

# 35 NORTH

3530, 3550, 3570 CAMINO DEL RIO NORTH  
SAN DIEGO

MISSION VALLEY OFFICE.

REDEFINED.



CUSHMAN &  
WAKEFIELD

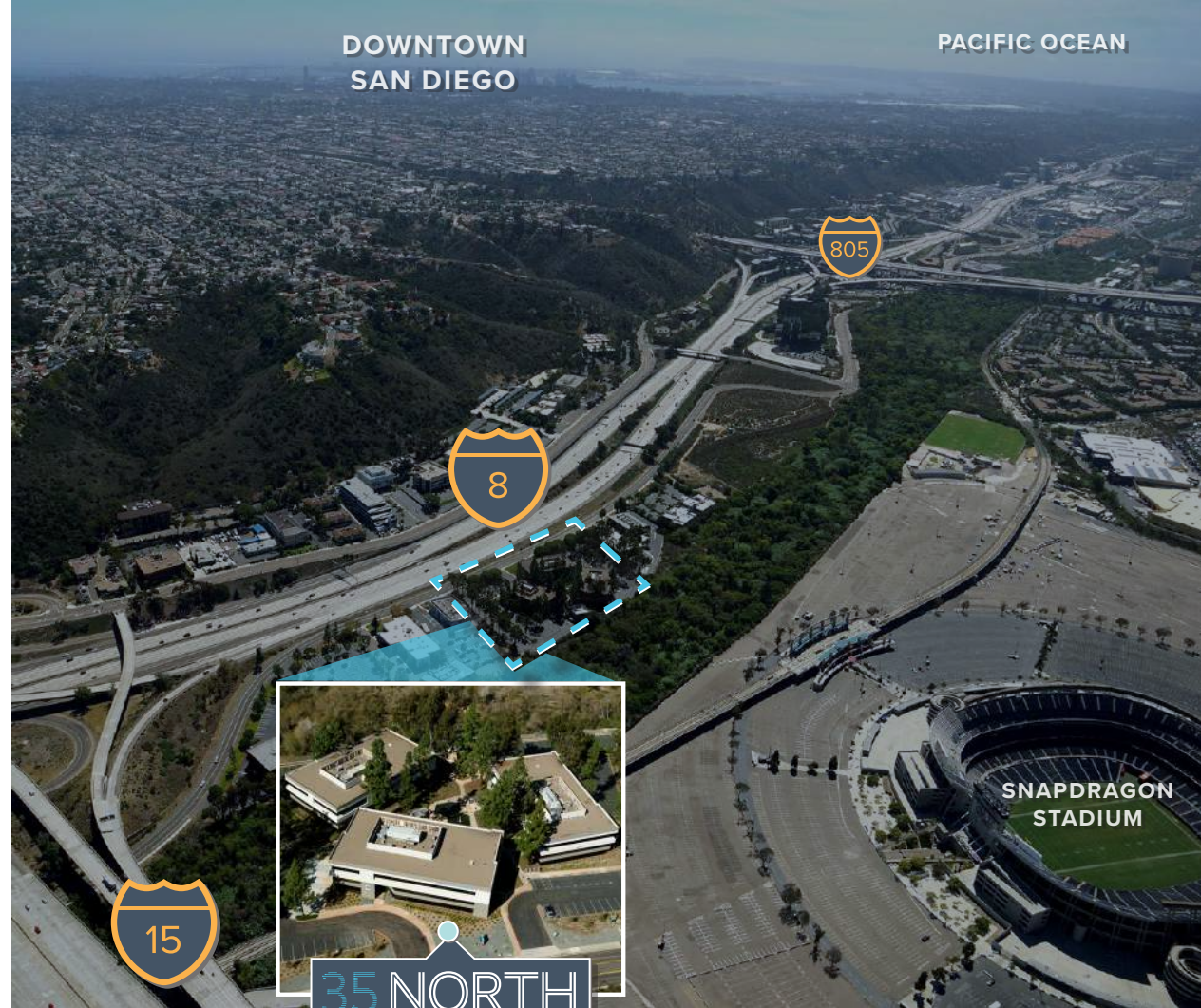
## PROJECT OVERVIEW

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  
949 - 11,449 RENTABLE SQUARE FEET**



