

PROMINENT MISSION VALLEY OFFICE SPACE FOR LEASE

±1,681 - ±3,471 RSF AVAILABLE

4025 CAMINO DEL RIO SOUTH, SAN DIEGO, CA 92108



Brandon Keith
Senior Vice President
Lic. #01177792
858.458.3326
bkeith@voitco.com

Voit
REAL ESTATE SERVICES



Property Highlights

- Prominent Mission Valley Office Building
- Building Freeway Signage*
- Elevator Served (2 Elevators)
- Private Balconies
- Immediate access to San Diego's transportation system
(Major freeways, the trolley system and bus lines)
- Covered Parking

* Available for Larger Tenants

Property Overview

AVAILABLE SIZE

Suite 100: ±3,471 RSF

Suite 101: ±3,426 RSF

Suite 215: ±1,681 RSF

NUMBER OF STORIES

Three (3)

ACCESS

MTS Bus Stop Out Front

Immediate I-15 and I-8 Freeway Access

ELEVATORS

Two (2)

ZONING

CO-2-2

LEASE RATE

\$2.55 + E

AVAILABILITY

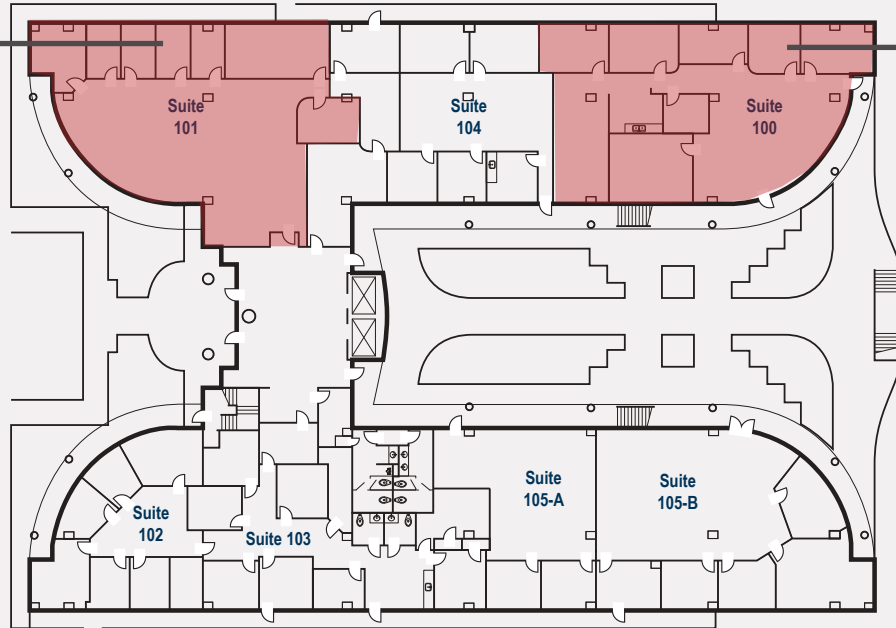
Suite 101

