

MISSION VALLEY

Colliers



3838

CAMINO DEL RIO NORTH

OFFICE SUITES FOR LEASE

3838 CAMINO DEL RIO NORTH
SAN DIEGO, CA 92108

3838

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
Virtual Tour	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
	120	1,762	30 Days Notice	\$2.65 + E	Reception, 5 Offices, Conference Room, and Breakroom.
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>
	265	1,684	12/1/2026	\$2.65 + E	Reception, 2 Offices, Conference Room, Breakroom & 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

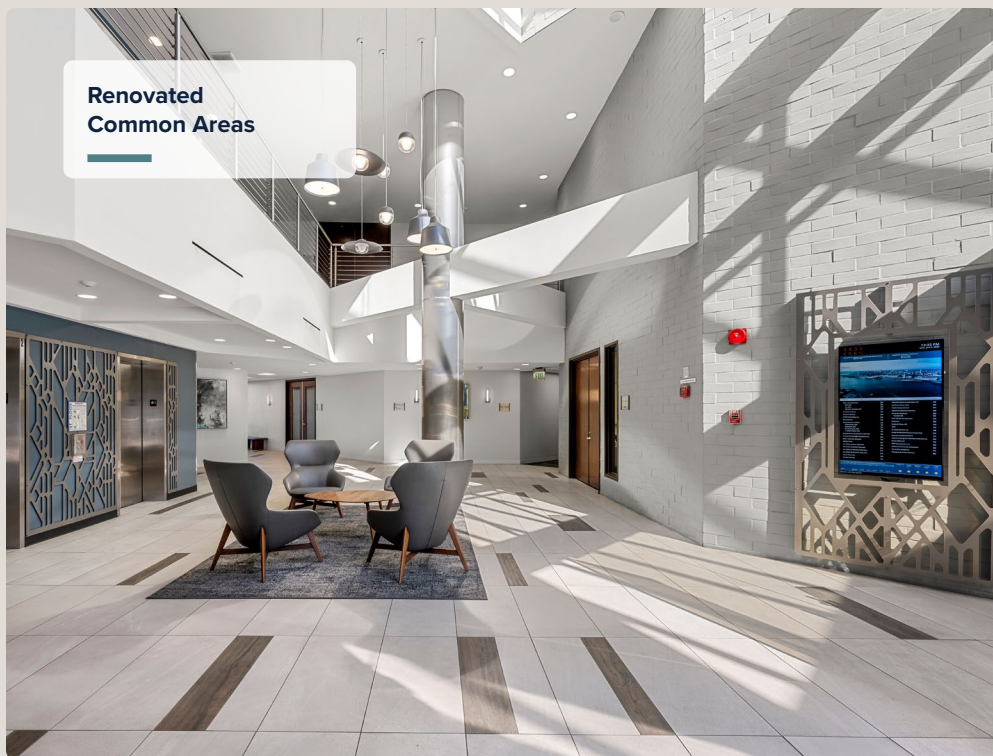
Located near five major arterial freeways



