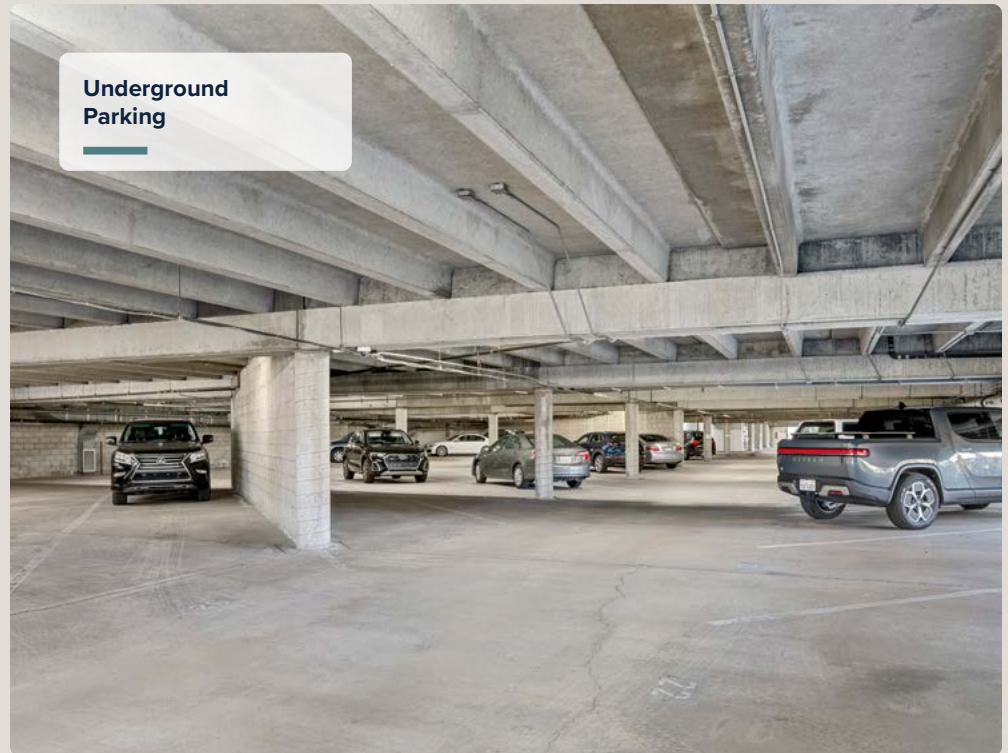
**Elevator-Served
Building**



**Versatile
Outdoor Space**



**Underground
Parking**



COMMUTER HIGHLIGHTS

I-15

4 Minutes

I-8

4 Minutes

I-805

5 Minutes

SR-163

6 Minutes

Mission Valley Mall

5 Minutes

Fashion Valley Mall

8 Minutes

San Diego Intl Airport

12 Minutes



MISSION VALLEY MALL
1.6 MILES WEST



CAMINO DEL RIO NORTH

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SAN DIEGO MISSION TROLLEY STATION
0.4 MILES EAST
↓

Over 600

MULTIFAMILY UNITS
UNDER CONSTRUCTION

At the geographic midpoint of San Diego, Mission Valley is experiencing a coming of age. Under construction throughout its 2,400 acres are an array of residential, retail, and commercial, projects — making the area a walkable, bikeable, riverside utopia.

AREA DEMOGRAPHICS

227,538

Population

\$117,790

Average Household Income

34

Median Age

57%

Percent of Population with Degrees

**Values for 2024, 3-Mile Radius*

MISSION VALLEY LOCATION HIGHLIGHTS



Boasting unparalleled access to five major freeway routes

Mission Valley: San Diego's Thriving **Business Epicenter**

Experience the energy of a central business district with the convenience of ample parking and world-class amenities in Mission Valley. Seamlessly connected to major freeways, Mission Valley provides a direct link to a diverse talent pool from surrounding communities. With a flourishing atmosphere and unparalleled accessibility, Mission Valley is San Diego's premier business destination.