For leasing information, please contact:

**DEREK HULSE**

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858.334.4005

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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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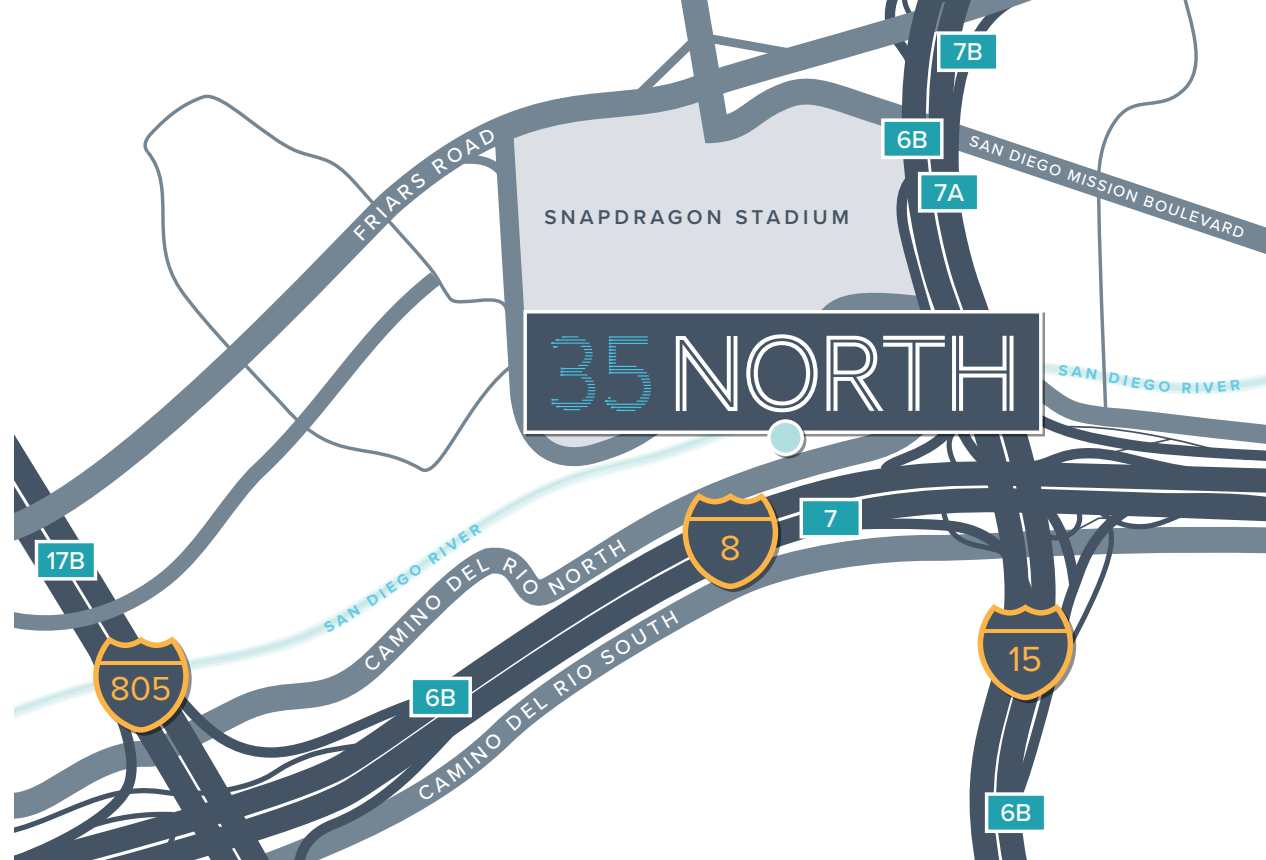
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## PREFERRED LOCATION