Recently Renovated

Fosters a modern and inviting atmosphere

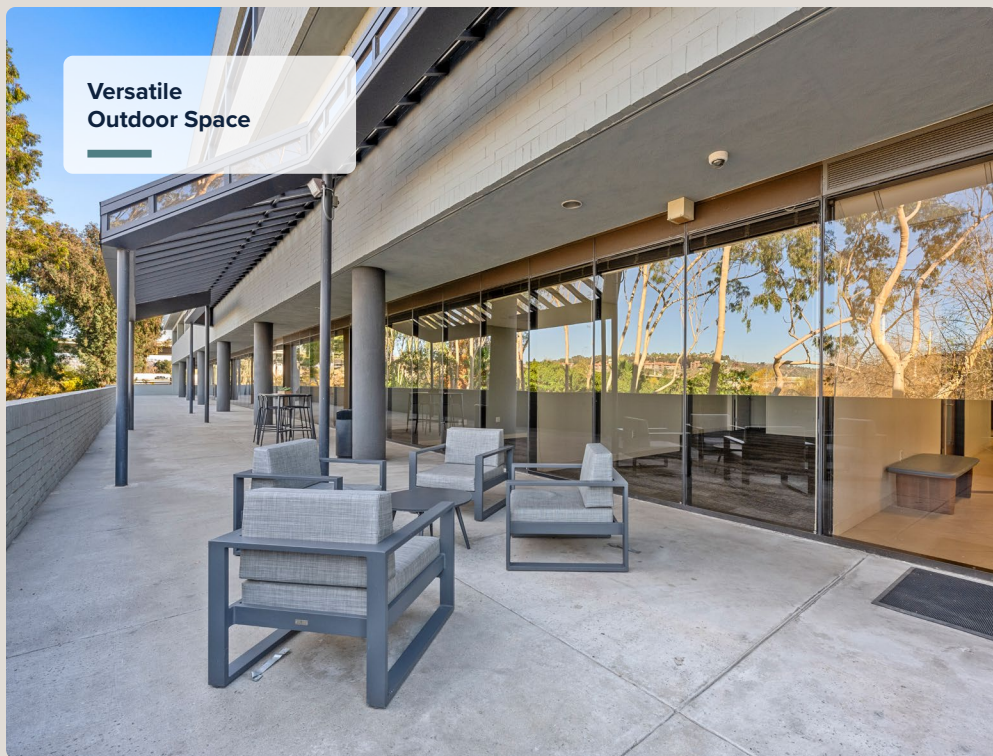
**Renovated
Common Areas**



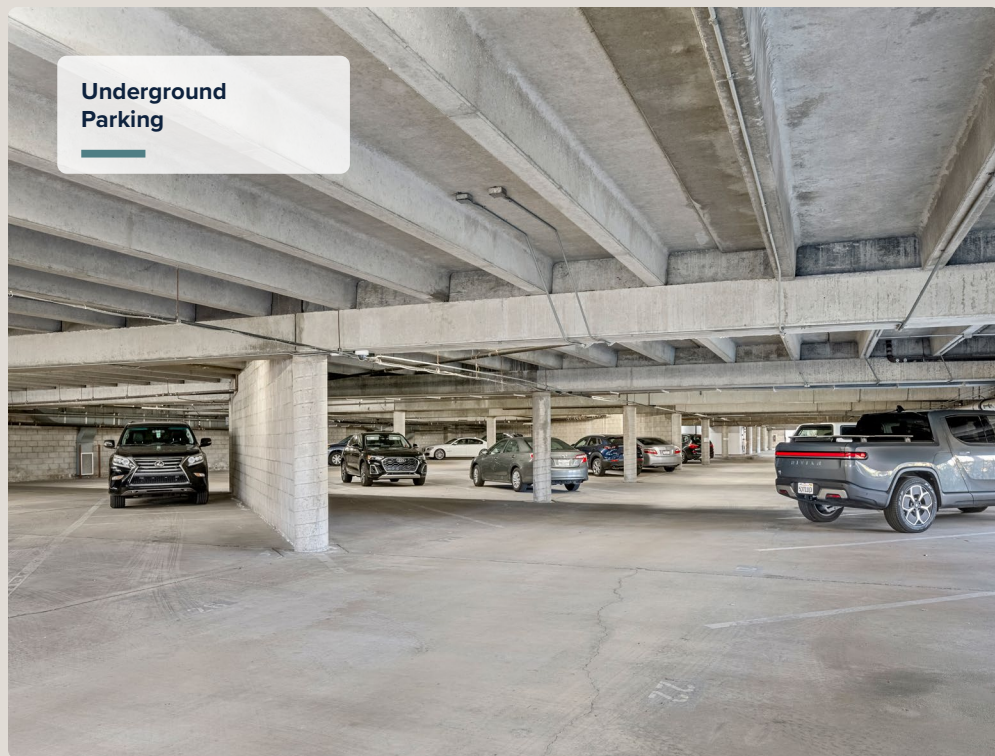
**Elevator-Served
Building**



