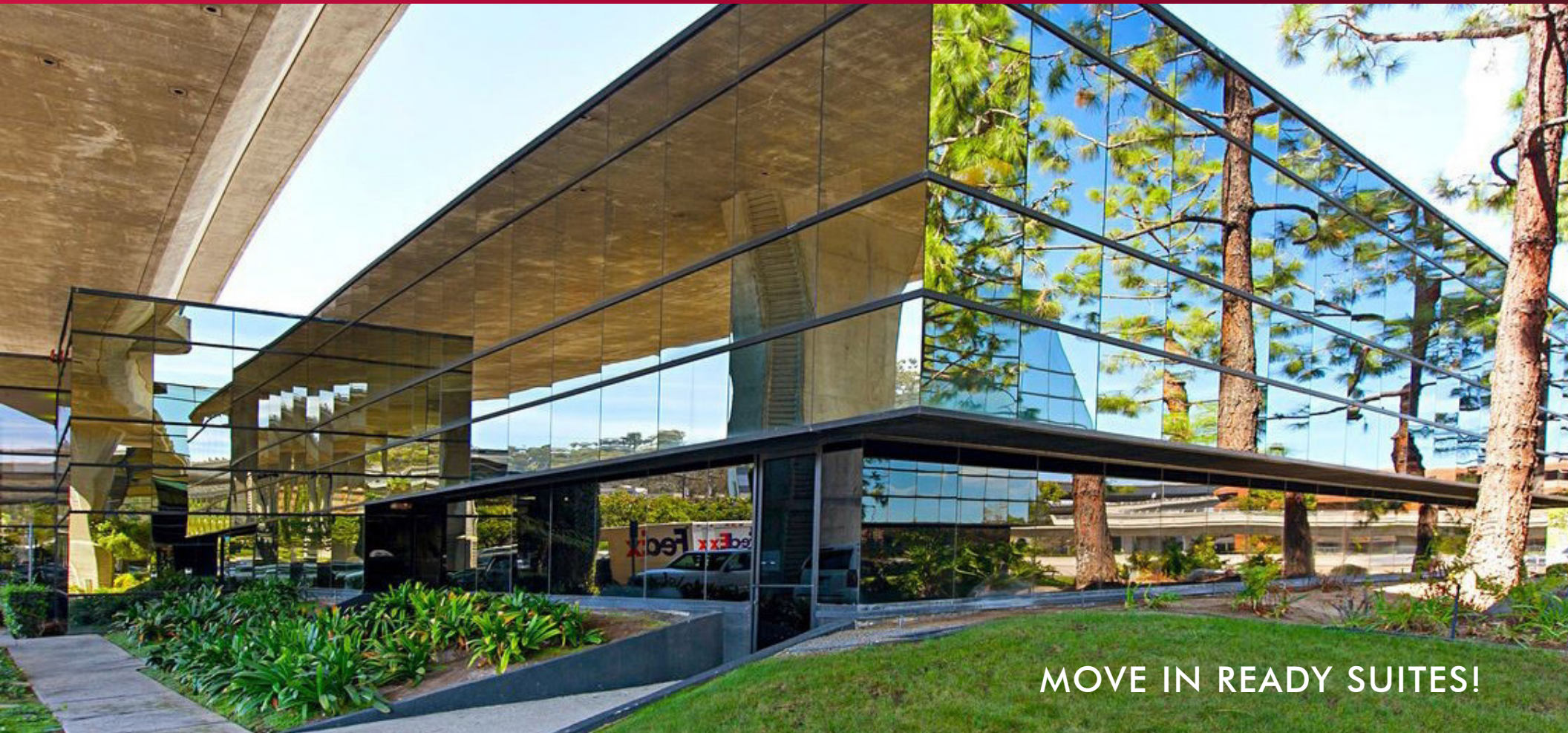


OFFICE SPACE FOR LEASE

2810-2820 CAMINO DEL RIO SOUTH
SAN DIEGO, CA 92108

HUGE I-8 SIGNAGE AVAILABLE FOR FREE!

