

**S** TADIUM  
**V**IEW



**3465 Camino Del Rio S, San Diego, CA 92108**

**Mission Valley Office Space for Lease | Approx. 1,565 SF - 11,342 SF**

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**PACIFIC COAST  
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**PIT**  
Commercial Real Estate  
  
**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



## PROPERTY FEATURES



Stadium View Building



Property Owner/Management Onsite



Interior Improvements Underway



Recently Remodeled Common Areas



Elevator Served (Two)



Freeway Visibility on I-8 & I-15  
(254,980 VPD)



Covered & Secured Parking  
Reserved Parking Available



Window Lined Offices for Plenty of  
Natural Light



\$2.00/SF - \$2.20/SF Gross + Electric



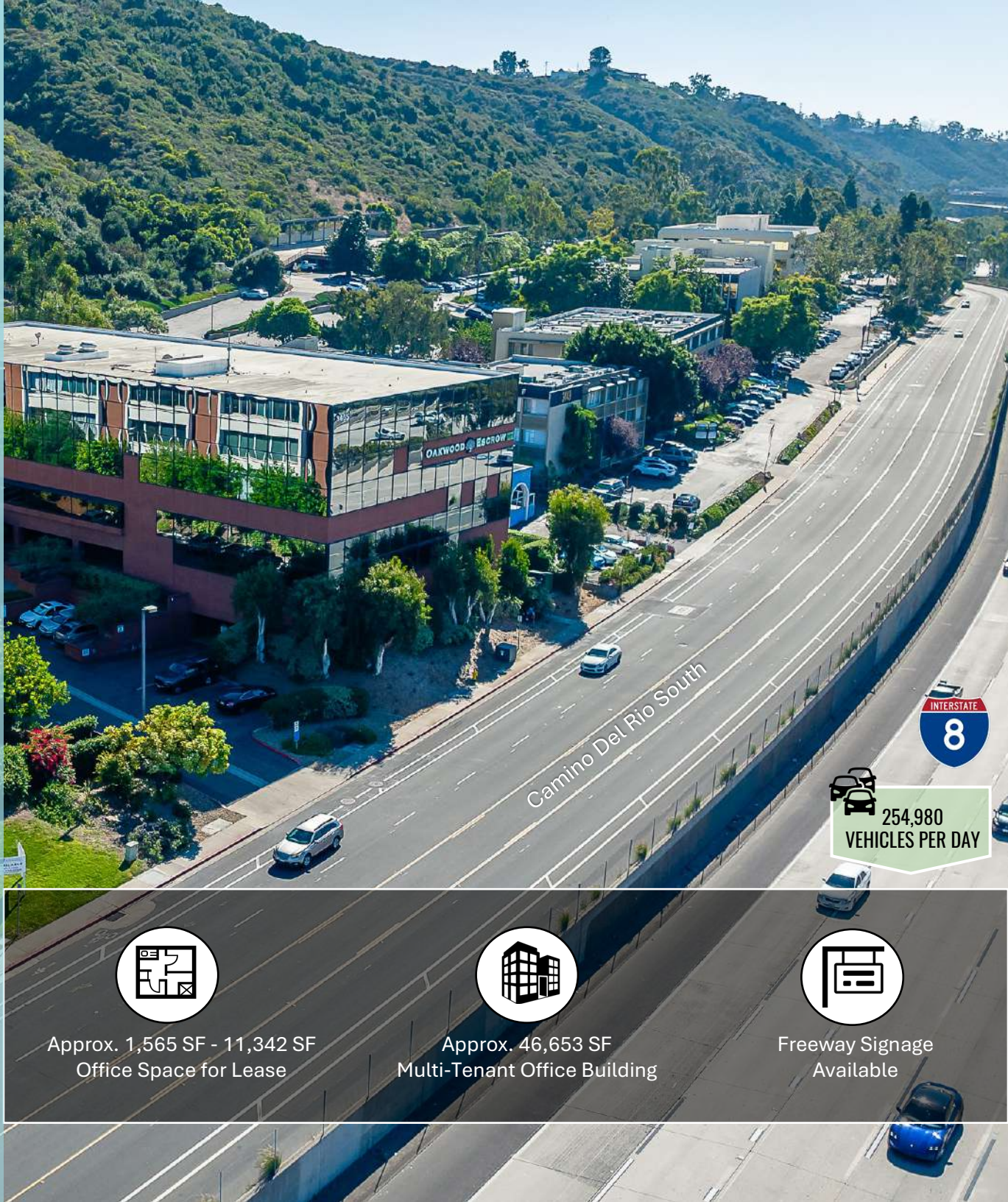
Approx. 1,565 SF - 11,342 SF  
Office Space for Lease