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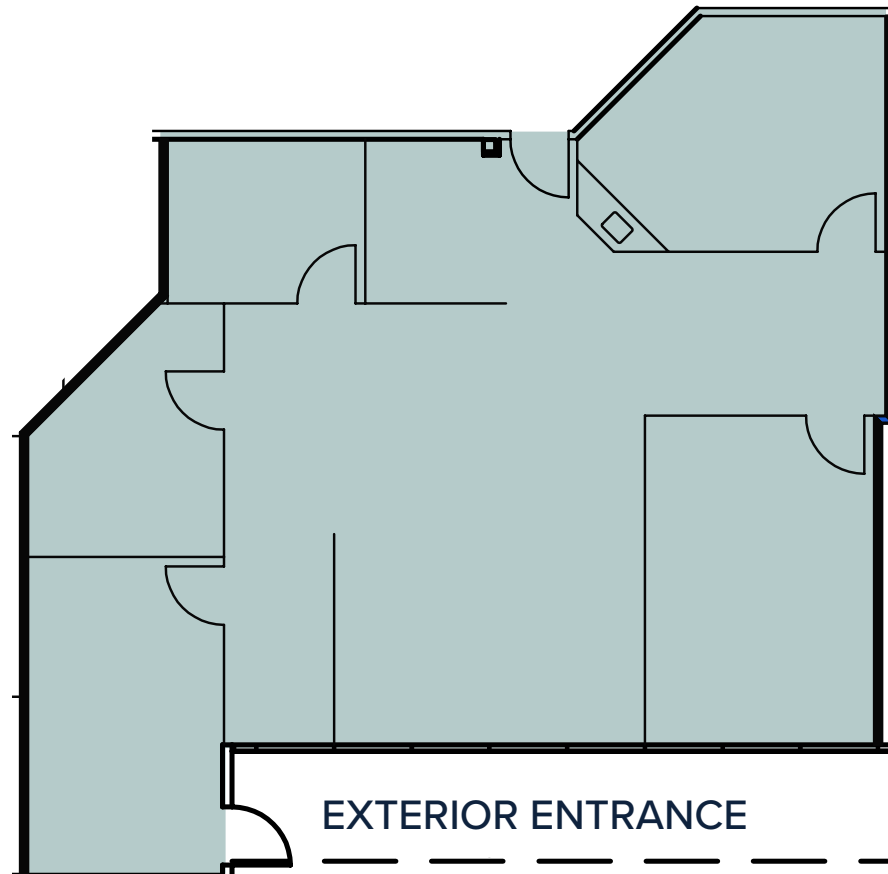
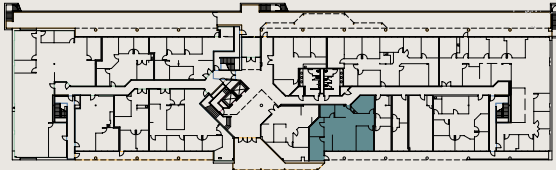
FIRST FLOOR