ENTERPRISE PLAZA
MISSION VALLEY



MOVE IN READY SUITES!

FOR LEASE

2810-2820 CAMINO DEL RIO SOUTH
SAN DIEGO, CA 92108

- Close to Major Freeways: I-8, I-805, I-15 & Hwy 163
- Medical Office Approved
- Recently Renovated Common Areas
- Tenant Parking as well as \pm 200 Free Street Parking Spaces on Camino Del Rio South
- Additional Parking Available
- Water Feature with Seating Area
- Zoning: MRPD-MV-CO-CV

AVAILABILITY

2820, Suite 310: 1,289 SF
Lease Rate: \$2.00 / SF + Utilities
Available: Immediately

2810 CAMINO DEL RIO SOUTH

Total Building SF: 42,000 SF
Year Built: 1983
Parking: 100 free surface spaces
3.7 / 1,000

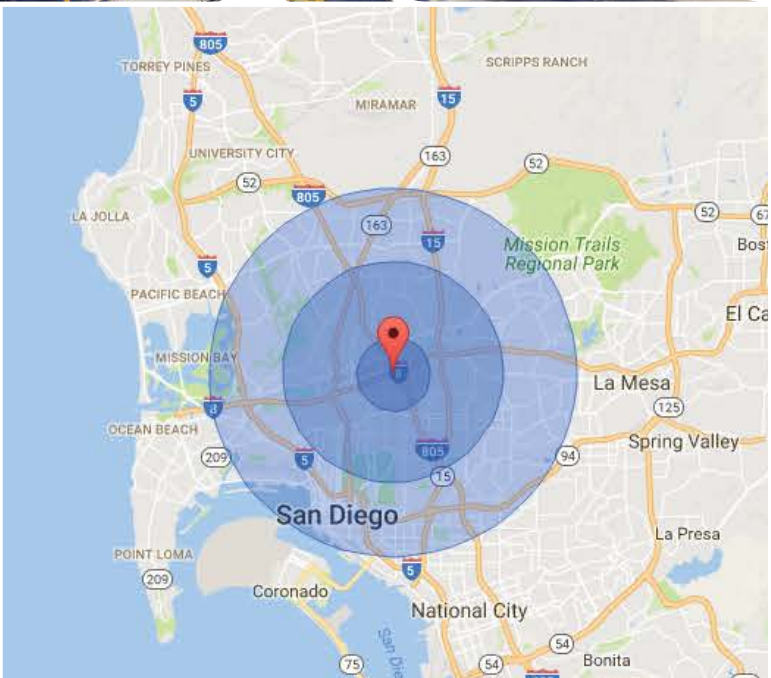
2820 CAMINO DEL RIO SOUTH

Total Building SF: 47,000 SF
Year Built: 1982, renovated in 1998
Parking: 150 free surface spaces
3.7 / 1,000

