

35 NORTH

3530, 3550, 3570 CAMINO DEL RIO NORTH
SAN DIEGO

MISSION VALLEY OFFICE.

REDEFINED.



CUSHMAN &
WAKEFIELD

PROJECT OVERVIEW

35North is a three building, 4.2 acre office campus located in San Diego's most central office submarket. 35North offers prime visibility and access to several major freeways while providing a relaxing campus environment along the scenic San Diego River.

The project has recently completed dramatic renovations modernizing the interior and exterior common areas, which include a large central courtyard for gathering and collaborating.

Riverstreet Partners are pleased to present Mission Valley's 35North.

**SPACE AVAILABILITIES RANGE FROM
909 - 11,313 RENTABLE SQUARE FEET**



For leasing information, please contact:

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CONNOR WIECK

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RECENT RENOVATIONS

CAMPUS COURTYARD

Revitalization of the central campus courtyard, including abundant, new shaded seating areas, fountain modernization and improved wayfinding.

BUILDING EXTERIORS

Painting and entrance enhancement of all three building exteriors, complete with branding and new signage.

LOBBY INTERIORS

Modernization and improved finishes, lighting and furnishings in all three building lobbies, as well as restroom enhancements.



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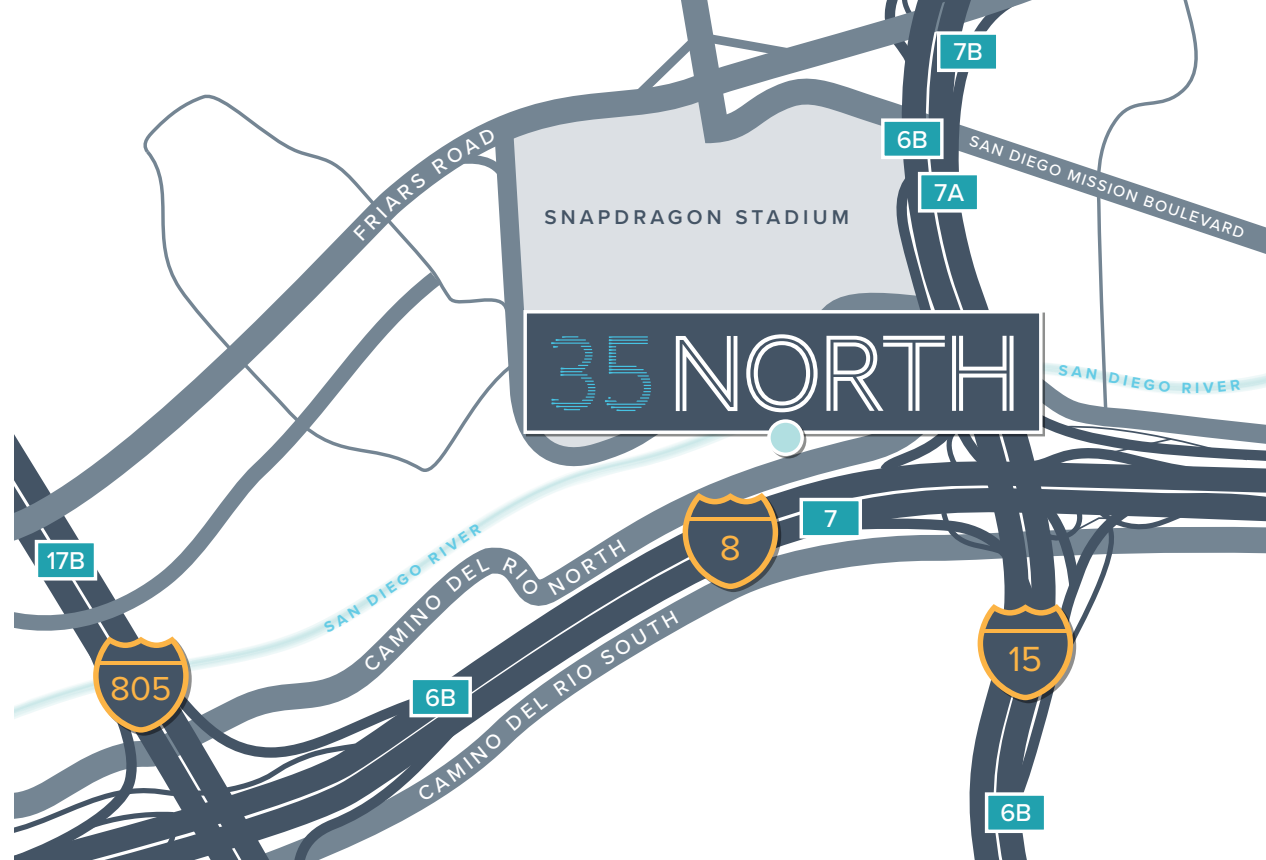
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PREFERRED LOCATION

