

*Valley Del Rio*

SHOPPING CENTER



**±750 - ±2,300 SF AVAILABLE**

**FLOCKE &  
AVOYER**  
Commercial Real Estate

4232-4282 Camino Del Rio North | San Diego | CA 92108



# Valley Del Rio

## SHOPPING CENTER

4232-4282 Camino Del Rio North  
San Diego, CA 92108

### Property Highlights

Located at the NWQ of Mission Gorge Road & Interstate 8.  
Highly visible Mission Valley location with easy access the  
freeway.

Serves as an outlet to immediate residential areas.

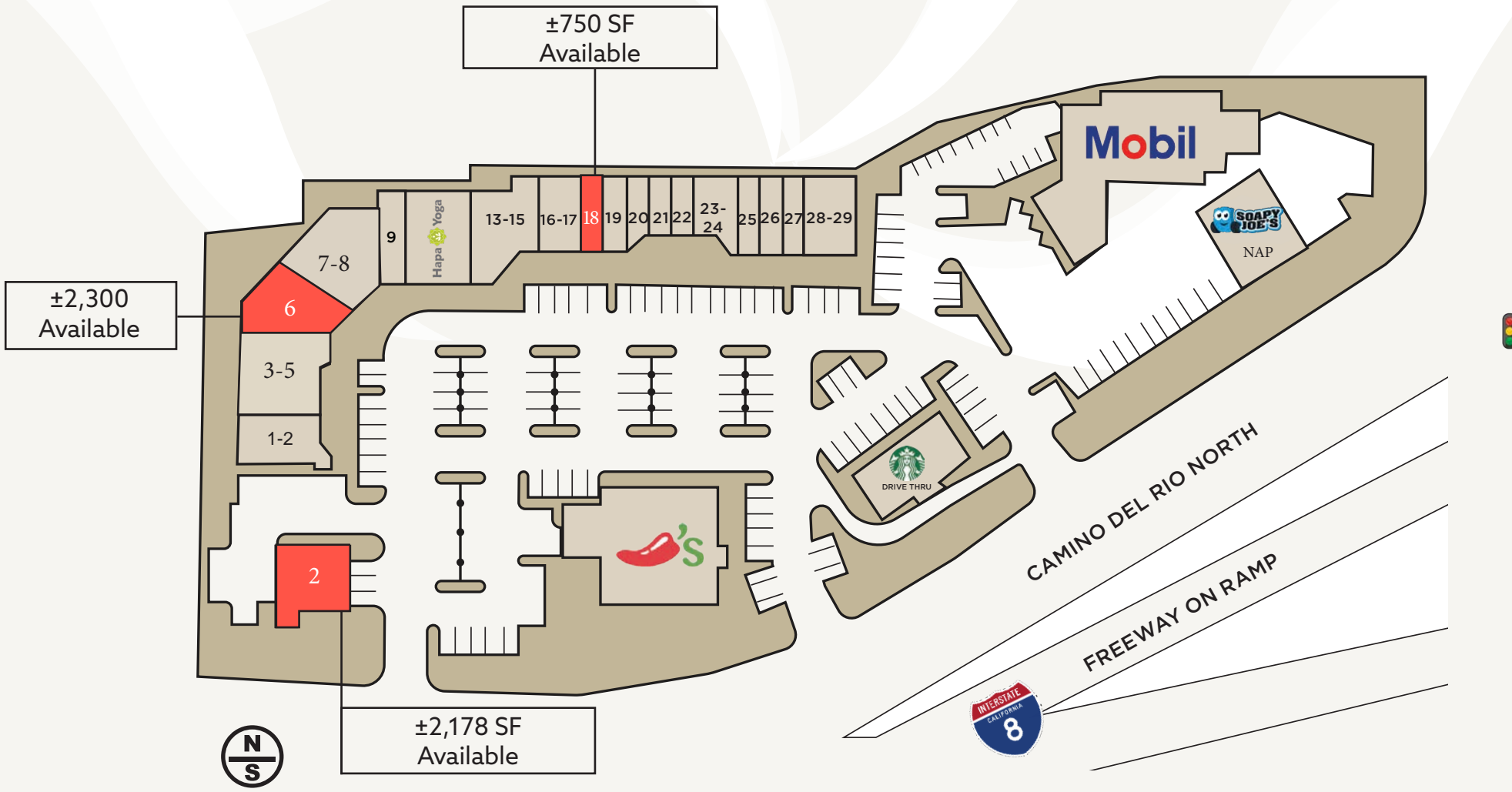
Provides easy access to Proposed SDSU West.