**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

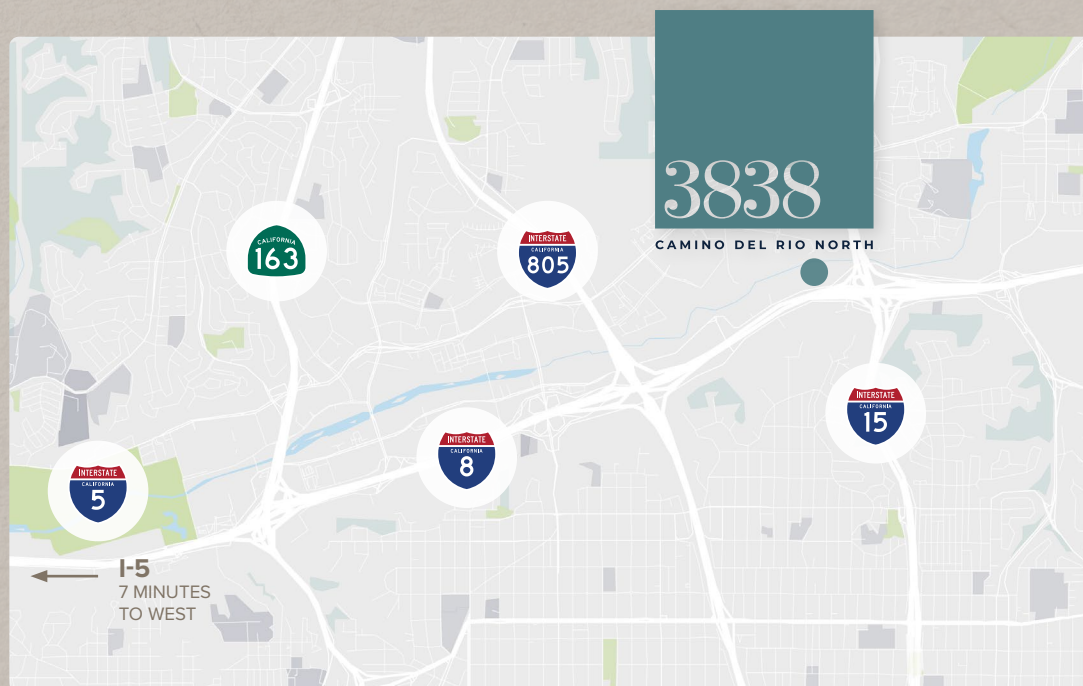
Median Age

57%

Percent of Population with Degrees

**Values for 2024, 3-Mile Radius*

MISSION VALLEY LOCATION HIGHLIGHTS