Mission Valley is evolving into one of San Diego's premier live/work/play communities. Over 4,000 residential units are under construction and several thousand more are slated for future development. Mission Valley's community plan is currently being updated, which will allow for the further evolution of a live/work/play environment where residents and employees will have the ability to bike, ride or walk seamlessly from their home to their office and to the many retail and entertainment amenities throughout the valley.

HIGHLIGHTS

- Easy access to the 8 freeway, interstate 15, the 805, and highway 163
- Highly visible corporate presence, with over 200,000 AADT from the 8 freeway
- Bus Station - 1 minute walk
- Mission San Diego Trolley Station - 10 minute walk
- Strong surrounding amenity base of restaurants and shopping
- Central location



DRIVE TIMES

SNAPDRAGON STADIUM

1.5 miles

BALBOA PARK

6.1 miles

DOWNTOWN SAN DIEGO

7.3 miles

SAN DIEGO INTERNATIONAL AIRPORT

9.3 miles



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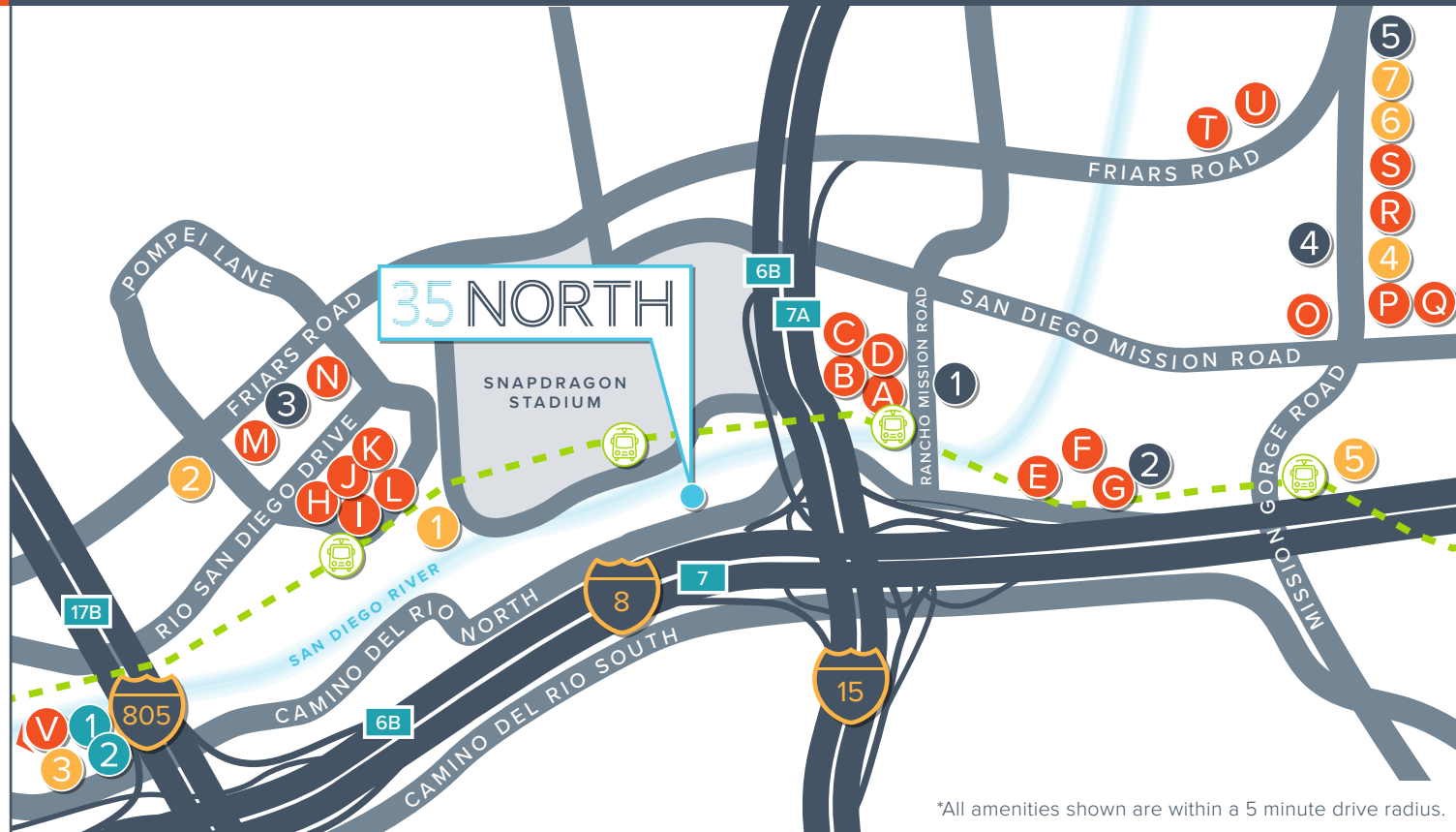
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RESTAURANTS

