

*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

chilis 

 **DRIVE THRU** *Body Beautiful*  
**Mobil**

**STARBUCKS  
COFFEE**

 **DRIVE THRU  
OPEN  
24 HOURS**



**DRIVE THRU** 

 **PARKING ONLY**

**EXIT ONLY** 

TUESDAY MORNING

TUXEDO

FRANCHISE & BUSINESS CENTER

# Valley Del Rio

## SHOPPING CENTER

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

## Property Highlights

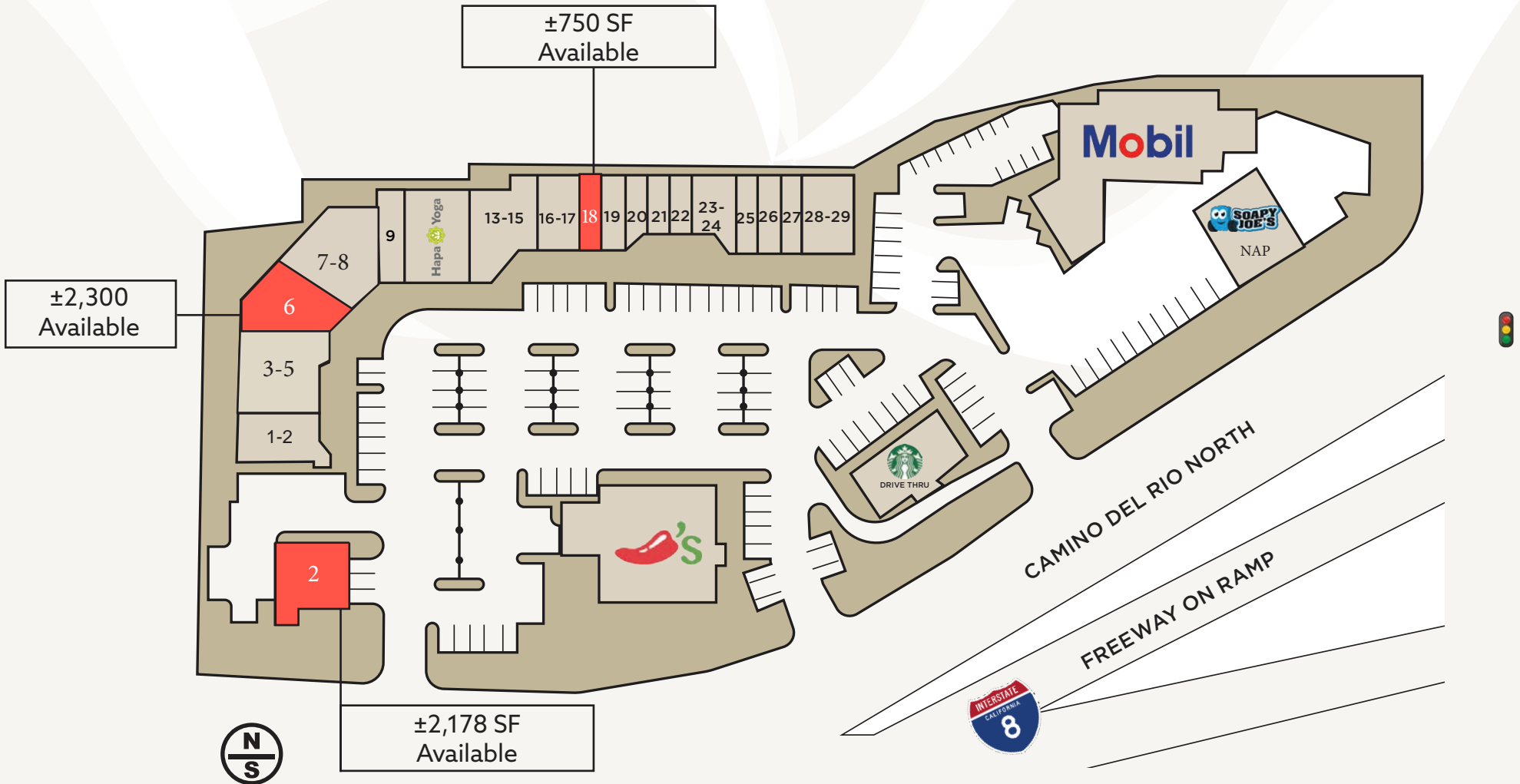
Located at the NWQ of Mission Gorge Road & Interstate 8.  
Highly visible Mission Valley location with easy access the  
freeway.

Serves as an outlet to immediate residential areas.

Provides easy access to Proposed SDSU West.