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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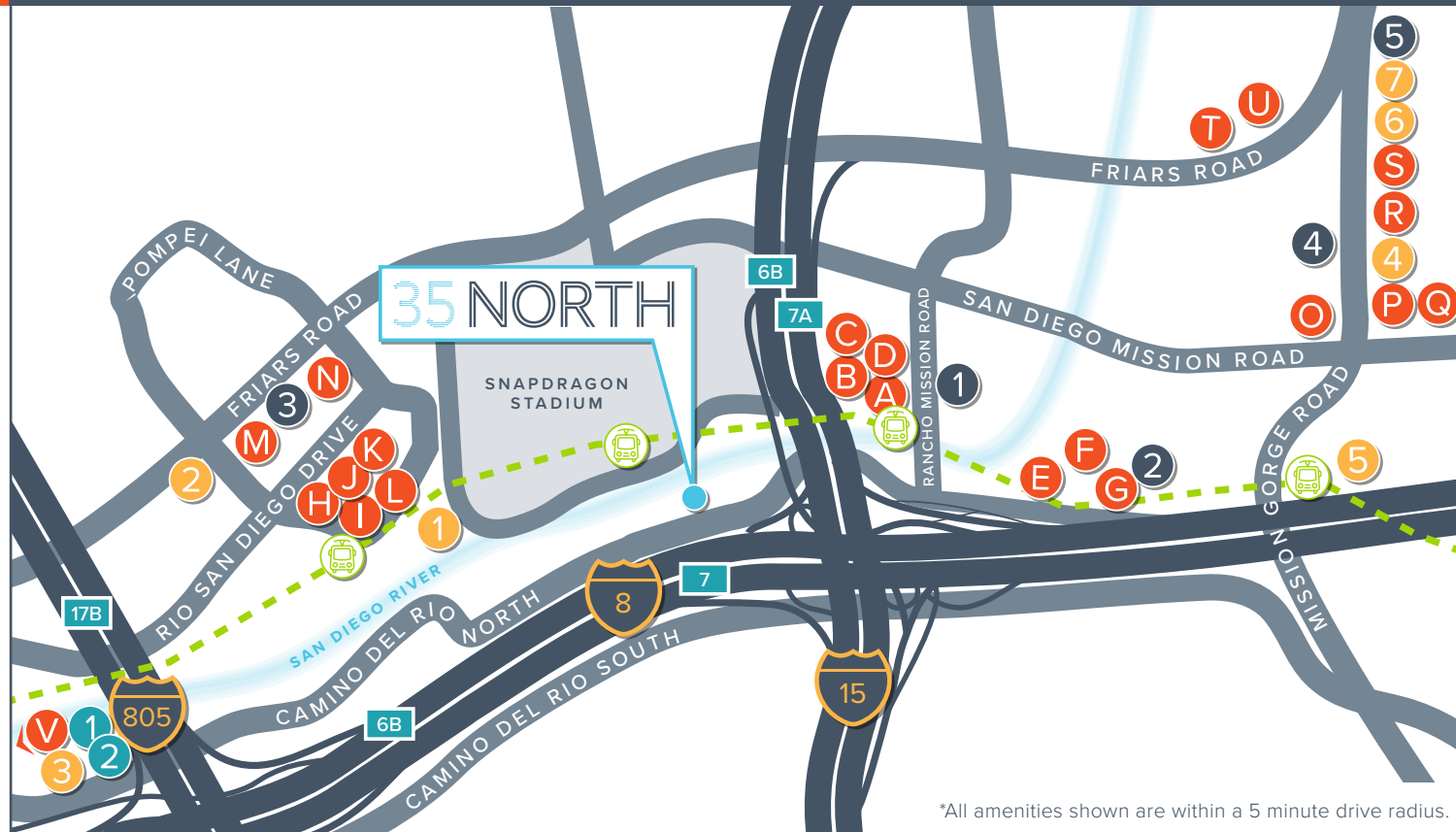
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## RESTAURANTS

- 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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**CUSHMAN & WAKEFIELD**

## PROJECT SPECS

|                                |                                                                                                                                                                       |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT ADDRESS                | 3530, 3550, & 3570 Camino del Rio North   San Diego, CA                                                                                                               |
| OWNERSHIP                      | Riverstreet Partners                                                                                                                                                  |
| YEAR BUILT /<br>YEAR RENOVATED | 1981 / 2017                                                                                                                                                           |
| RENTABLE BUILDING AREA         | <b>3530:</b> 32,478 SF   <b>3550:</b> 32,041 SF   <b>3570:</b> 32,336 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                           | <b>3530:</b> 70 ton Trane Chiller   <b>3550:</b> 70 ton McQuay Chiller   <b>3570:</b> 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              | <ul style="list-style-type: none"><li>- Urban, Campus Courtyard</li><li>- Racquetball Court</li><li>- Showers &amp; Lockers</li><li>- Outdoor Seating Areas</li></ul> |