- A** Burritos Santana
- B** Chicago Bros Pizzeria
- C** Wagyu Shawarma Grill
- D** McGregor's Grill & Ale House
- E** San Diego Blenders
- F** Starbucks
- G** Osaka Japanese & Sushi
- H** Oggi's Pizza & Brewing Company
- I** Starbucks
- J** Luna Grill
- K** Pho Ca Dao Vietnamese Kitchen
- L** Subway, Dragon Chinese Cuisine, Cold Stone Creamery, IHOP
- M** Islands
- N** Sushi Kuchi
- O** Sombrero Mexican Food
- P** A Brooklyn Pizzeria
- Q** Kawaii Sushi
- R** The Purple Mint Vegetarian Bistro
- S** Souplantation
- T** Filippi's Pizza Grotto
- U** San Diego Brewing Company, Rubio's, Jamba Juice, Starbucks
- V** Shake Shack, Gordon Biersch, King's Fish House

SURROUNDING AMENITIES*



*All amenities shown are within a 5 minute drive radius.

GAS + GROCERY

- 1** 7-Eleven
- 2** Mobil
- 3** Costco Gas/ Costco Wholesale
- 4** Chevron
- 5** Vons

BANKS + SERVICES

- 1** San Diego Public Library
- 2** SDCCU Mission Valley Branch, USAA Financial Center, Comerica Bank
- 3** Bank of America
- 4** Chase
- 5** US Post Office
- 6** California Bank of Trust
- 7** Bank of America

LODGING

- 1** San Diego Marriott Mission Valley
- 2** Spring Hill Suites Mission Valley

PUBLIC TRANSPORTATION



MTS Trolley Stations / Green Line

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PROJECT SPECS

PROJECT ADDRESS	3530, 3550, & 3570 Camino del Rio North San Diego, CA
OWNERSHIP	Riverstreet Partners
YEAR BUILT / YEAR RENOVATED	1981 / 2017
RENTABLE BUILDING AREA	3530: 31,873 SF 3550: 31,421 SF 3570: 31,407 SF
SITE (ACREAGE)	4.27
STORIES	Three (3) stories per building
ELEVATORS	Each building is served with one Otis hydraulic passenger elevator (3,000 lbs.).
ELECTRICAL	Each building is provided with 800-amp electrical service, which is supplied by a 600 volt, three pull system.
HVAC	3530: 70 ton Trane Chiller 3550: 70 ton McQuay Chiller 3570: 70 ton Trane Chiller
FIBER	Redundant fiber by two vendors (Qwest/Time Warner)
INTERNET CAPABILITY	High speed cable and fiber optics service
SECURITY	The entire campus has a Kantec key card system for after-hours secured access.
PUBLIC TRANSPORTATION	Bus Station - 1 minute walk // Mission San Diego Trolley Station - 10 minute walk
ON-SITE AMENITIES	- Urban, Campus Courtyard - Racquetball Court - Showers & Lockers - Outdoor Seating Areas