- ±3,426 RSF
- Lease Rate: \$2.55 + E
- Available July 1, 2026

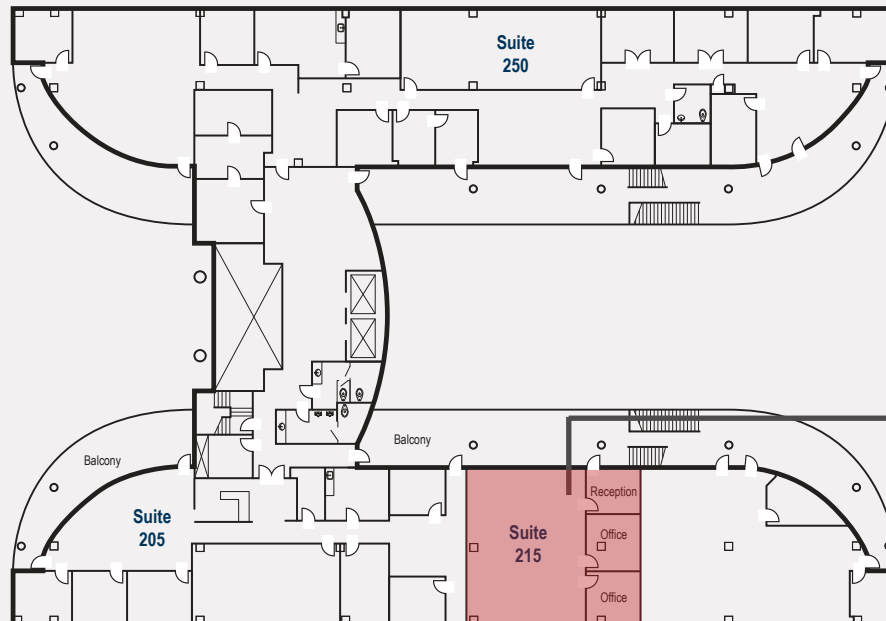
Suite 100

- ±3,471 RSF
- Lease Rate: \$2.55 + E
- Available 3Q-2026

1ST FLOOR



2ND FLOOR



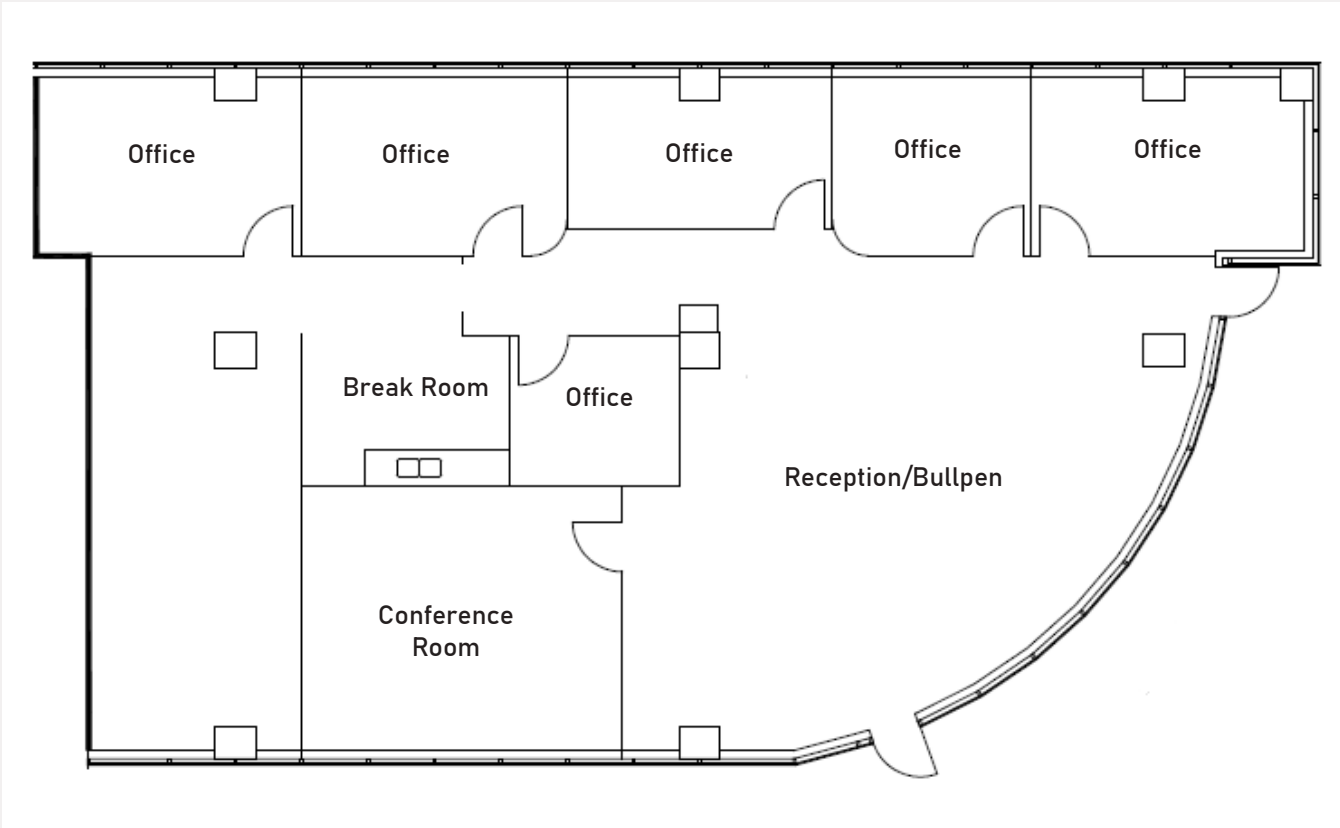
Suite 215

- ±1,681 RSF
- Lease Rate: \$2.55 + E
- Available Now

FLOOR PLAN

SUITE 100

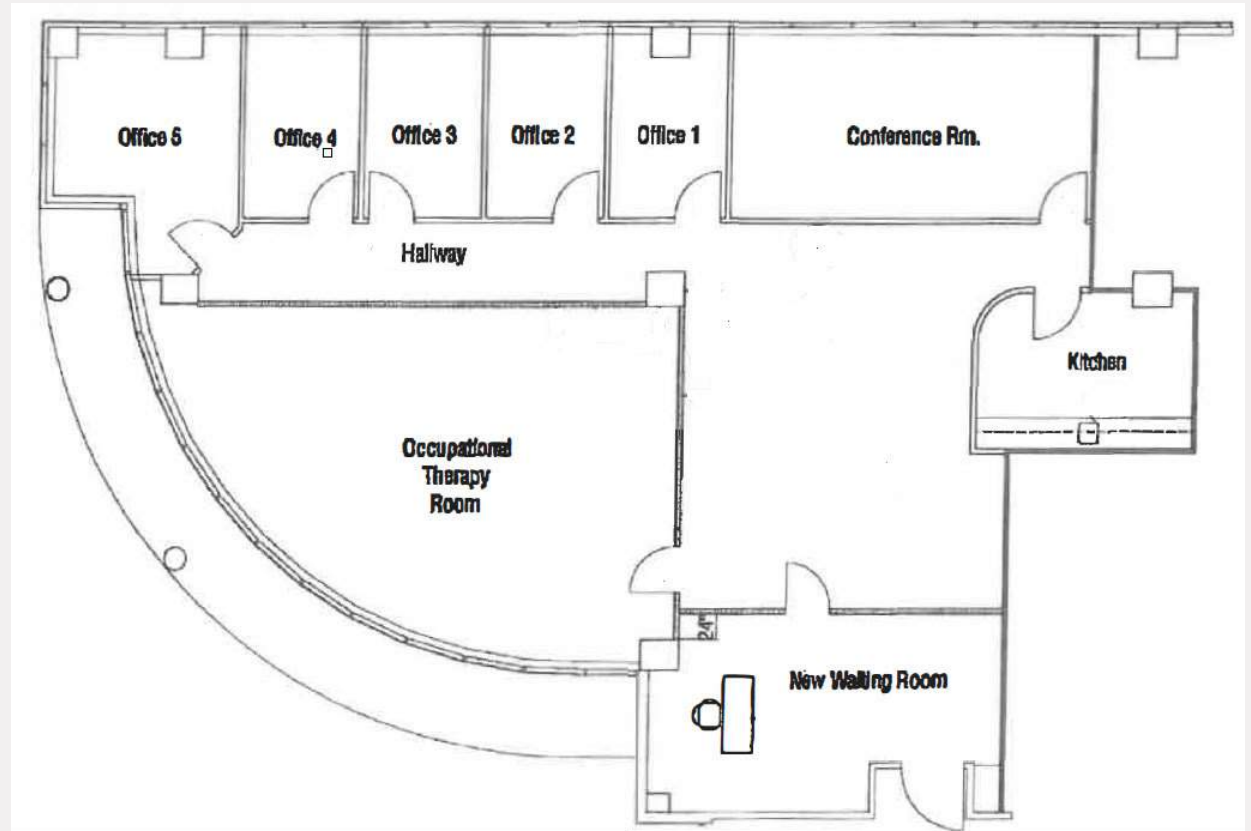
- ±3,471 RSF
- Lease Rate : \$2.55 + E
- Available 3Q-2026