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## SPACE AVAILABILITIES

### 3530

**SUITE 101** 2,821 RSF Vacant

### 3550

**SUITE 105** 949 RSF Vacant

**SUITE 204** 2,383 RSF Vacant

**SUITE 300** 1,412 RSF Vacant

**SUITE 310** 1,634 RSF Jan - 2027

### 3570

**SUITE 300** 11,449 RSF Divisible Vacant



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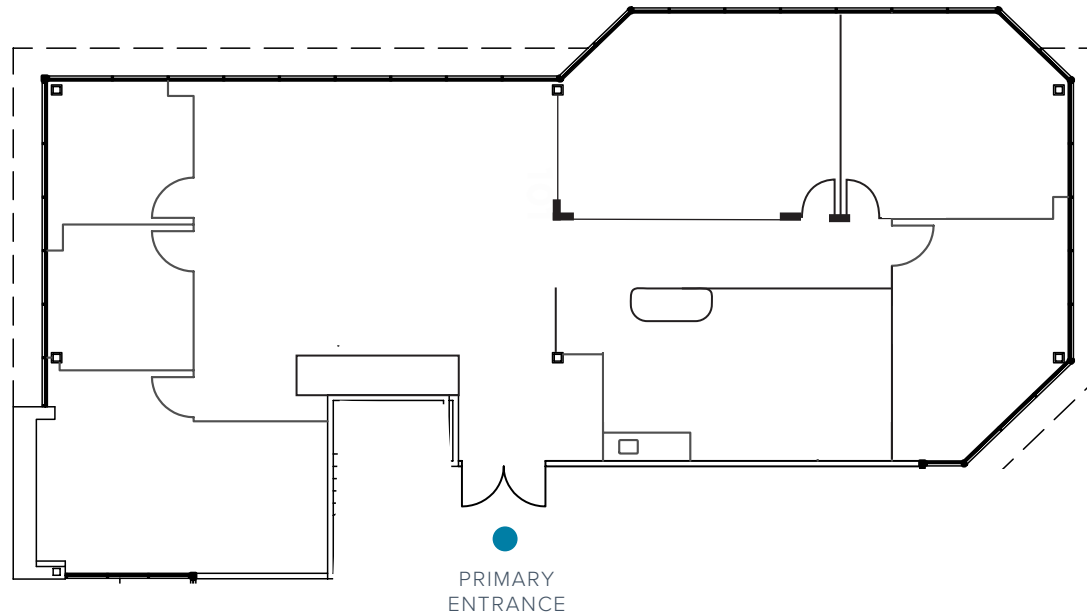


CAMINO DEL RIO NORTH  
SAN DIEGO

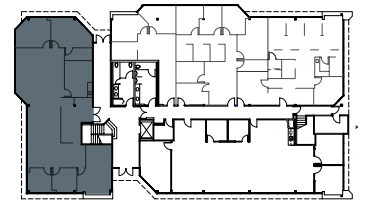
## Suite 101

2,821 RSF

Vacant



KEY PLAN



NOTE: DRAWING NOT TO SCALE.

# 35 NORTH

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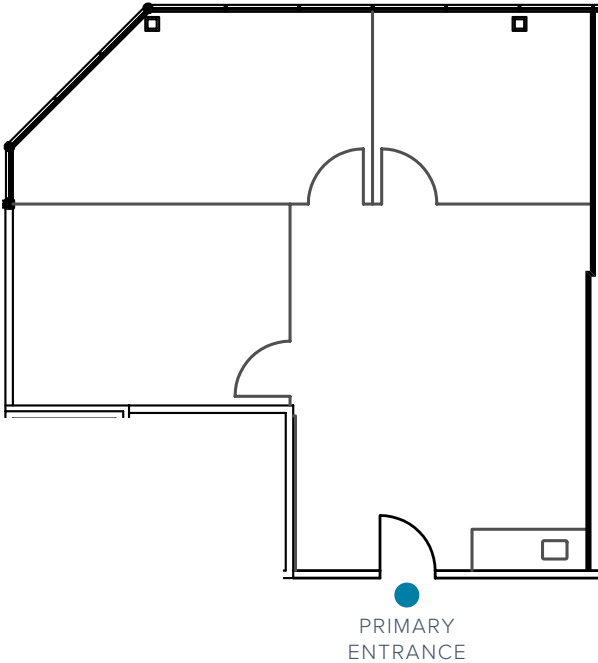


