

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

2615

# 2615 PEPPERTREE II

Camino Del Rio S, San Diego, CA 92108

Approx. 1,099 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



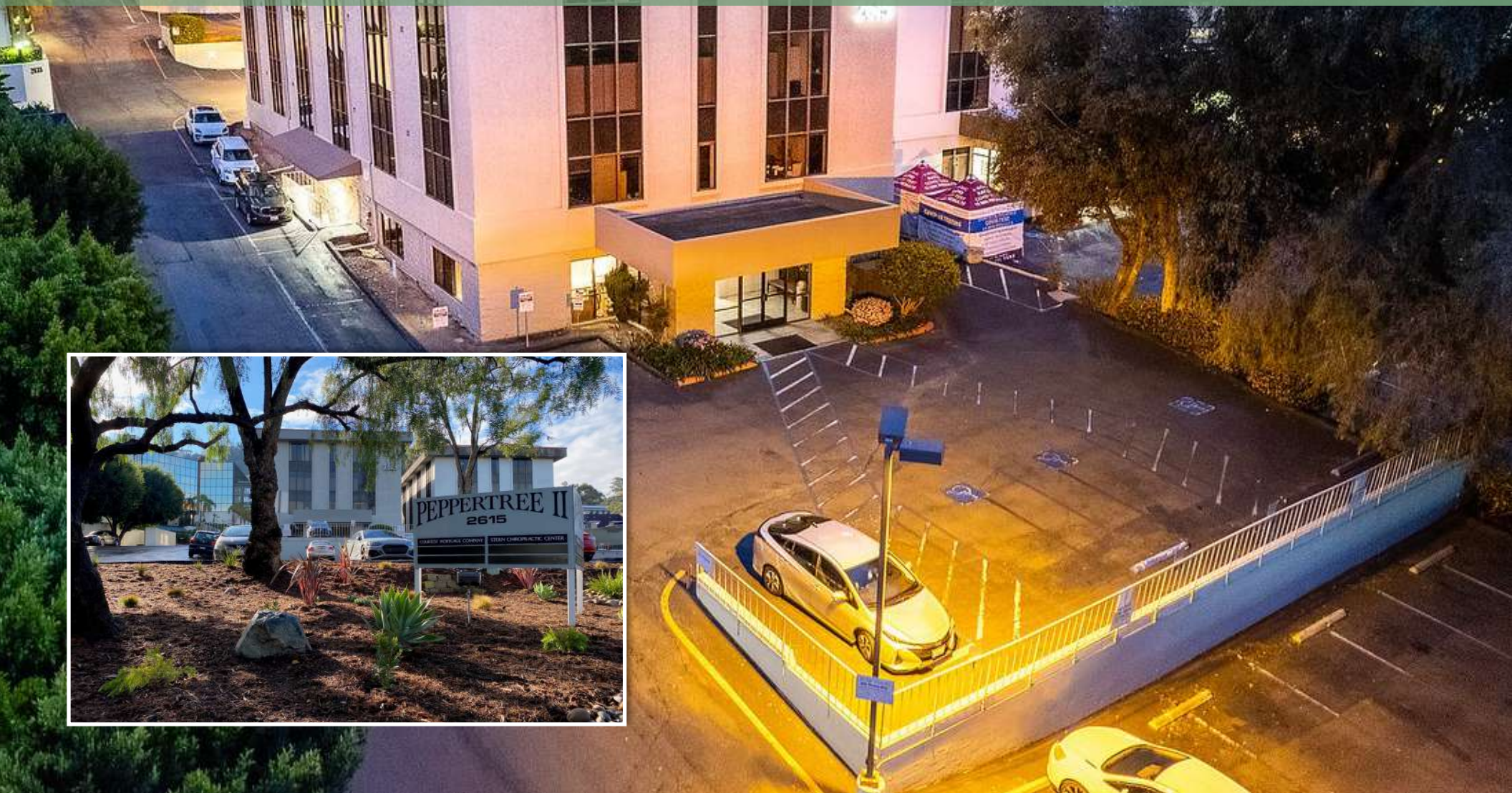
Ample  
Onsite Parking



AT&T & Cox  
Fiber Connectivity



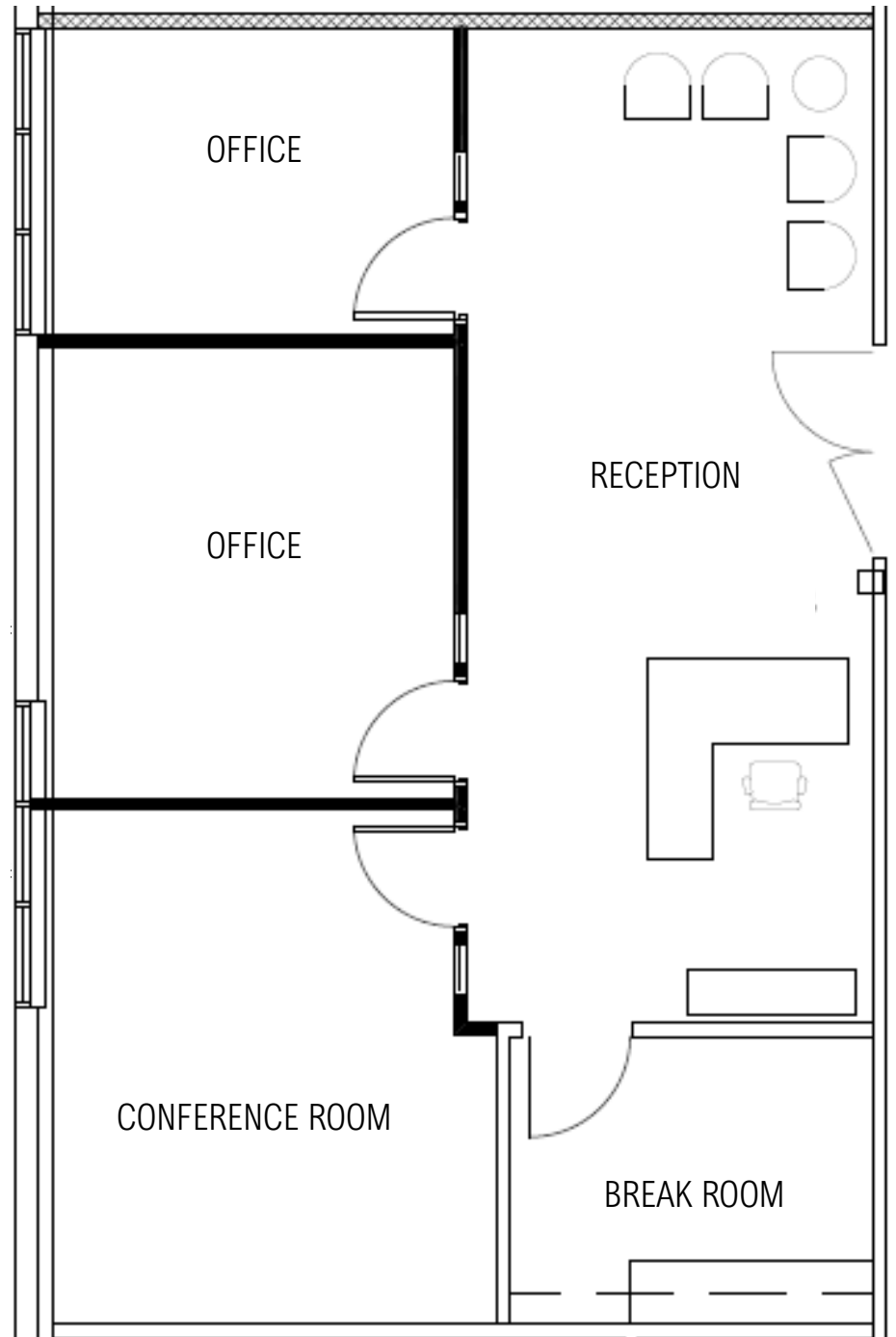
Low Core Factor  
(10%)