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SPACE AVAILABILITIES

3550

SUITE 105	932 RSF	9/1/2025
SUITE 204	2,341 RSF	Vacant
SUITE 212	909 RSF	Vacant
SUITE 300	1,387 RSF	Vacant

3570

SUITE 102*	1,508 RSF	Vacant
SUITE 103*	999 RSF	Vacant
SUITE 300	2,171 -11,313 RSF	Vacant

*Suites 102 & 103 available contiguous for 2,507 RSF



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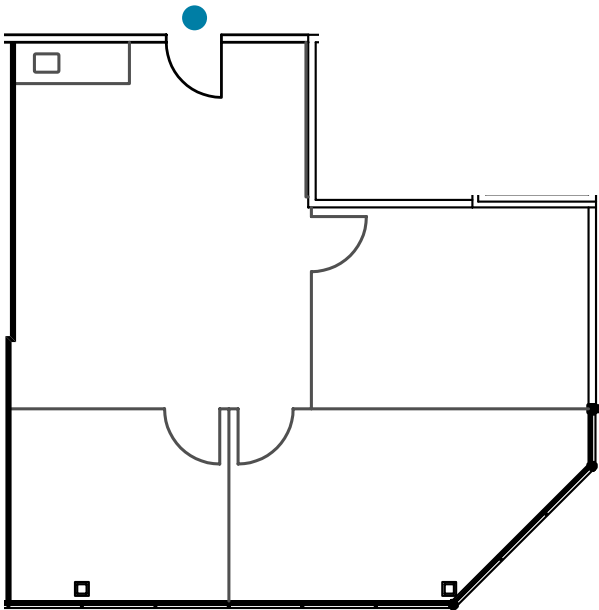
CAMINO DEL RIO NORTH
SAN DIEGO

Suite 105

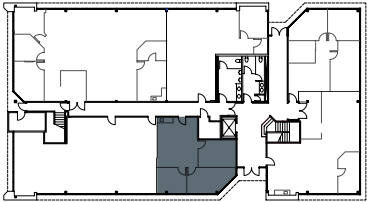
932 RSF

9/1/2025

PRIMARY
ENTRANCE



KEY PLAN



NOTE: DRAWING NOT TO SCALE.

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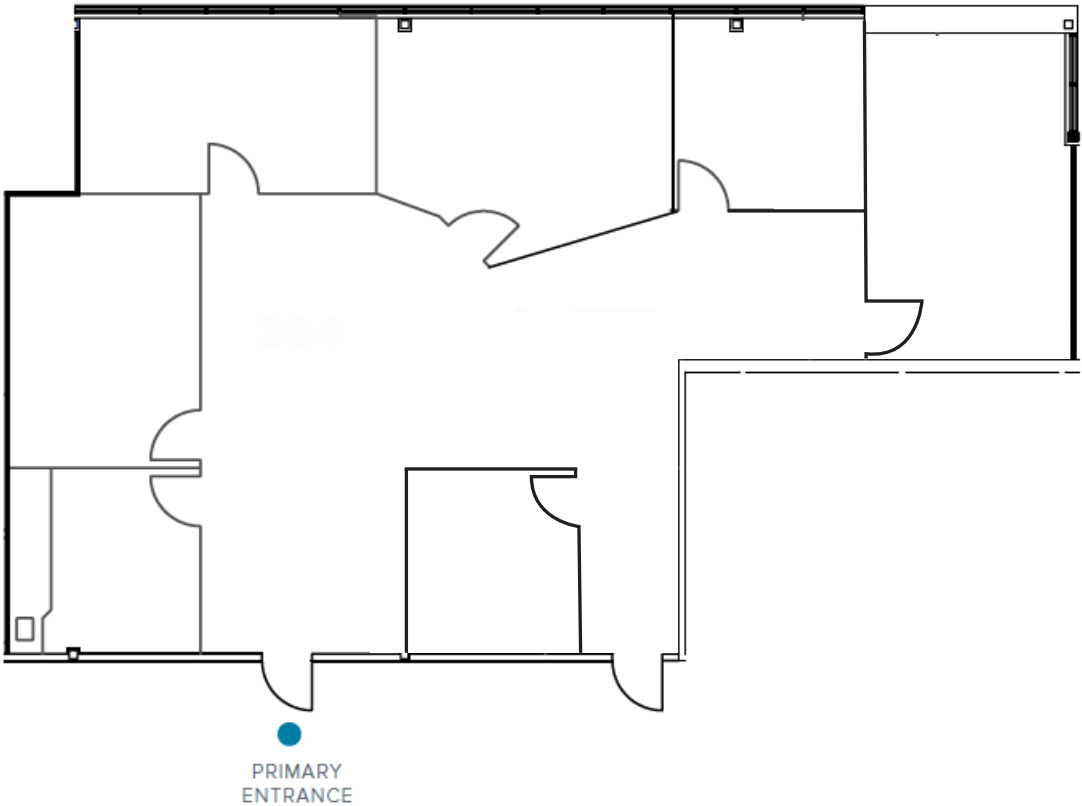