Boasting unparalleled access to five major freeway routes

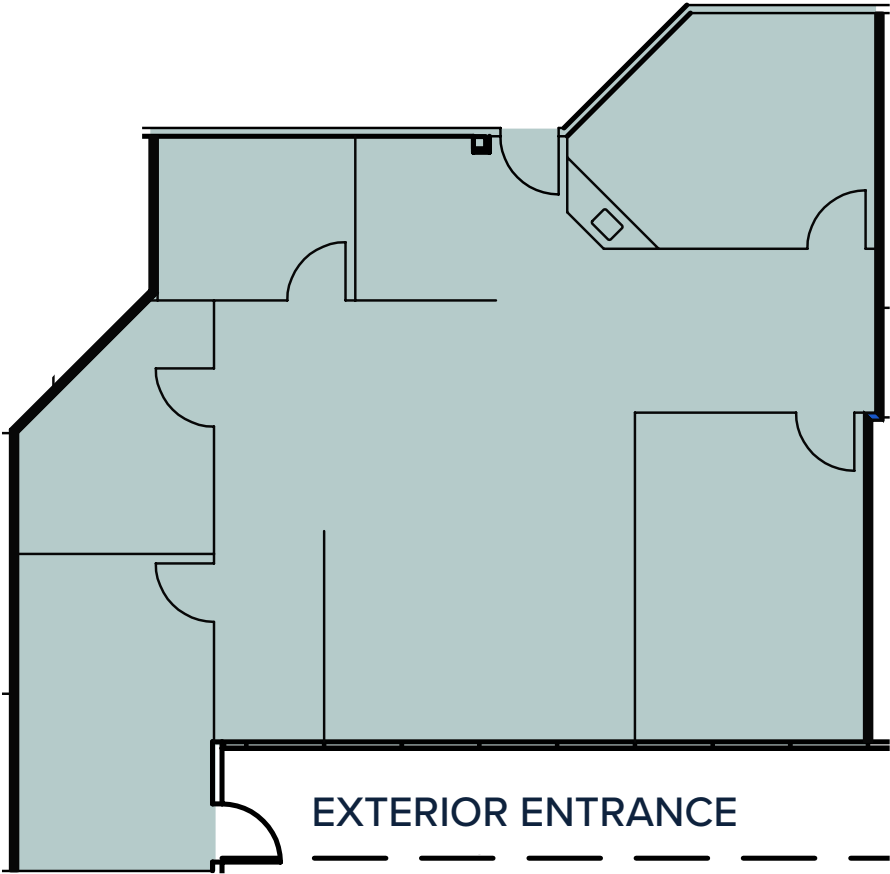
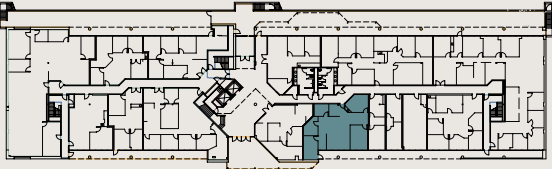
Mission Valley: San Diego's Thriving **Business Epicenter**