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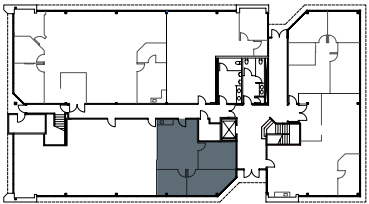
# Suite 105

949 RSF

Vacant



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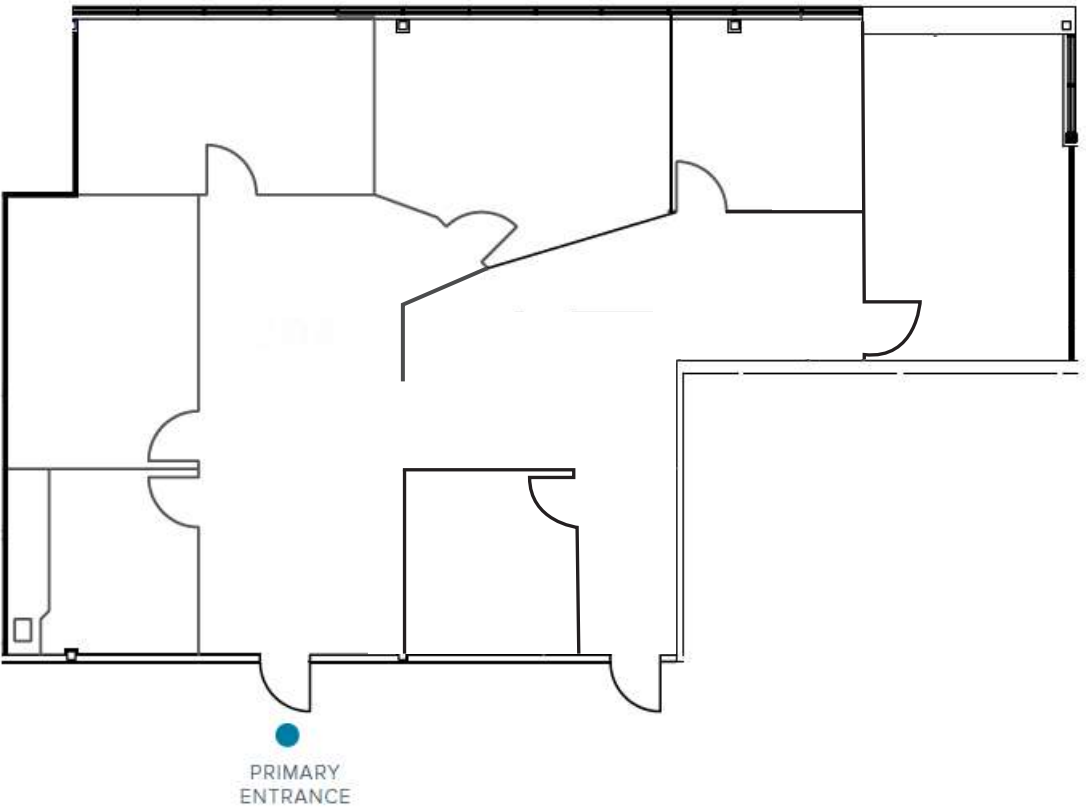


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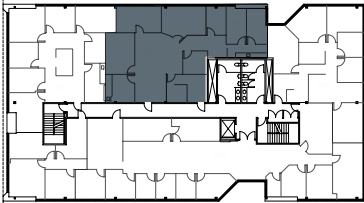