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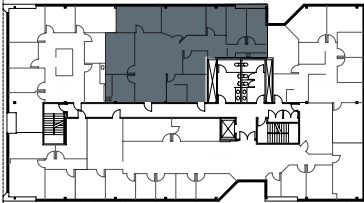


CAMINO DEL RIO NORTH
SAN DIEGO

Suite 204
2,341 RSF
Vacant



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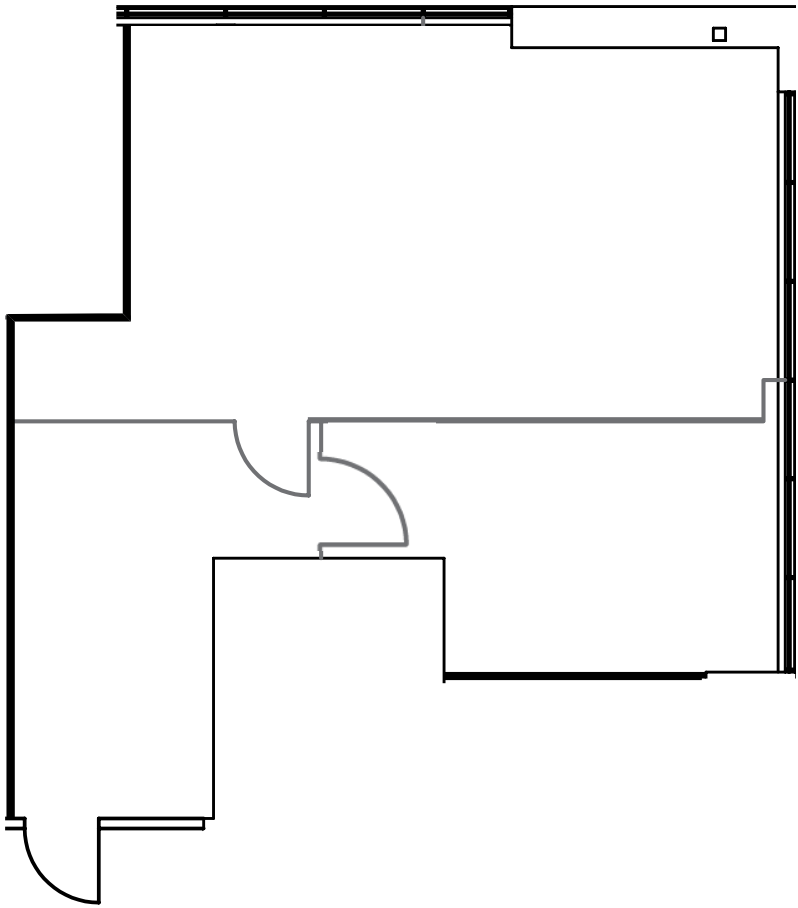