Approx. 46,653 SF  
Multi-Tenant Office Building



Freeway Signage  
Available



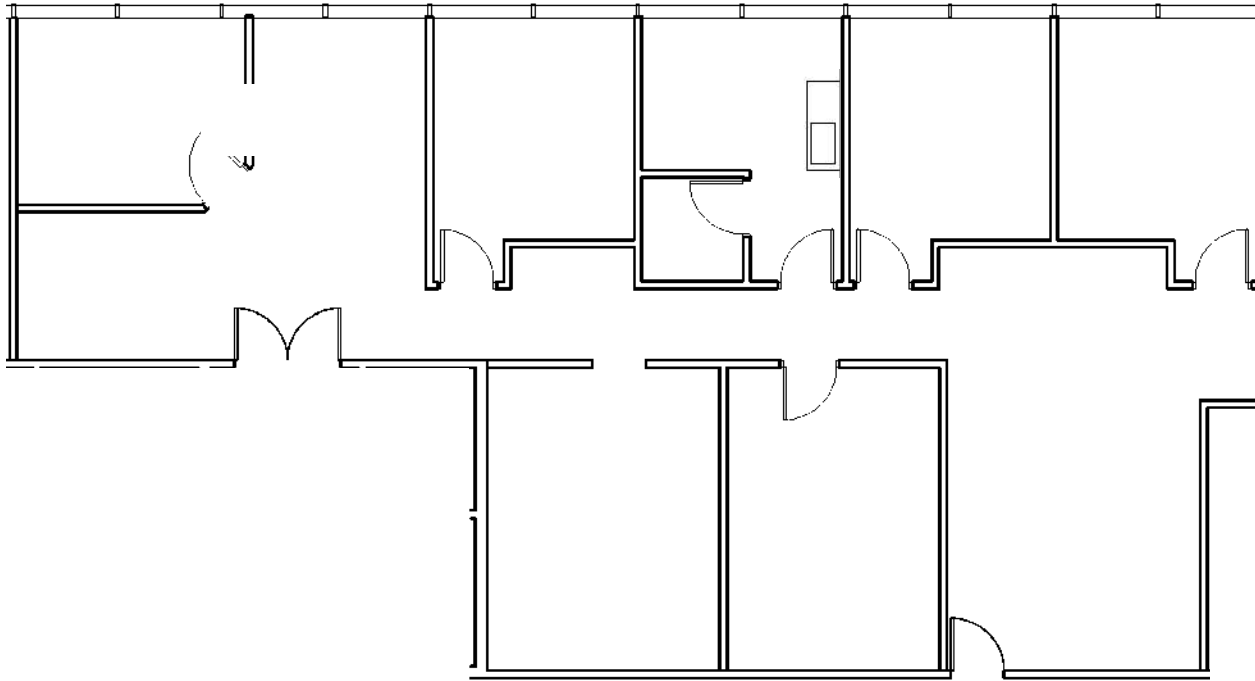
254,980  
VEHICLES PER DAY





3  
Floor

Suite 350	+/- 2,551 SF
Features	Open Office, Small Conference Room, Large Conference Room, Reception, 3 Private Offices, Break Room & Extra Storage or Copy/Print Area



# FLOOR PLAN

## 4 Floor

Suite 450	+/- 5,684 SF (Contiguous for 11,342 SF)
Features	Open Office, Reception, Conference Room, Break Room, 9 Private Offices, Stadium Views

Suite 480	+/- 1,565 SF
Features	Open, 4 Private Offices, Storage Room, Break Area