SUITE 104

SIZE 1,795 SF

AVAILABLE NOW

NOTES
RECEPTION, 3 PRIVATE OFFICES, BREAK ROOM, CONFERENCE ROOM, OPEN AREA, & EXTERIOR ENTRANCE



Click To
Tour Suite

SUITE 104

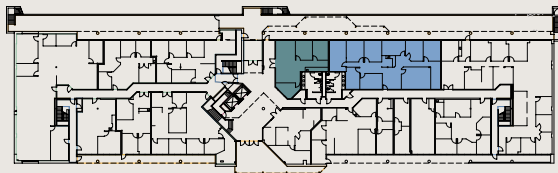
3838 CAMINO DEL RIO NORTH

FIRST FLOOR

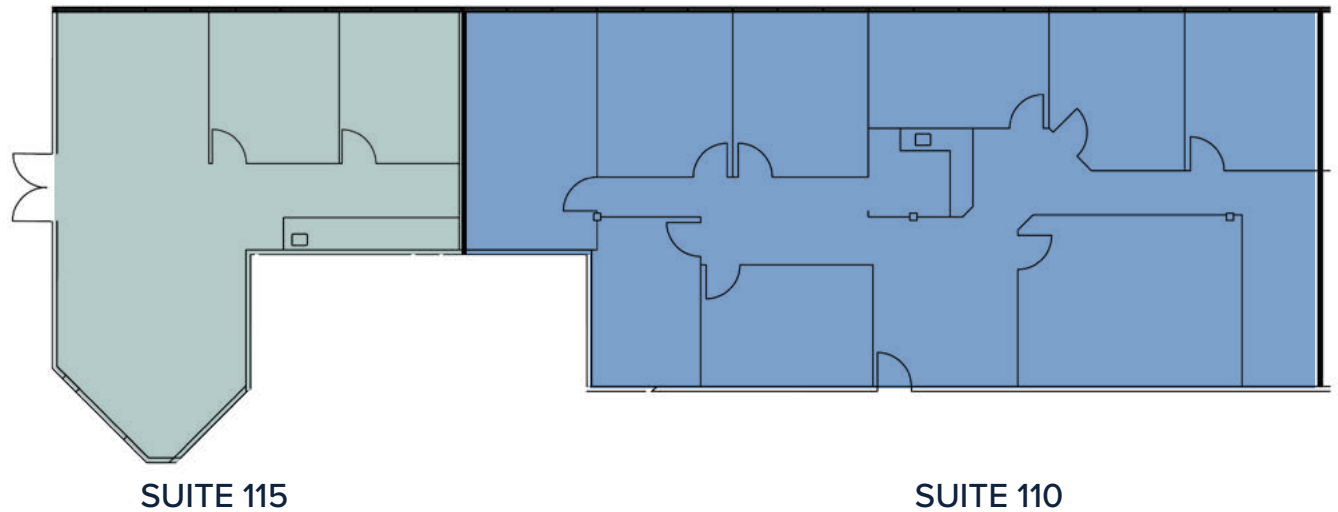
SUITE	110/115
SIZE	1,260 - 2,905 SF
AVAILABLE	NOW