CAMINO DEL RIO NORTH
SAN DIEGO

Suite 212

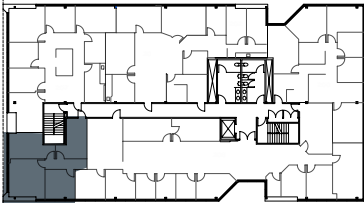
909 RSF

Vacant



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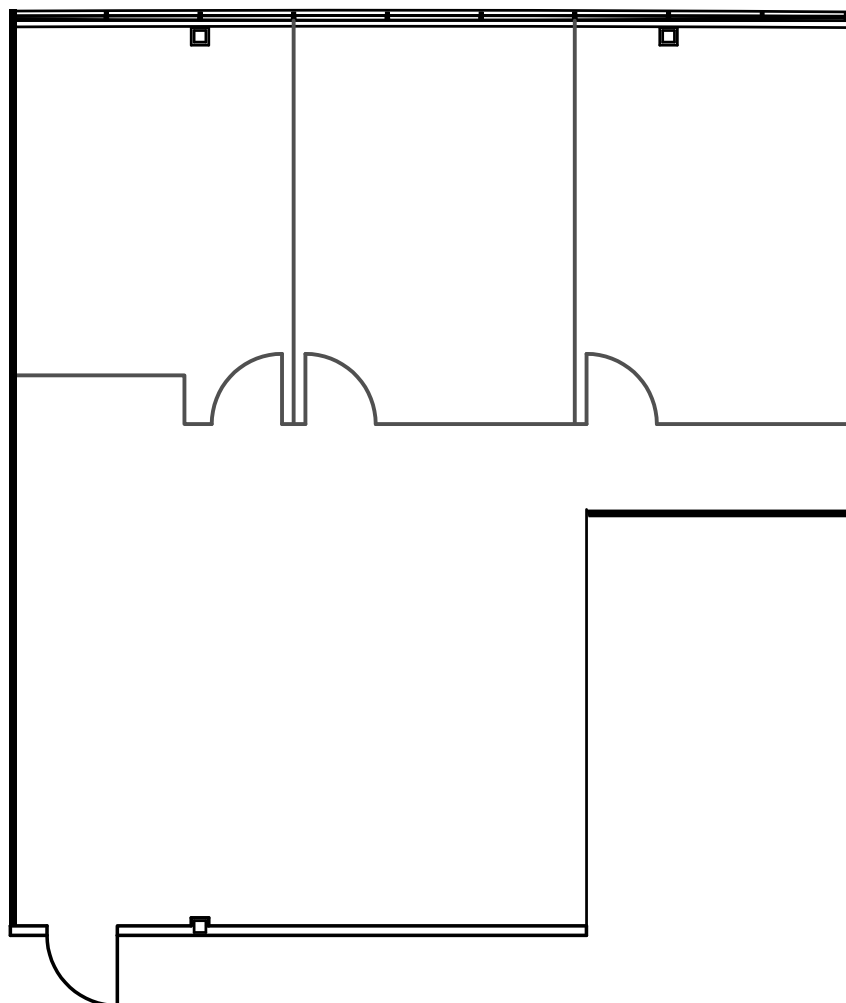


CAMINO DEL RIO NORTH
SAN DIEGO

Suite 300

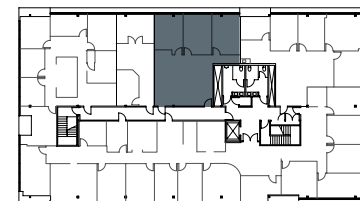
1,387 RSF

Vacant



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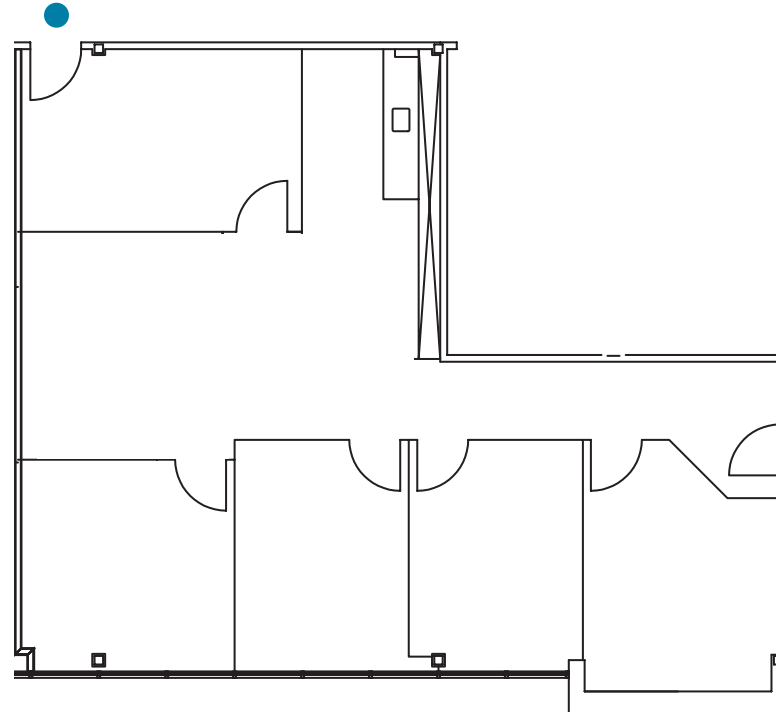
CAMINO DEL RIO NORTH
SAN DIEGO