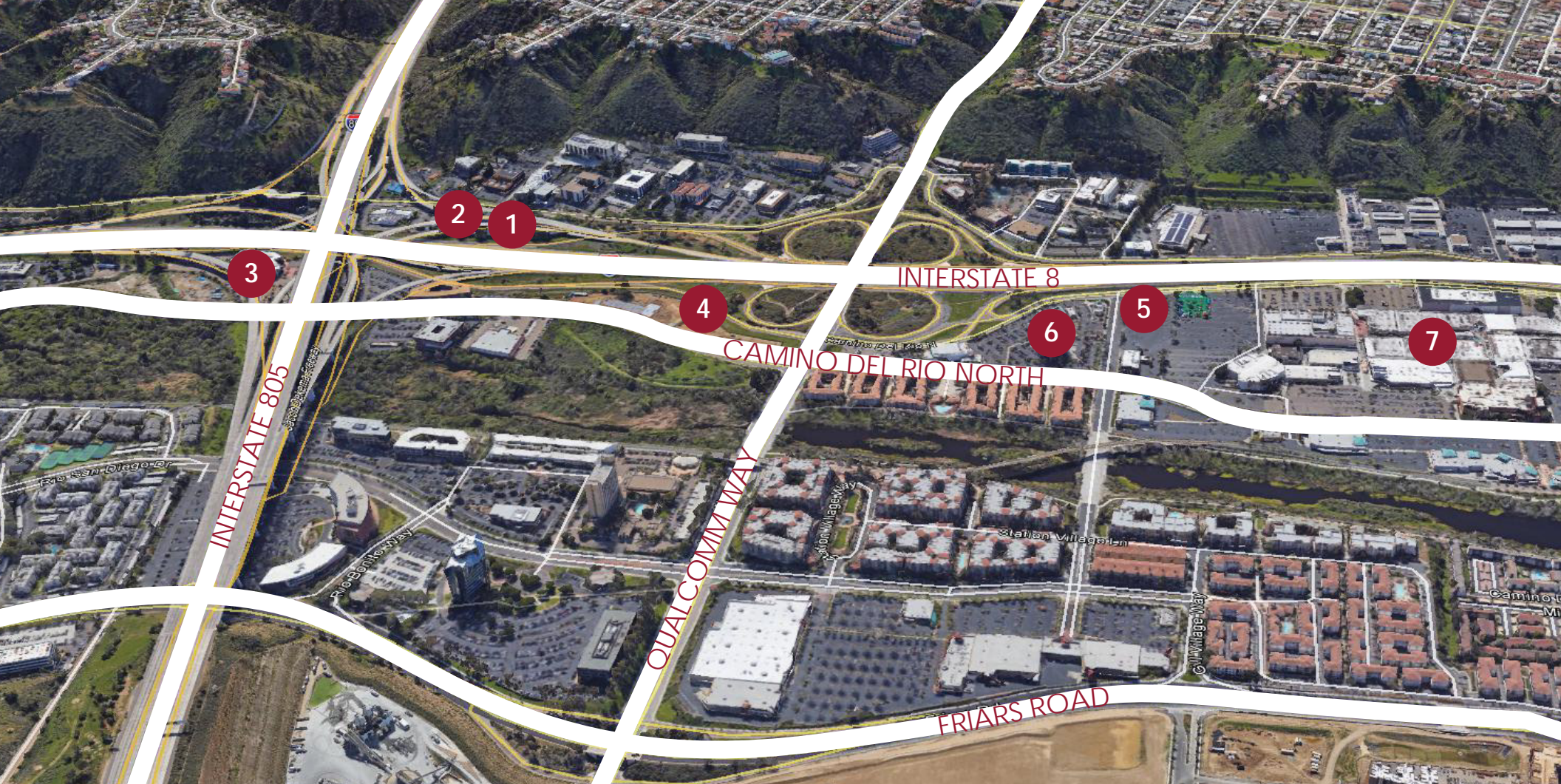




DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2021 Total Population	26,984	249,963	559,370
2026 Population	27,267	253,867	567,664
Average Age	36.60	36.10	36.00
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2021 Total Households	13,917	107,716	226,996
HH Growth 2010-2021	0.4%	0.8%	0.8%
Average HH Income	\$96,358	\$94,746	\$97,072
Average House Value	\$634,803	\$658,337	\$656,094



AREA AMENITIES

- | | | | |
|--------------------------------------|-----------------|------------------------|---------------------|
| 1. Site | 6. Rubio's | 7. Mission Valley Mall | |
| 2. Carries Coffee | Subway | - Macy's | - Target |
| Judy's Kitchen | Taco Bell | - Nordstrom | - AMC Theater |
| Ageless Kitchen | Pick Up Stix | - Tender Greens | - Bed Bath & Beyond |
| Bully's East Prime Bistro Sports Bar | In-N-Out Burger | - Tilted Kilt | - LensCrafters |
| 3. Dave & Buster's | El Pollo Loco | - Outback Steakhouse | - Yogurt Rave |
| 4. Starbuck's | | - 24 Hour Fitness | |
| 5. Broken Yolk Cafe | | - U.S. Postal Service | |