Suite 440	+/- 3,958 SF (Contiguous for 11,342 SF)
Features	Open Office, Conference Room, Break Room, 9 Private Offices, IT Room, Storage Areas, Stadium Views

Suite 420	+/- 1,700 SF (Contiguous for 11,342 SF)
Features	Reception, Storage Areas, Open Office, 4 Private Offices, Break Room





PROPERTY PHOTOS





**DRIVE TIMES**

1

11 MIN  
SD INTL. AIRPORT

2

12 MIN  
DOWNTOWN

3

13 MIN  
EAST COUNTY

4

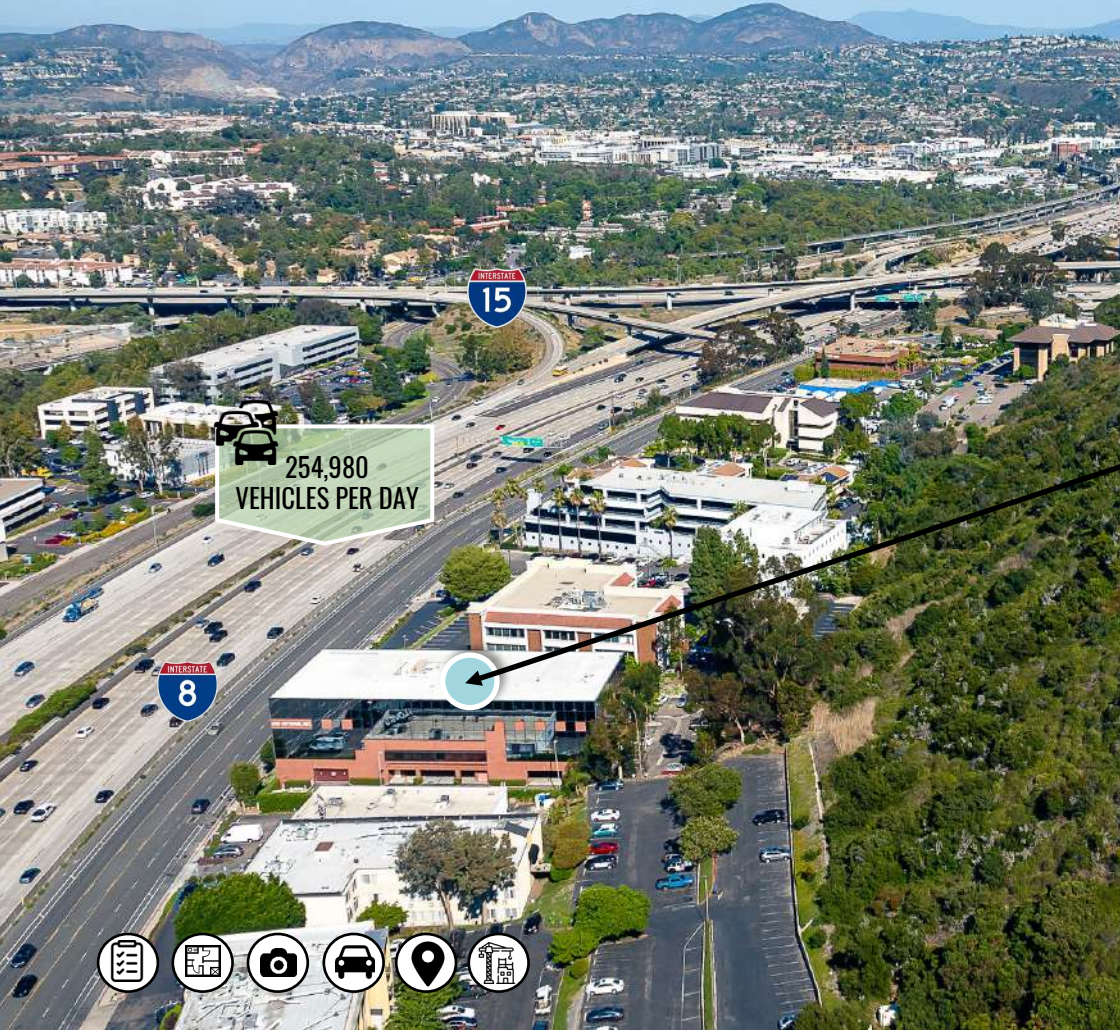
14 MIN  
LA JOLLA UTC

5

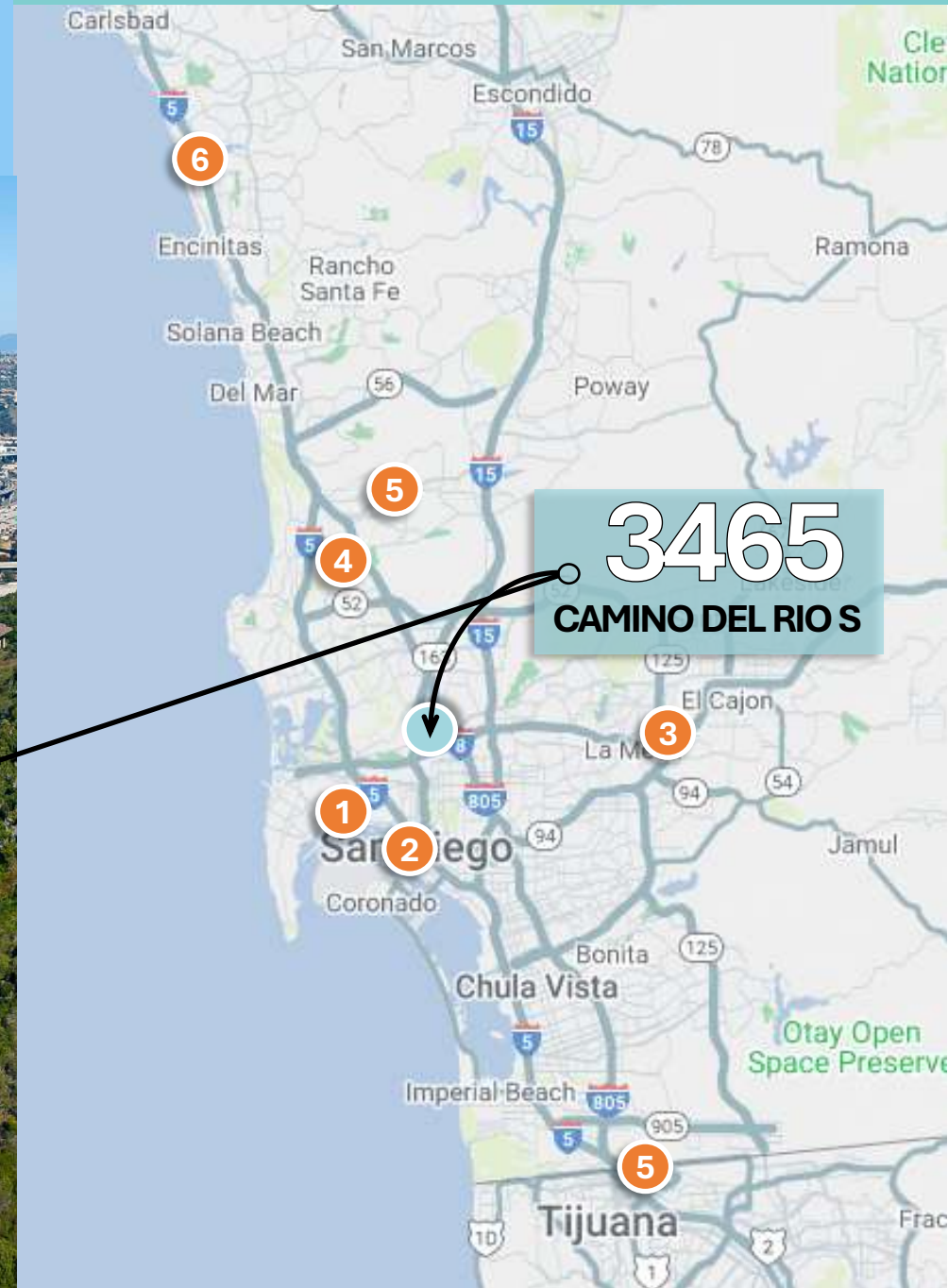
26 MIN  
U.S.—MEXICO BORDER

6

30 MIN  
NORTH COUNTY



**HIGHLY VISIBLE OFFICE FROM THE I-8  
WITH 254,980 VEHICLES PER DAY**





3465  
CAMINO DEL RIO S



New Park & Open Space

FENTON PARKWAY BRIDGE PROJECT







**3465**  
CAMINO DEL RIO S

- ▶ The property has **convenient access** to a plethora of **Restaurants, Grocery Stores, Fitness Centers & Hotels.**
- ▶ Well-served by San Diego's major freeways including the **I-8, I-805, I-5 & Hwy 163.**
- ▶ Within **5 miles** you will find **39K businesses** employing over **347k people.**
- ▶ Directly across I-8 from the New **Snapdragon Stadium & SDSU Campus West.**
- ▶ Approx. **7.2 Million SF of Office Space** in the Mission Valley Submarket.