Suite 102

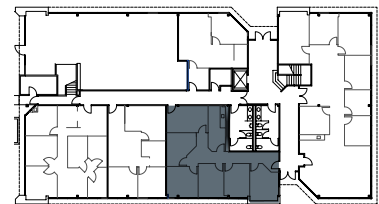
1,508 RSF

Available contiguous with suite 103 for 2,507 RSF

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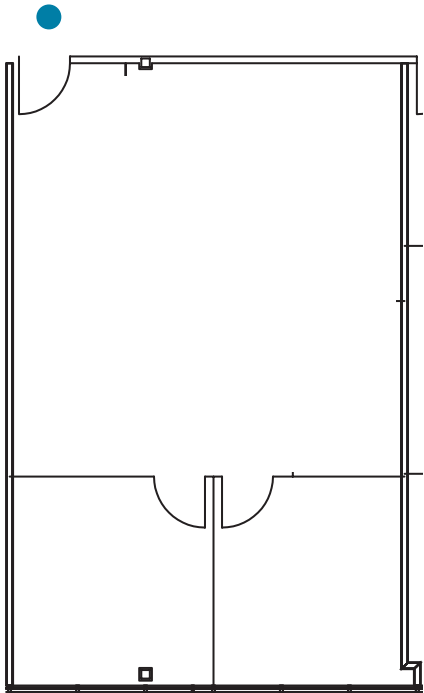
CAMINO DEL RIO NORTH
SAN DIEGO

Suite 103

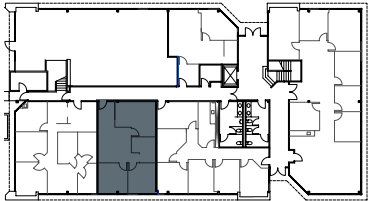
999 RSF

Available contiguous with suite 102 for 2,507 RSF

PRIMARY
ENTRANCE



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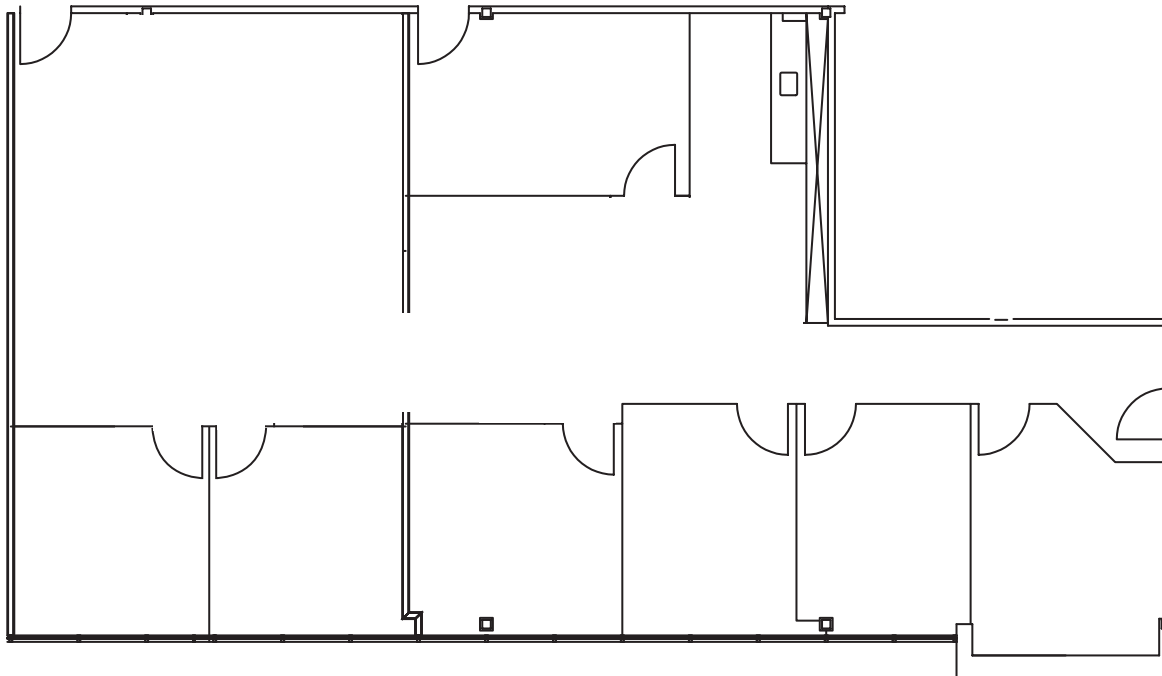
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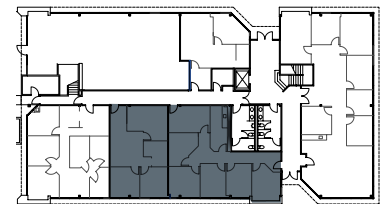
CAMINO DEL RIO NORTH
SAN DIEGO