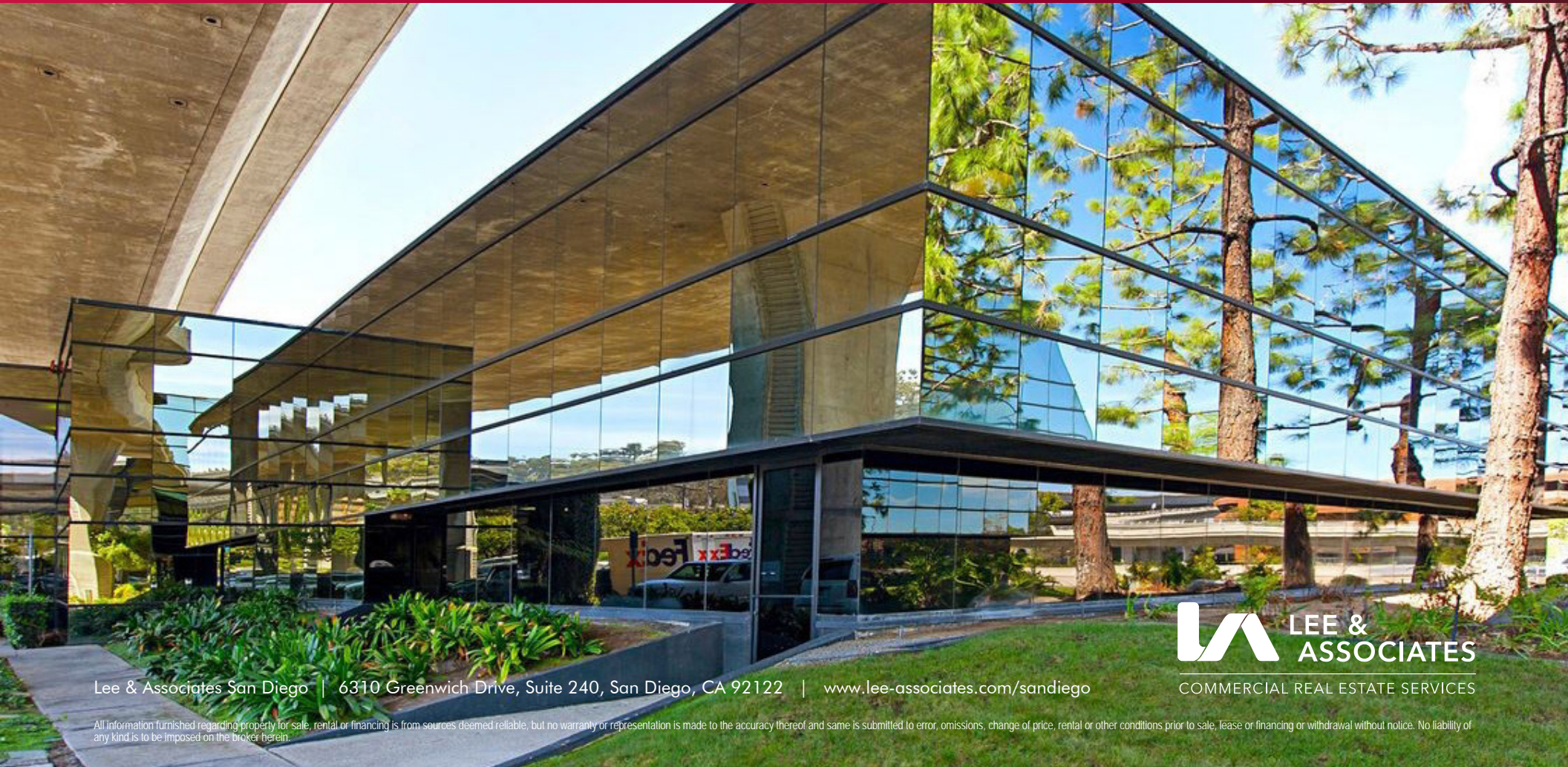
OFFICE SPACE FOR LEASE

2810-2820 CAMINO DEL RIO SOUTH | SAN DIEGO, CA 92108

For more information or to tour the property, please contact:

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