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

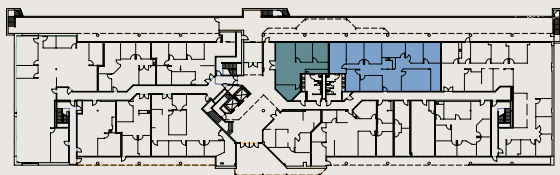
SUITE	110/115
SIZE	1,260 - 2,905 SF
AVAILABLE	NOW

SUITE 110
NOTES

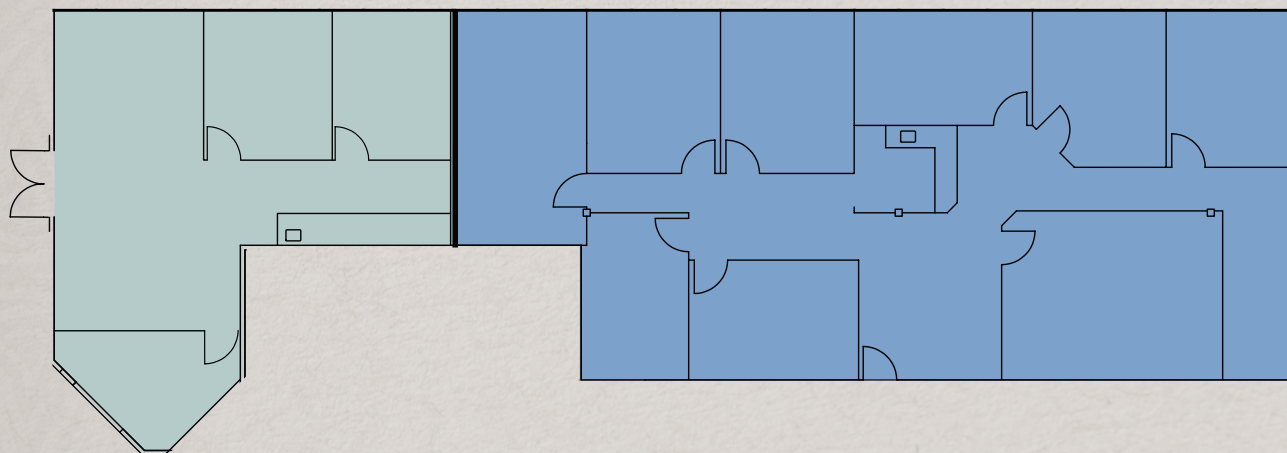
RECEPTION, 6 OFFICES,
CONFERENCE ROOM,
BREAKROOM, AND
STORAGE

SUITE 115
NOTES

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



CONTIGUOUS UP TO 4,165 RSF



SUITE 115



Click To
Tour Suite

SUITE 110

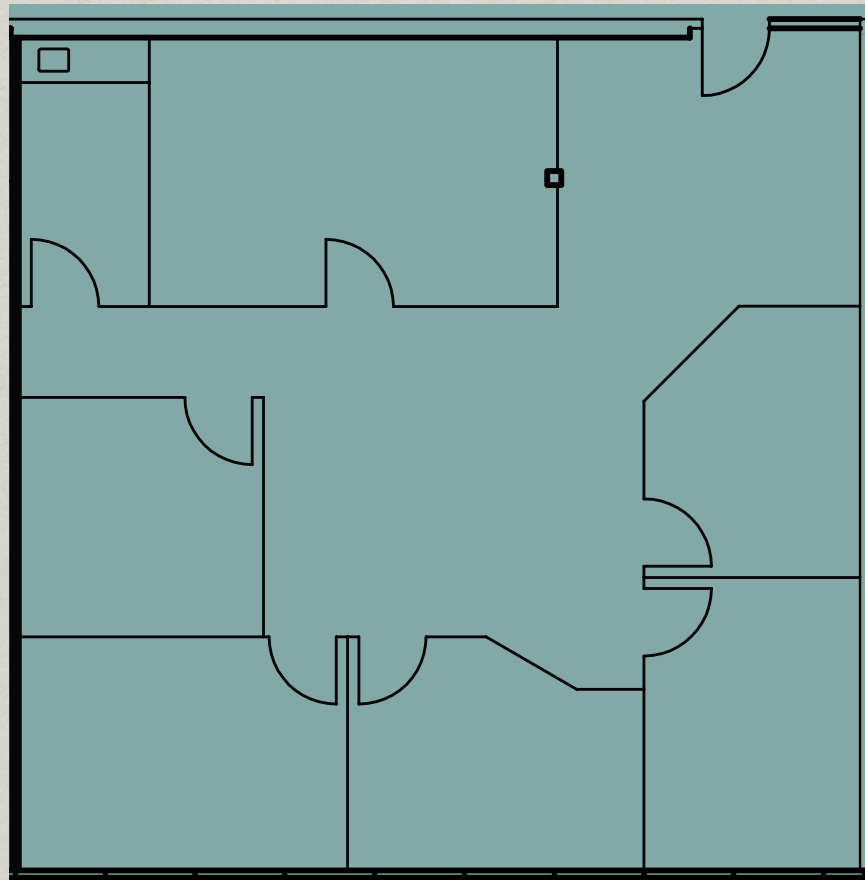
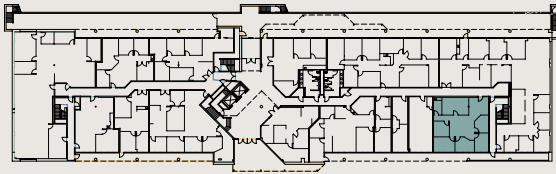