**FASION VALLEY MALL**

**3 Miles**

- bloomingdales *Neiman Marcus*
- ★ macy's FOREVER 21
- The Cheesecake Factory P.F. CHANG'S
- NORDSTROM BANANA REPUBLIC
- MK VICTORIA'S SECRET WHITE HOUSE BLACK MARKET
- GUESS WILLIAMS SONOMA ZARA

**MISSION VALLEY MALL**

**2 Miles**

- NORDSTROM rack★macy's
- 24 FITNESS Michaels Where Creativity Happens
- Yard House OUTBACK STEAKHOUSE®
- TARGET STARBUCKS COFFEE AMC
- IN-N-OUT BURGER BUFFALO WILD WINGS Broken Wings

**MORE AMENITIES**

**3 Miles**

- Marshalls COSTCO WHOLESALE
- BevMo! IKEA
- TRADER JOE'S PETSMART
- the Habit BURGER GRILL Puesto CHIPOTLE MEXICAN GRILL
- Denny's Wendy's BEST BUY





## SDSU WEST - MISSION VALLEY EXTENSION CAMPUS

The development of SDSU Mission Valley plans to serve higher education, the public, and the community. This mixed-use development, with its emphasis on transit-oriented design and various amenities, will be a valuable addition to the San Diego State University (SDSU) campus and the surrounding area.

The inclusion of Snapdragon Stadium is particularly noteworthy, as it will provide a home for the university's sports programs and serve as a venue for various community events. The Innovation District is also an exciting aspect, as it can foster collaboration between the university and local businesses, promoting research, entrepreneurship, and technology transfer.

Housing, a hotel, and retail spaces are essential for creating a vibrant community around the university, potentially attracting students, faculty, and residents alike. The emphasis on community parks and open spaces, including the River Park, is a positive aspect as well, as it contributes to the overall quality of life in the area.

Projects like SDSU Mission Valley can have a significant impact on the local economy and provide numerous opportunities for education, recreation, and economic development. [<Fact Sheet>](#)

## FENTON PARKWAY BRIDGE - CONNECTING MISSION VALLEY

The project involves construction and operation of a multimodal (i.e., vehicular, bicycle, and pedestrian) bridge that spans the San Diego River from north to south. It will connect the southern terminus of Fenton Parkway to the northern terminus of Camino Del Rio North/Mission City Parkway. Construction and operation of the bridge would include combined bicycle and pedestrian pathways raised above the travel lanes on either side of the bridge and new lighting consistent with the City's street/bridge design standards. [<Website Link >](#)