Suite 102/203

2,507 RSF



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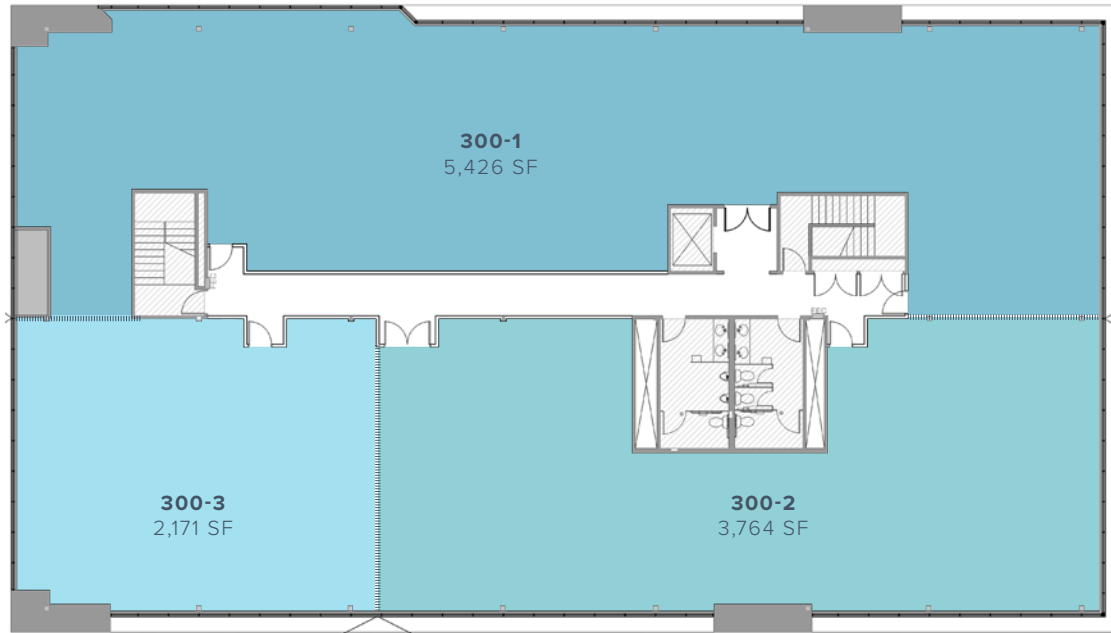
CAMINO DEL RIO NORTH
SAN DIEGO

Suite 300

2,171 - 11,364 RSF

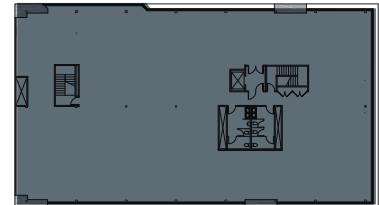
Vacant

Building Top Signage Available!



Currently in White-Box Condition

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