FLOOR PLAN

SUITE 101

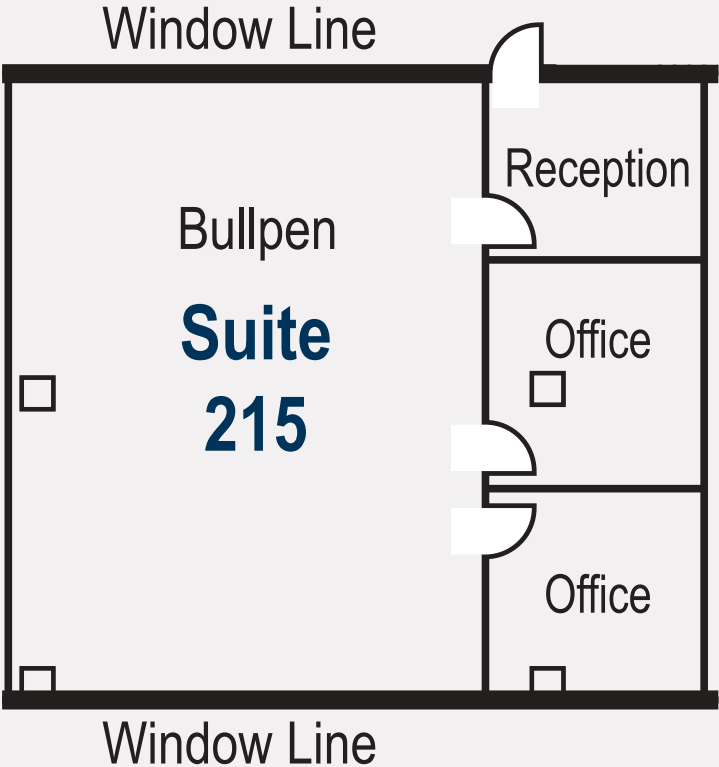
- ±3,426 RSF
- Lease Rate : \$2.55 + E
- Available July 1, 2026



FLOOR PLAN

SUITE 215

- ±1,681 RSF
- Lease Rate : \$2.55 + E
- Available Now



BUILDING PHOTOS



AERIAL MAP



AMENITIES AERIAL MAP



About Mission Valley

Mission Valley is evolving into one of San Diego's premier live/work/play communities. Over 4,000 residential units are under construction and several thousand more are slated for future development.

Mission Valley's community plan is currently being updated, which will allow for the further involvement of a live/work/play environment where residents and employees will have the ability to bike, ride or walk seamlessly from their home to their office and to the many retail and entertainment amenities throughout the valley.

HIGHLIGHTS

- » Easy access to the 8 freeway, interstate 15, the 805 and highway 163
- » Highly visible corporate presence, with over 200,000 cars per day from the 8 freeway
- » Strong surrounding amenity base of restaurants and shopping
- » Central location



Driving Distances

SNAPDRAGON STADIUM.....	2.3 miles
BALBOA PARK.....	4.4 miles
DOWNTOWN SAN DIEGO.....	7.7 miles
SAN DIEGO INTERNATIONAL AIRPORT.....	10 miles

SDSU Mission Valley

Currently under construction, SDSU Mission Valley will serve higher education, the public good, and the community's goals and aspirations. SDSU envisions a vibrant, mixed-use, medium-density development

that is transit-oriented, and expands the university's educational, research, entrepreneurial, and technology transfer programs.

SDSU Mission Valley will also include Snapdragon Stadium, an Innovation District, housing, a hotel, retail, and more than 80 acres of community parks and open space, including a 34-acre River Park.

A HUB FOR INNOVATION

The SDSU Mission Valley Innovation District will enable the university and its partners to help people expand their livelihoods, create new career pathways, expand our region's capabilities, and design new solutions to important problems facing our community and the world.

The SDSU Innovation District will include roughly 1.6 million square feet of office, technology, and research space located adjacent to the stadium to activate the space and create an incubator-like feel to the area. In partnership with public-private partners, the Innovation District will provide collaborative research partnerships and create more opportunities for public engagement and interaction with public and private industry partners.

Developed primarily through public-private partnerships, the SDSU Innovation District will facilitate internships, create new educational experiences, inspire innovative discoveries, advance technology, and foster new research. Visit the Division of Research & Innovation's Innovation.