Click To
Tour Suite

3838 CAMINO DEL RIO NORTH

FIRST FLOOR

SUITE	120
SIZE	1,762 SF
AVAILABLE	30 DAYS NOTICE
SUITE 110 NOTES	RECEPTION, 5 OFFICES, CONFERENCE ROOM, AND BREAKROOM



SUITE 120



SUITE	214
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SIZE	1,285 SF
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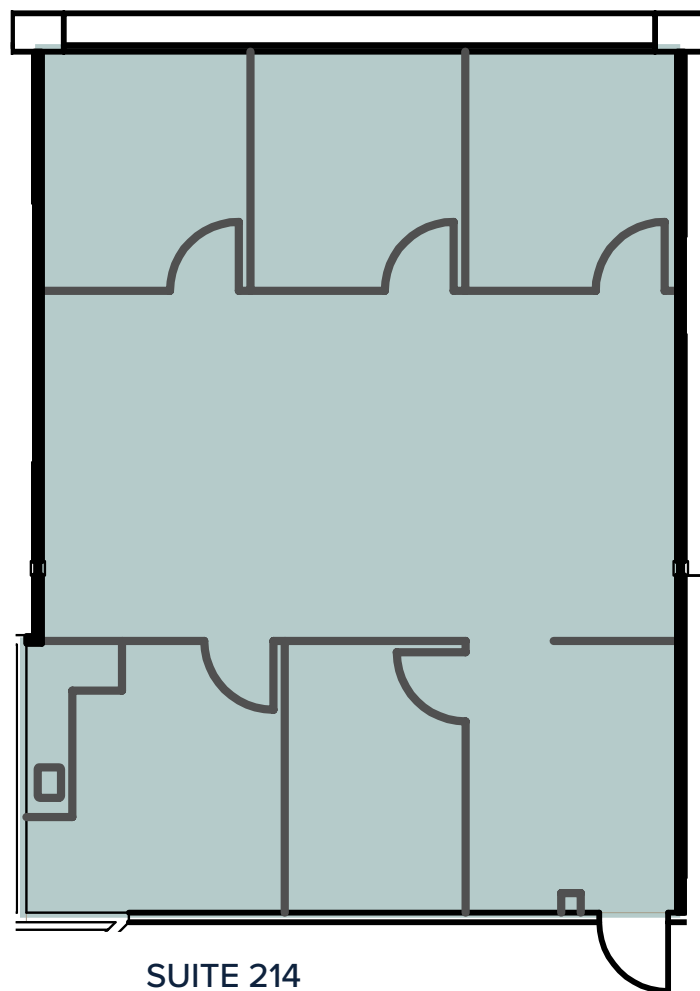
AVAILABLE	NOW
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NOTES	RECEPTION, 3 PRIVATE OFFICES, CONFERENCE ROOM, BREAK ROOM, & OPEN AREA
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3838 CAMINO DEL RIO NORTH

SECOND FLOOR



SUITE 214

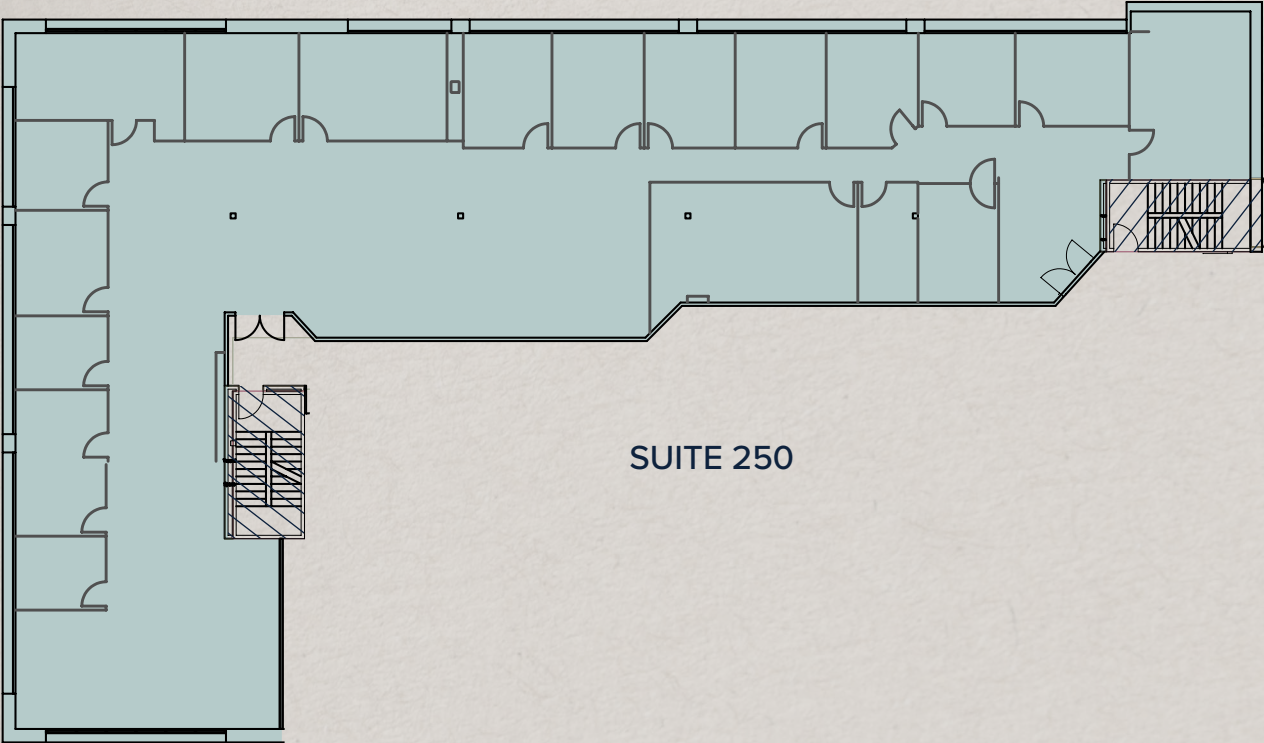
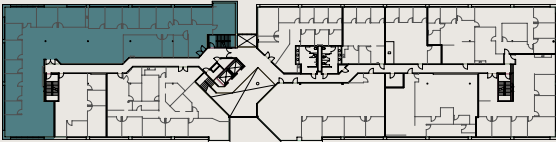