# SITE PLAN

# Valley Del Rio SHOPPING CENTER

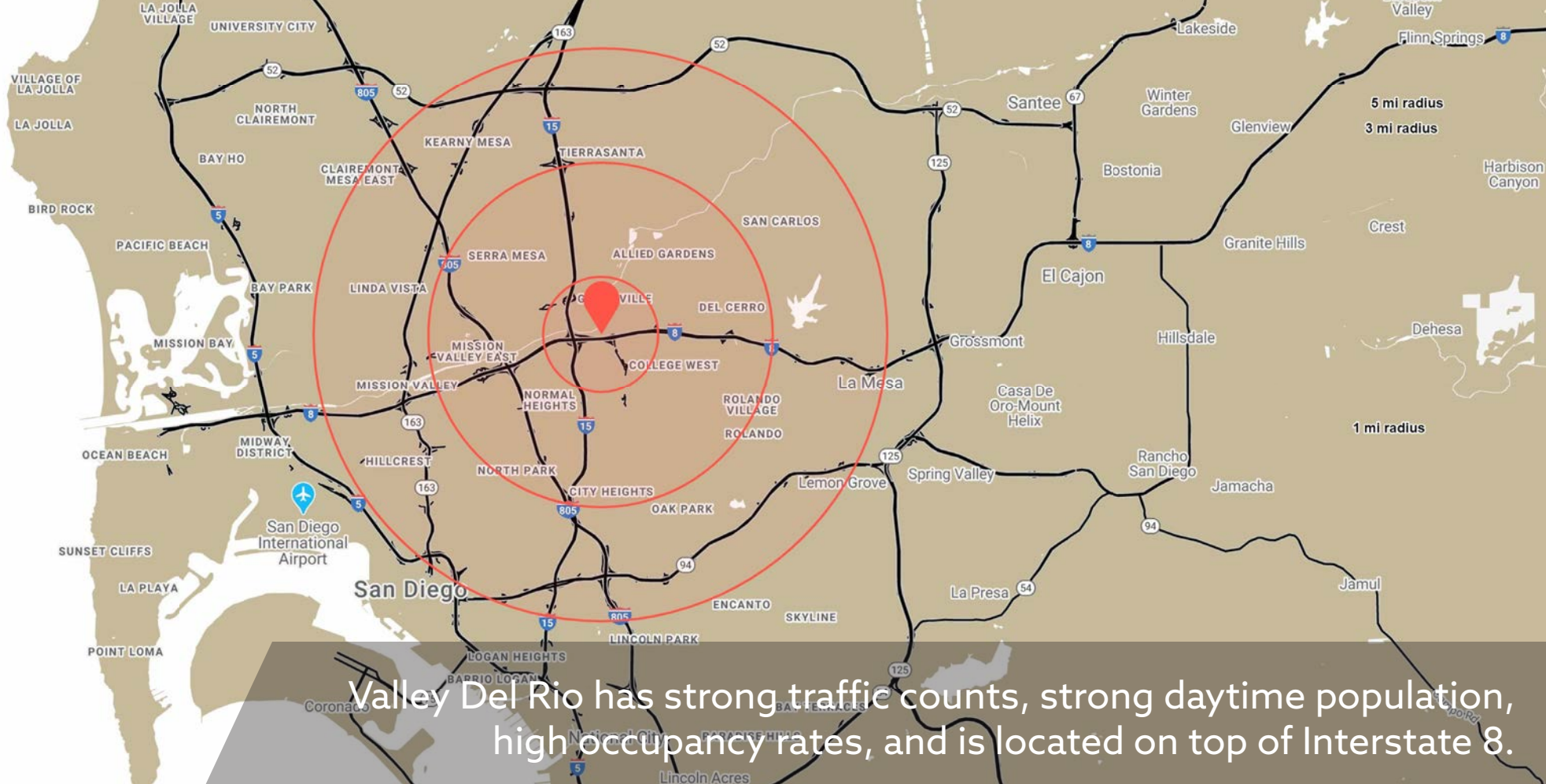


SUITE	TENANT	SIZE
1-2	Hot Chickz	±1,805
3-5	Spine & Sport	±3,500
6	AVAILABLE	±2,300
7-8	The Little Nail Shop	±2,565
9	The Enchantress	±900
10-12	Hapa Yoga	±2,700
13-15	Bridal and Tuxedo Galleria	±2,420
16-17	Enhancery Jewelry	±1,500
18	AVAILABLE	±750
19	NS Threading	±750
20-21	SD Blenders	±1,275
22	Royal 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 HHI\*

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



AERIAL



FRIARS ROAD

SAN DIEGO MISSION ROAD

MISSION GORGE ROAD

GRANTVILLE

SDSU WEST PROPOSED



PROPERTY



CAMINO DEL RIO N





## \*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.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

\*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

\*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

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