80

Acres of Parks & Open Space



95,000

Square Feet Retail Space



4

Miles of Bike & Pedestrian Paths



1.6M

Square Feet Research & Innovation



35,000

Seats at Snapdragon Stadium



4,600

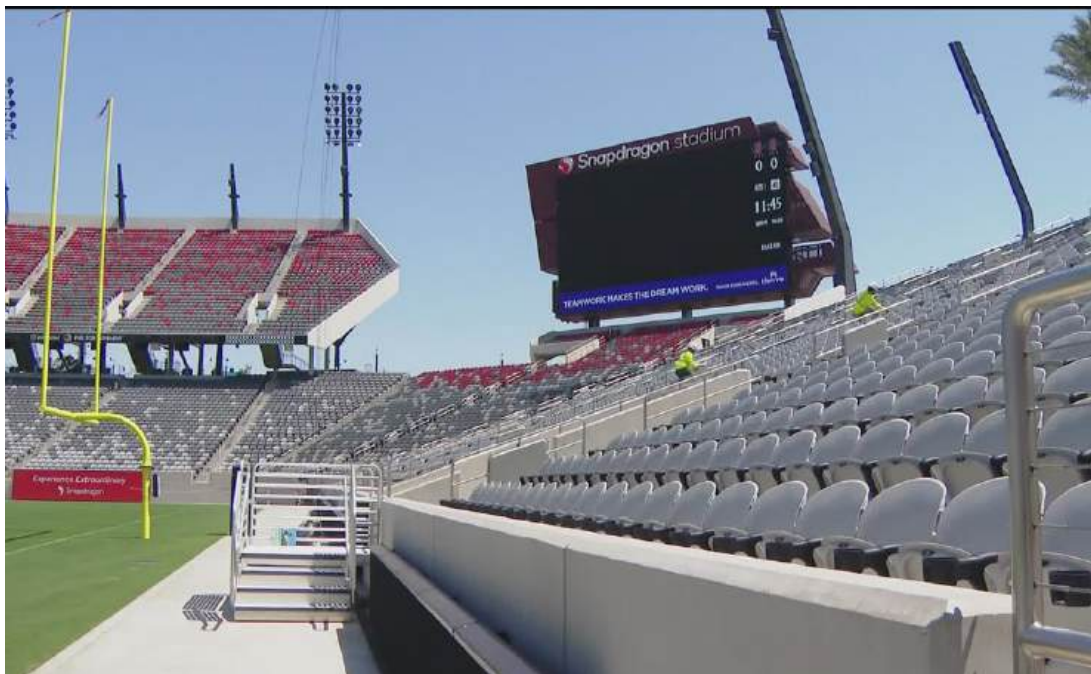
Square Feet Residential Units



Snapdragon Stadium

Snapdragon Stadium is located on the campus of San Diego State University at SDSU Mission Valley, a 166-acre non-contiguous expansion parcel of the university campus. The 35,000-seat stadium serves as the home of the San Diego State Aztecs football team, which represents San Diego State University in college football. Snapdragon Stadium is also the home of San Diego Wave FC of the National Women's Soccer League and the San Diego Legion of Major League Rugby. In 2023, the stadium will host the 2023 World Lacrosse Championship. The Stadium broke ground on August 17, 2020, and opened on August 19, 2022.

Snapdragon Stadium was built adjacent to the former San Diego Stadium, which had been the home of the school's football program since the stadium opened in 1967 until it was demolished in 2020–2021. San Diego Stadium, also known as Jack Murphy Stadium, Qualcomm Stadium, and SDCCU Stadium during its existence, also served as the home of the former San Diego Chargers of the National Football League from 1967 through 2016, and the San Diego Padres of Major League Baseball from 1969 through 2003.



Demographics

	1 MILE	3 MILE	5 MILE
2023 Population	14,653	246,604	518,945
Households	7,673	98,400	210,109
Median Household Income	\$85,217	\$71,567	\$76,478
Median Home Value	\$531,191	\$653,053	\$638,110
Median Age	40.1	36.2	37.6

Traffic Counts

STREET	CROSS STREET	CARS/DAY
Interstate 8	Interstate 15	223,000
Interstate 15	-	229,871
Camino Del Rio N.	Ward Rd. W	11,018
Camino Del Rio S.	Interstate 15 West	5,809





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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 · 858.453.0505 · 858.408.3976 Fax · Lic.#01991785 | www.voitco.com

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