SUITE 110 NOTES
RECEPTION, 6 OFFICES,
CONFERENCE ROOM,
BREAKROOM, AND
STORAGE

SUITE 115 NOTES
RECEPTION,
2 PRIVATE OFFICES
BREAK ROOM
OPEN AREA
SERVER/STORAGE AREA



CONTIGUOUS UP TO 4,165 RSF



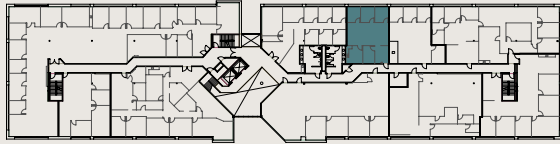
Click To
Tour Suite

SUITE 214

SIZE 1,285 SF

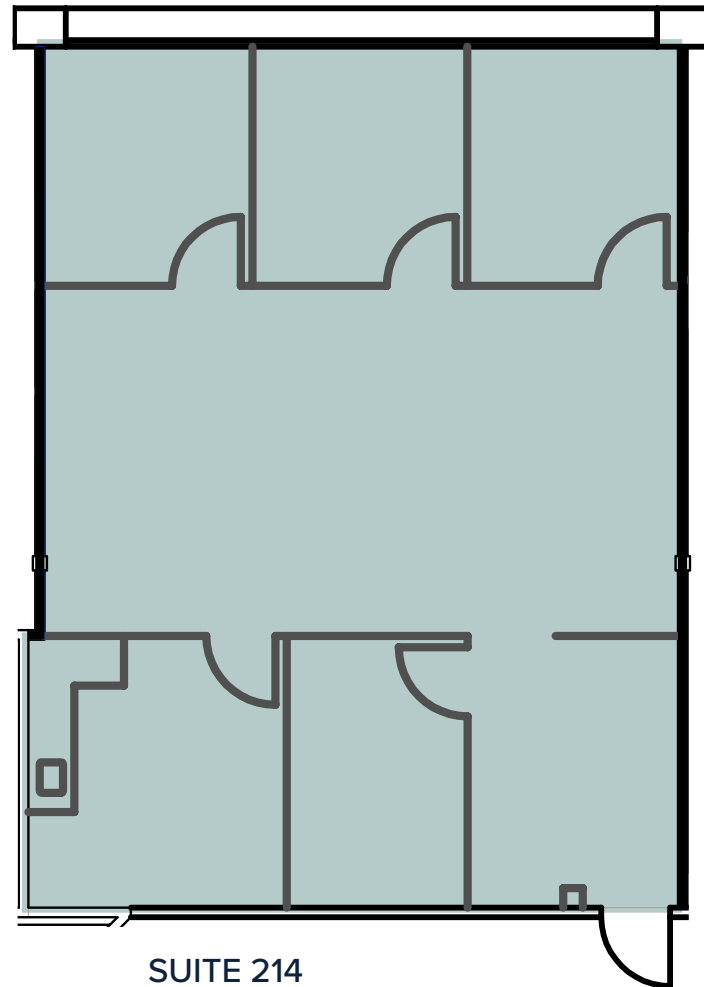
AVAILABLE NOW

NOTES
RECEPTION, 3 PRIVATE OFFICES, CONFERENCE ROOM, BREAK ROOM, & OPEN AREA



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SECOND FLOOR



Click To
Tour Suite

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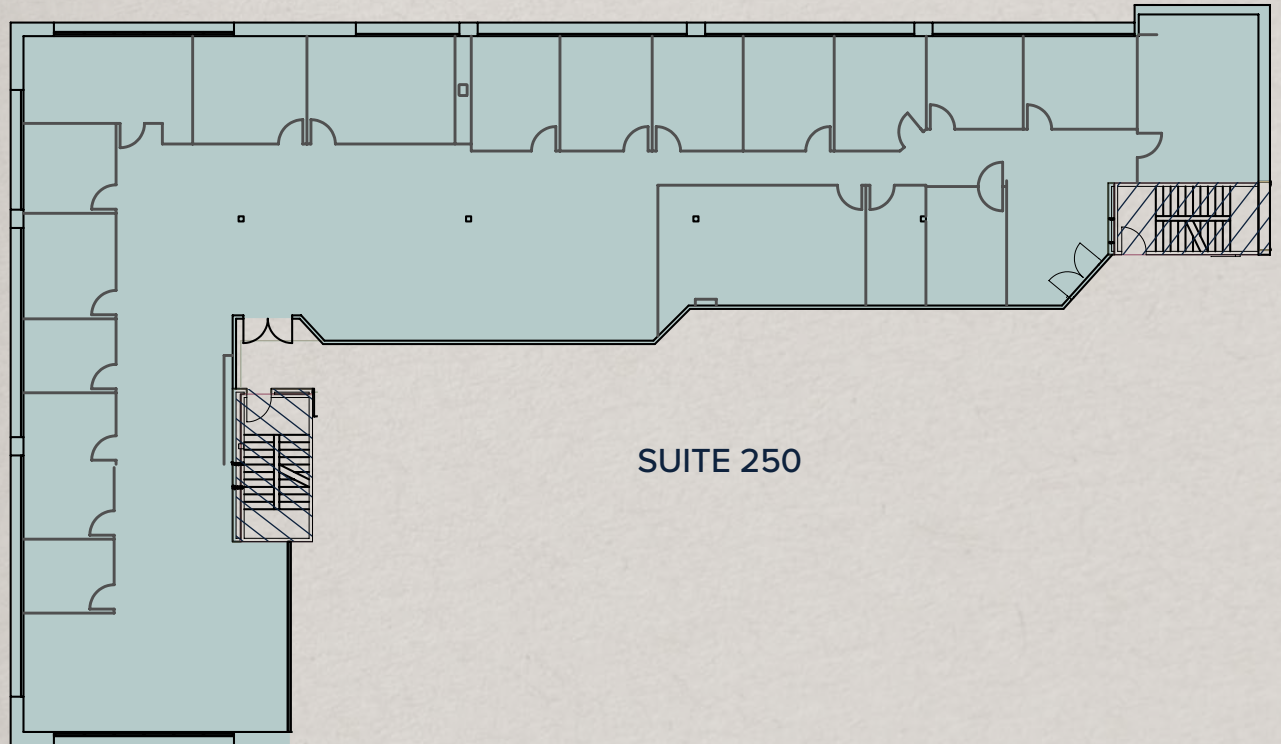
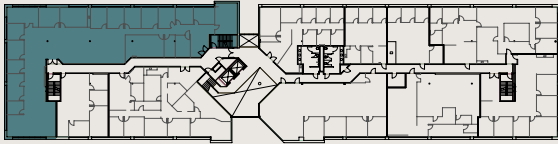
SECOND FLOOR