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

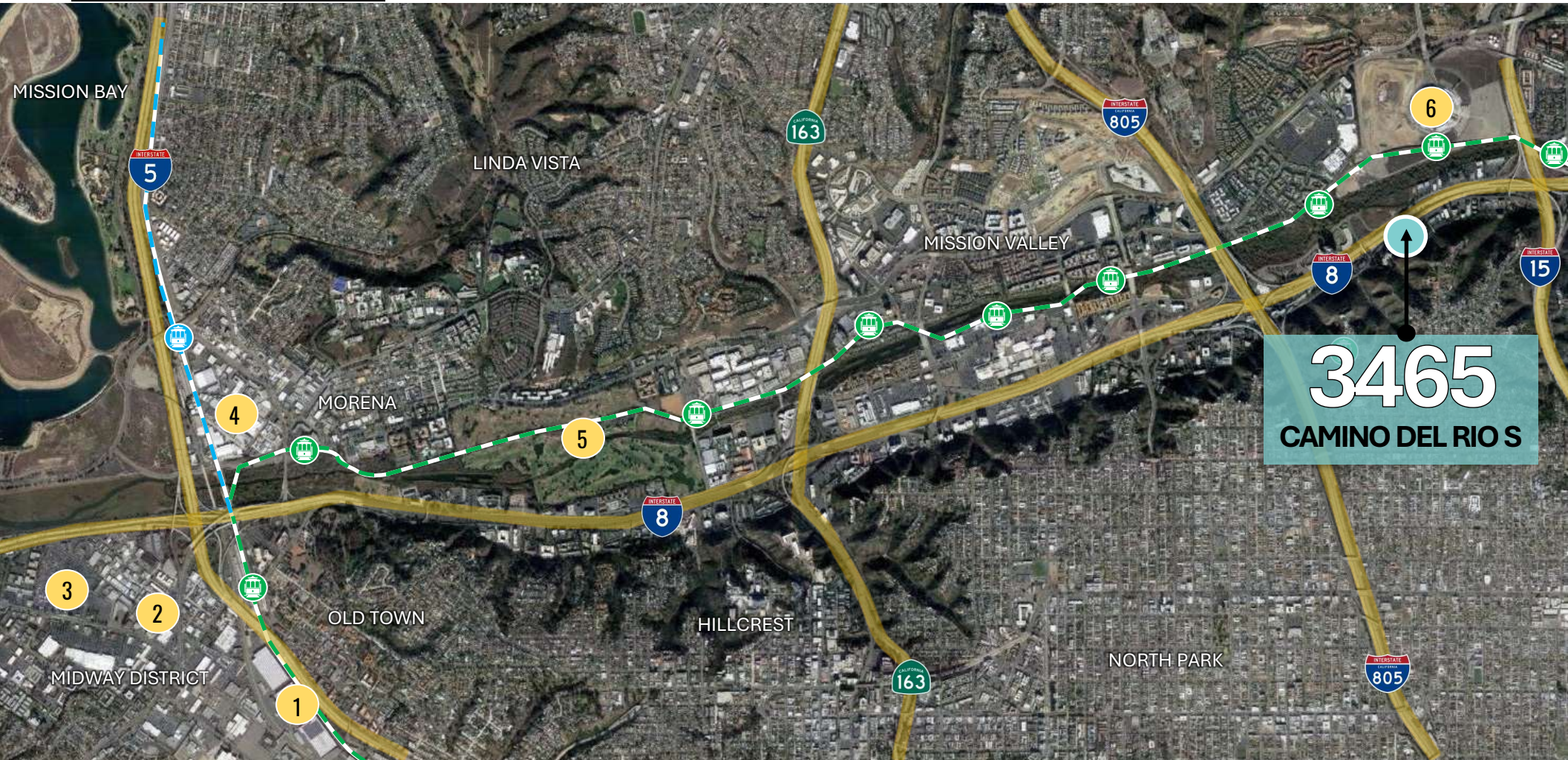
Seats at Snapdragon Stadium

4,600

Residential Units







**3465**  
CAMINO DEL RIO S



**NAVWAR REDEVELOPMENT  
NAVY + SANDAG**  
70-Acre Airport Serving Transportation Hub Navy Facilities, Commercial Space, & Up to 10,000 Residential Units

**MIDWAY COMMUNITY  
PLAN UPDATE**  
Extensive Mobility & Infrastructure Updates. Only 300K of Commercial Development Planned Proposed Density Increase of 10,155 Residential Units