CAMINO DEL RIO NORTH  
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Suite 204  
2,383 RSF  
Vacant



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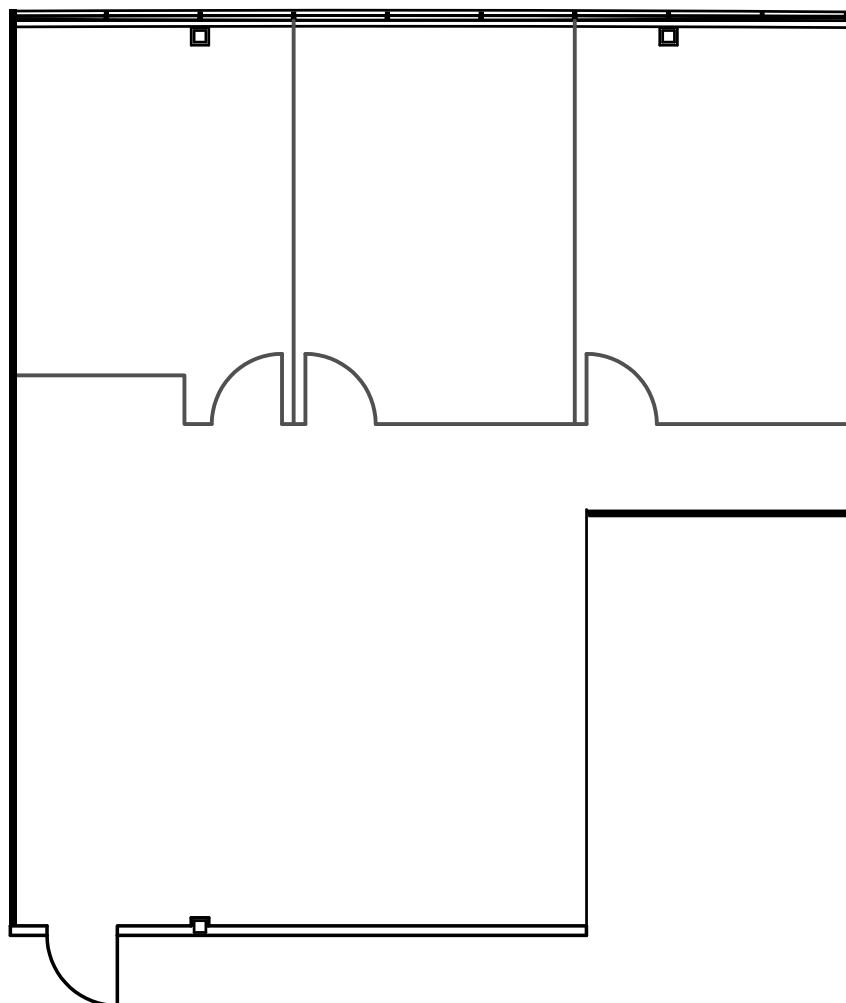