AVAILABILITY

FLOOR **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.*



PROPERTY PHOTOS



NEARBY AMENITIES

FASION VALLEY MALL



HAZARD CENTER



2615  
CAMINO DEL RIO S

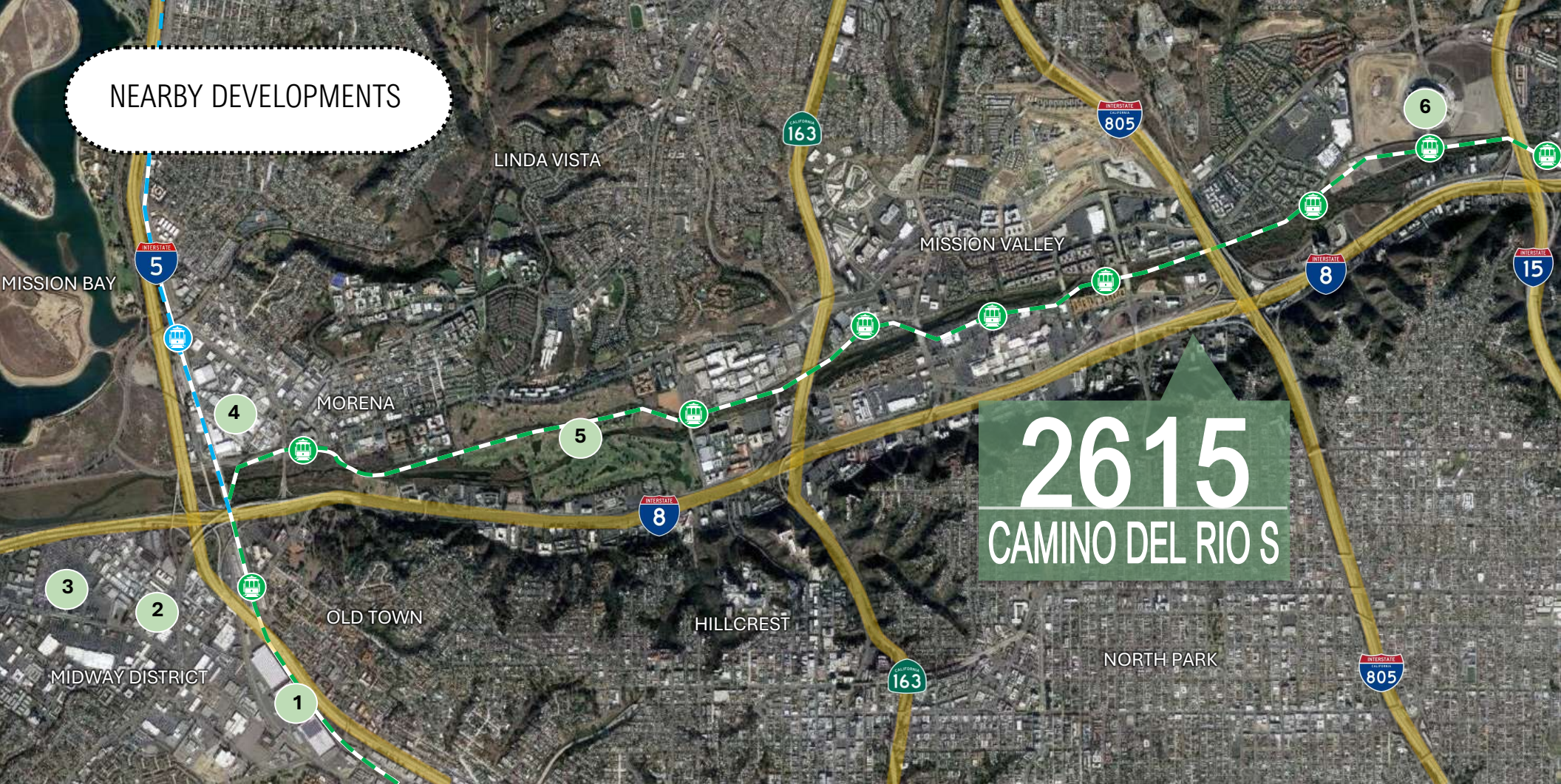
220,704  
VEHICLES PER DAY

288,068  
VEHICLES PER DAY

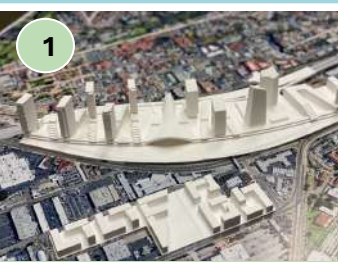
MISSION VALLEY MALL



# 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

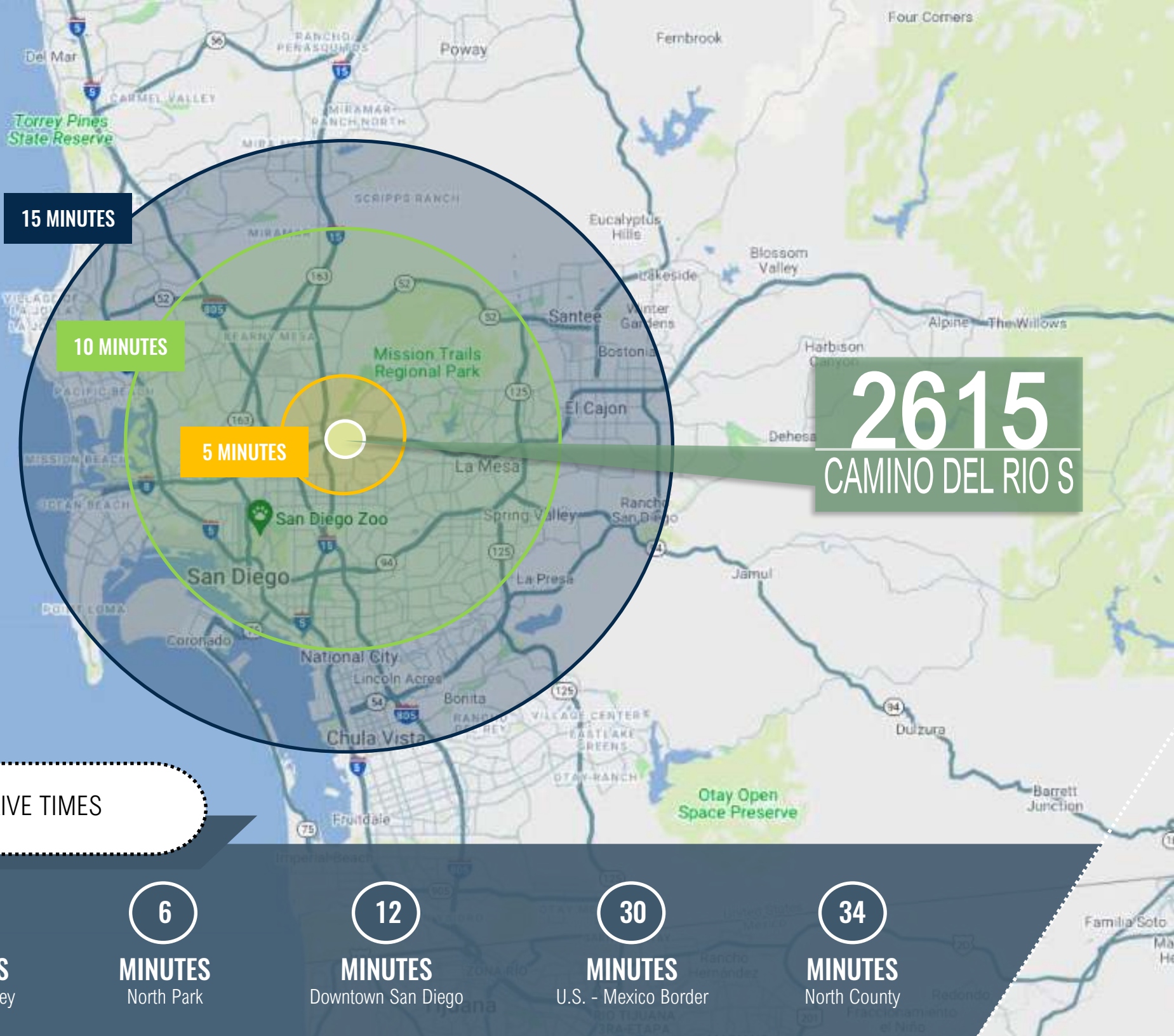
MINUTES  
Downtown San Diego

30

MINUTES  
U.S. - Mexico Border

34

MINUTES  
North County





# 2615

## PEPPERTREE II Camino Del Rio S, San Diego, CA 92108

Approx. 1,099 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 Treena St., Ste 200, San Diego, CA 92131 | [www.PacificCoastCommercial.com](http://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.