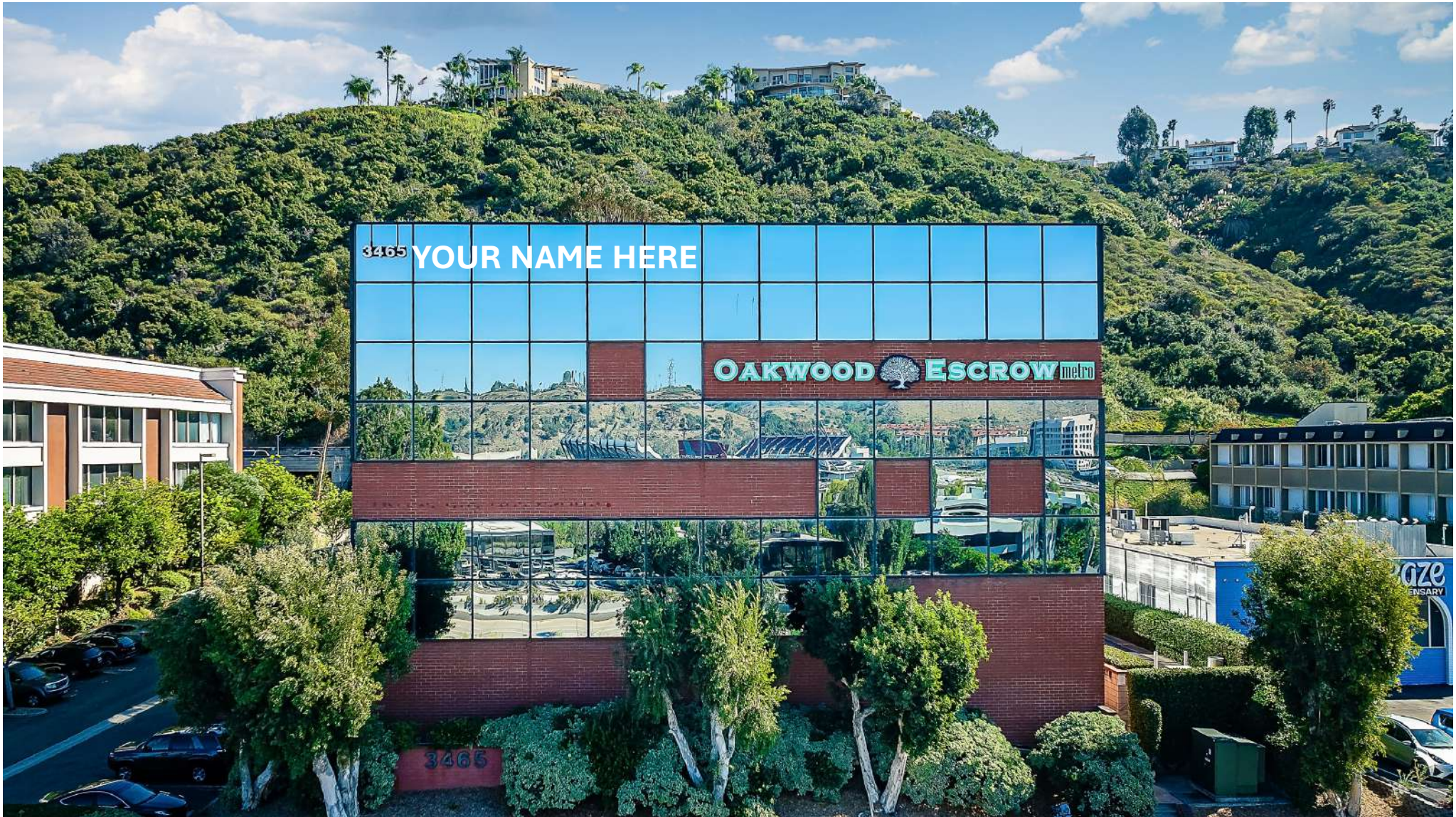
**SPORTS ARENA  
REDEVELOPMENT  
MIDWAY RISING**  
48-Acre SF Development 20 Acres of Public Parks 250,000 SF Commercial Space 4,250 Housing Units

**MORENA CORRIDOR  
SPECIFIC PLAN**  
280-Acre Mixed-Use Village Enhancement. Pedestrian, Retail & Residential Oriented Proposed Density Increase of 6,050 Residential Units

**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

**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





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