CAMINO DEL RIO NORTH  
SAN DIEGO

## Suite 300

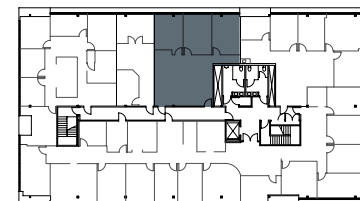
1,412 RSF

Vacant



●  
PRIMARY  
ENTRANCE

KEY PLAN



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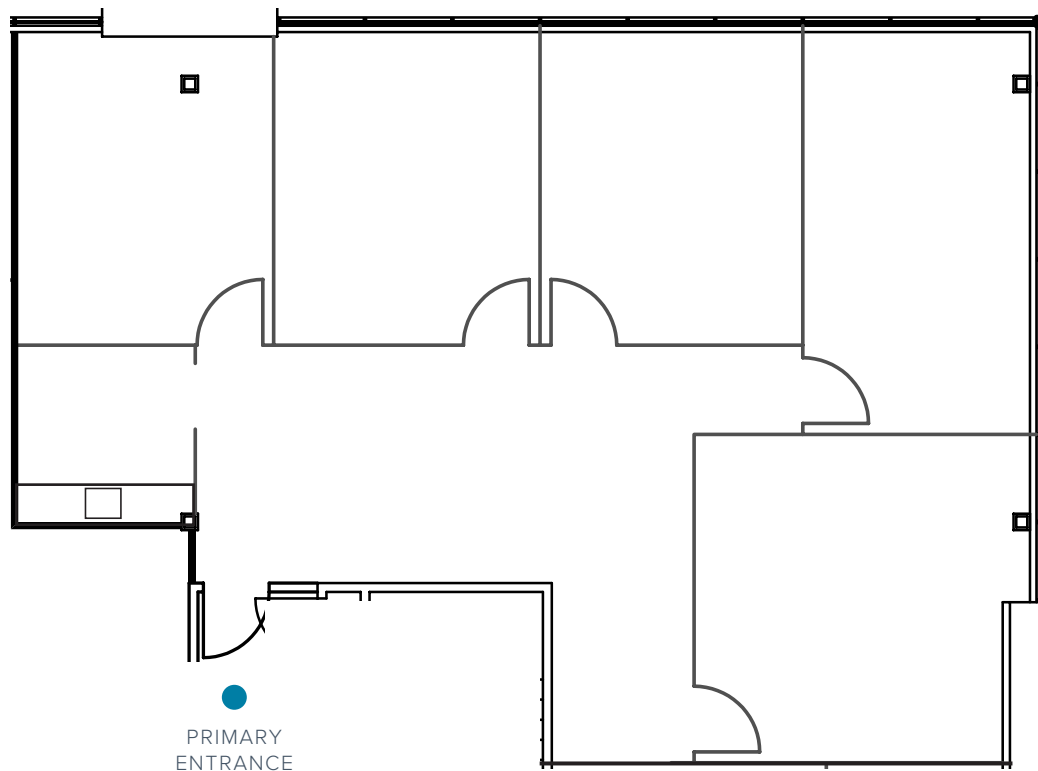


CAMINO DEL RIO NORTH  
SAN DIEGO

## Suite 310

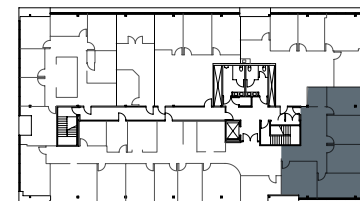
1,634 RSF

Avail. January 2027



PRIMARY  
ENTRANCE

KEY PLAN



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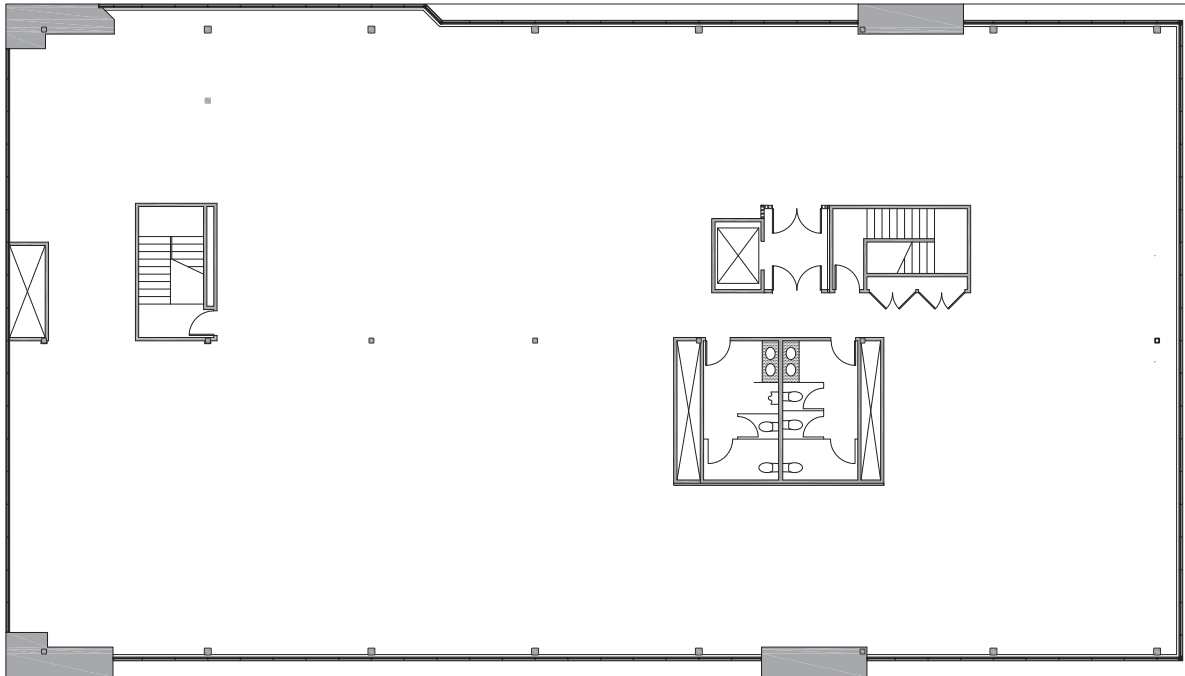
CAMINO DEL RIO NORTH  
SAN DIEGO