SUITE 250

SIZE 7,992 SF *DIVISIBLE*

AVAILABLE NOW

NOTES
RECEPTION,
CONFERENCE ROOM,
BREAK ROOM,
OPEN AREA, &
MULTIPLE PRIVATE
OFFICES



SUITE 250

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SECOND FLOOR

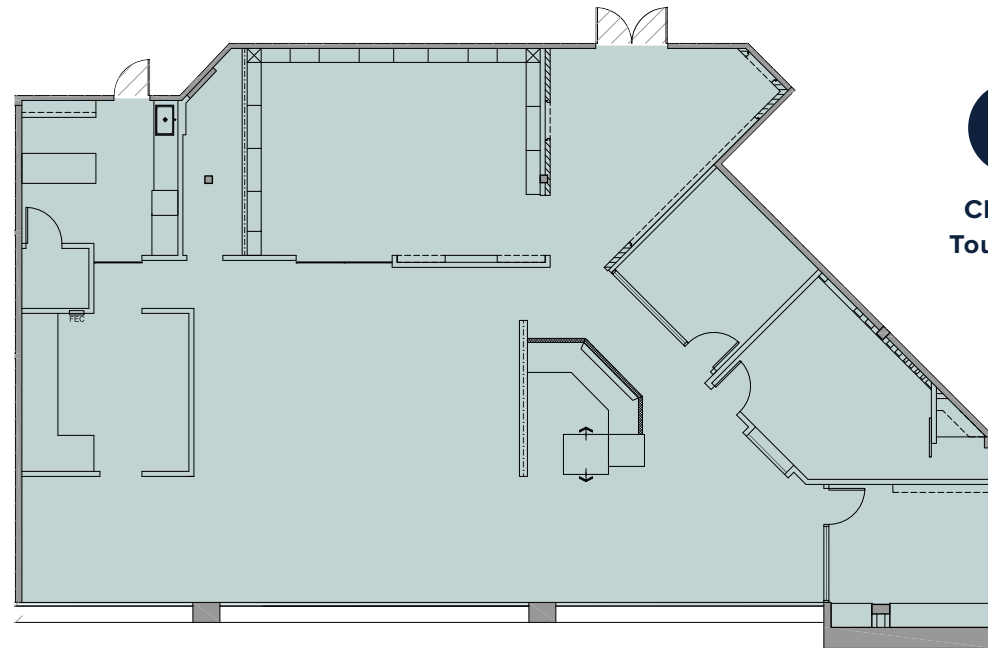
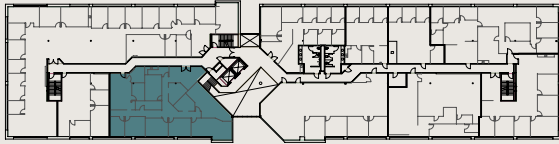
SUITE 252

SIZE 3,955 SF

AVAILABLE NOW

NOTES

RECEPTION, 2 OFFICES,
CONFERENCE ROOM,
BREAK ROOM, WORK
ROOM, STORAGE, &
OPEN AREA



Click To
Tour Suite



SUITE 252

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IN MISSION VALLEY



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