Click To
Tour Suite

3838 CAMINO DEL RIO NORTH

SECOND FLOOR

SUITE	250
SIZE	7,992 SF <i>DIVISIBLE</i>
AVAILABLE	NOW
NOTES	RECEPTION, CONFERENCE ROOM, BREAK ROOM, OPEN AREA, & MULTIPLE PRIVATE OFFICES

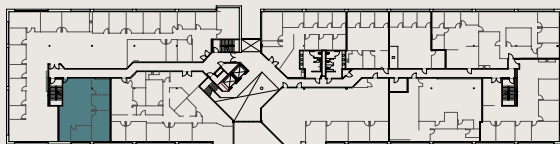


SUITE	265
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SIZE	1,684 SF
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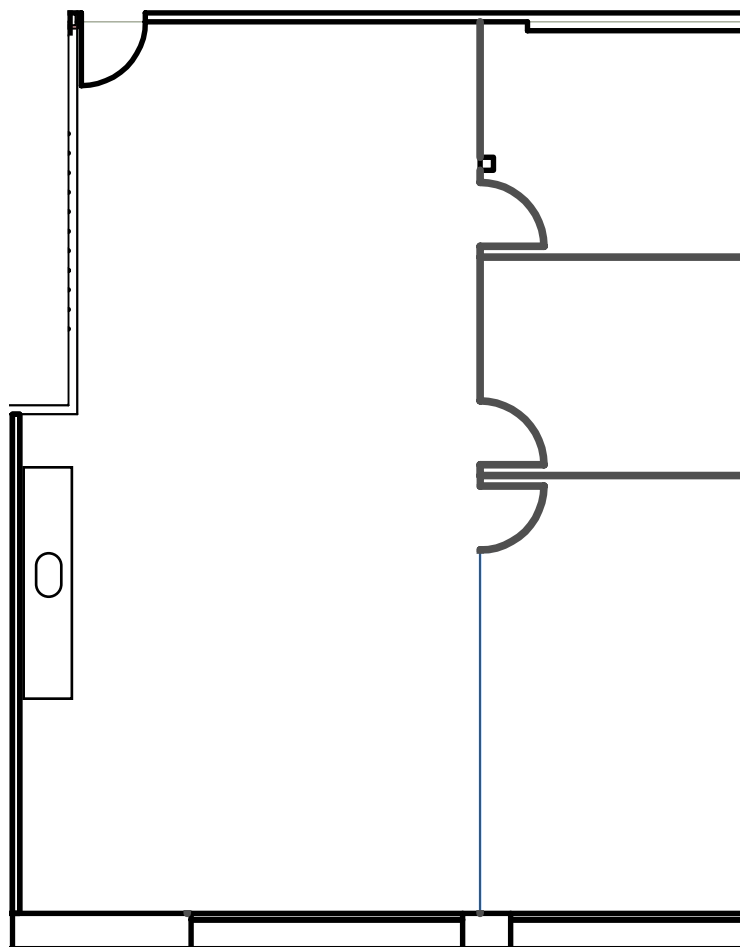
AVAILABLE	12/1/2026
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NOTES	RECEPTION, 2 OFFICES, CONFERENCE ROOM, BREAKROOM AND OPEN AREA
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SECOND FLOOR



SUITE 265

OFFICE SUITES FOR LEASE
IN MISSION VALLEY



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