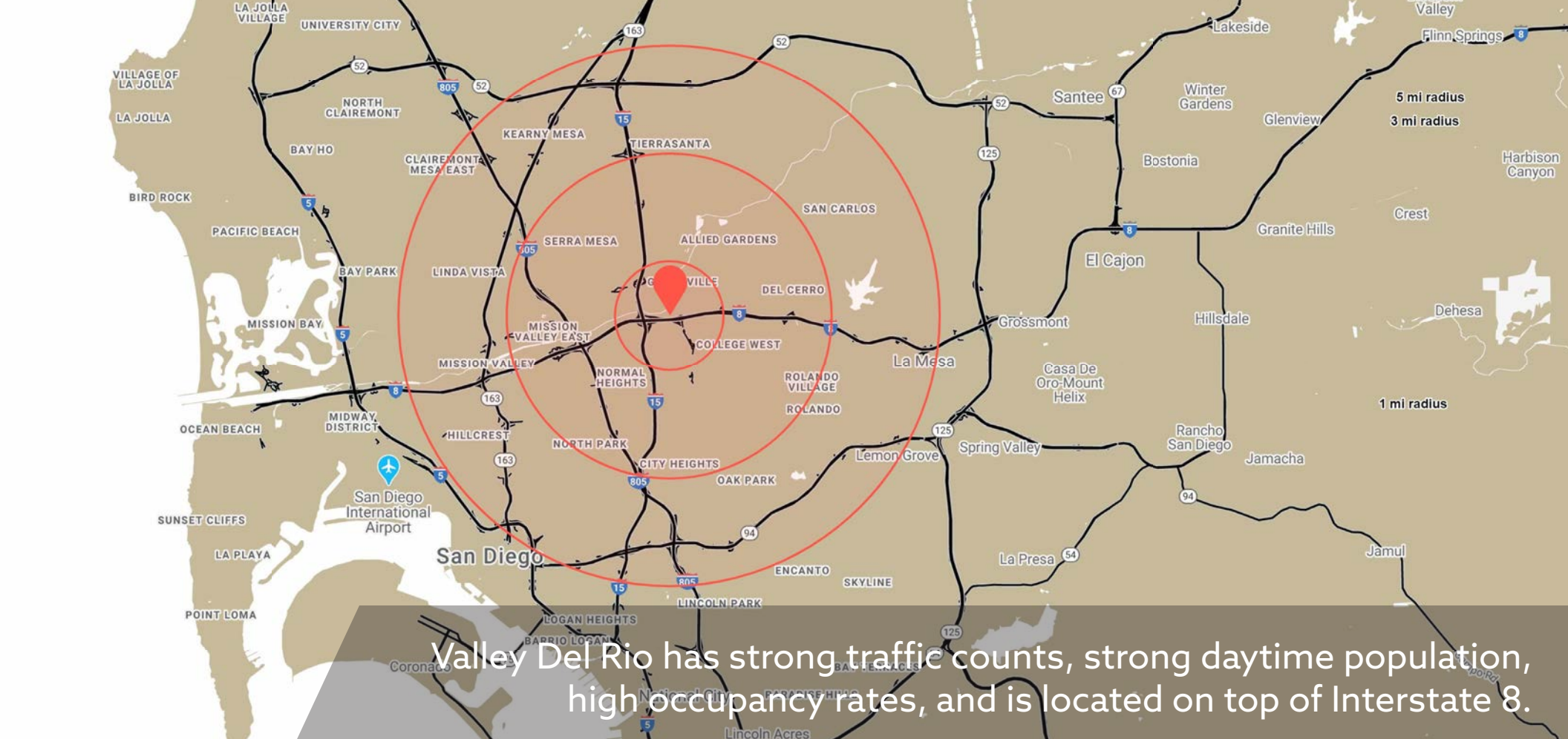
# SITE PLAN

# Valley Del Rio SHOPPING CENTER

SUITE	TENANT	SIZE
1-2	Hot Chickz	±1,805
3-5	Spine & Sport	±3,500
6	AVAILABLE	±2,300
7-8	The Little Nail Shop	±2,565
9	The Enchantress	±900
10-12	Hapa Yoga	±2,700
13-15	Bridal and Tuxedo Galleria	±2,420
16-17	Enhancery Jewelry	±1,500
18	AVAILABLE	±750
19	NS Threading	±750
20-21	SD Blenders	±1,275
22	Royal Touch Dry Cleaners	±600
23-24	Dentist	±1,300
25-27	Osaka Japanese Restaurant	±2,250
28-29	Crack Taco Shop	±1,600

PAD	TENANT	SIZE
2	AVAILABLE	±2,178
3	Chili's Grill & Bar	±7,000
4	Starbucks	±2,018
5	Soapy Joe's Car Wash /Gas Station	





### Traffic Counts

1-8 Freeway: ±226,677 ADT  
 Mission Gorge Road: ±26,700 ADT  
 Camino Del Rio North: ±33,611 ADT



### Average HHV\*

1 Mile: \$123,822  
 3 Miles: \$177,468  
 5 Miles: \$126,540



### Population

1 Mile: 14,388  
 3 Miles: 243,313  
 5 Miles: 510,187



### Daytime Population

1 Mile: 16,409  
 3 Miles: 155,013  
 5 Miles: 367,773

\*Disclaimer on Page. 10

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AERIAL



## \*DISCLAIMER

\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

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