## Suite 300

11,449 RSF [Divisible]

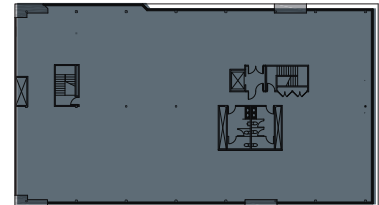
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Building Top Signage Available!



*Currently in Shell Condition*

KEY PLAN



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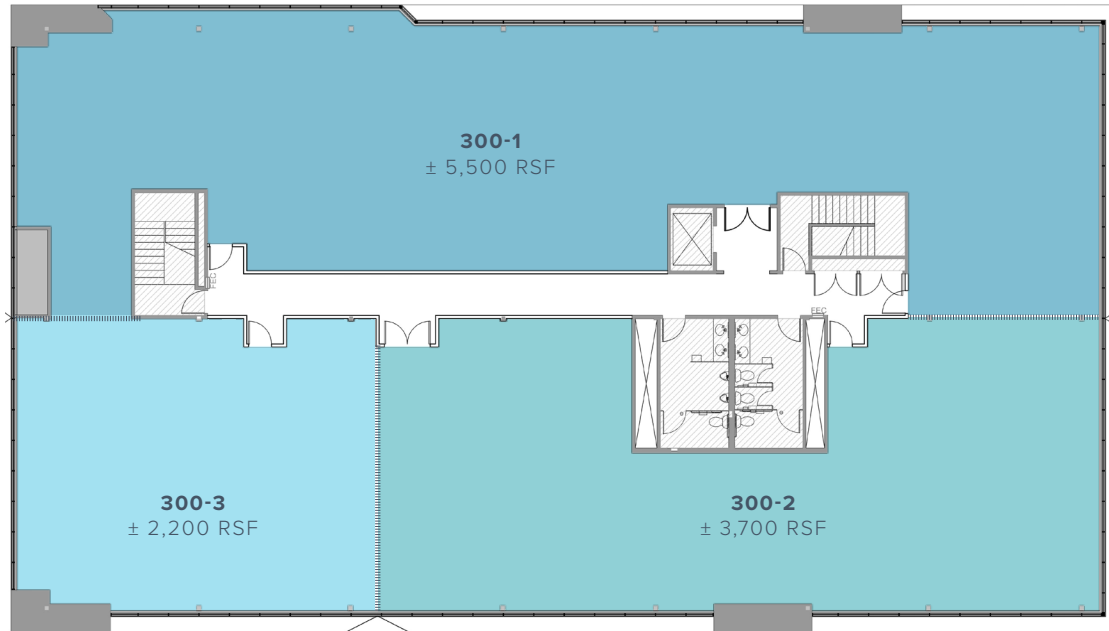
## Suite 300

11,449 RSF [Divisible]

Vacant

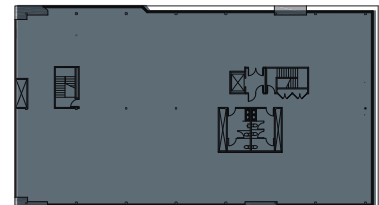
### *Hypothetical Demising Plan*

RSF measurements below are approximate



*Currently in Shell Condition*

KEY PLAN



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