35 NORTH

3530, 3550, 3570 CAMINO DEL RIO NORTH
SAN DIEGO

MISSION VALLEY OFFICE.

REDEFINED.



CUSHMAN & WAKEFIELD

PROJECT OVERVIEW

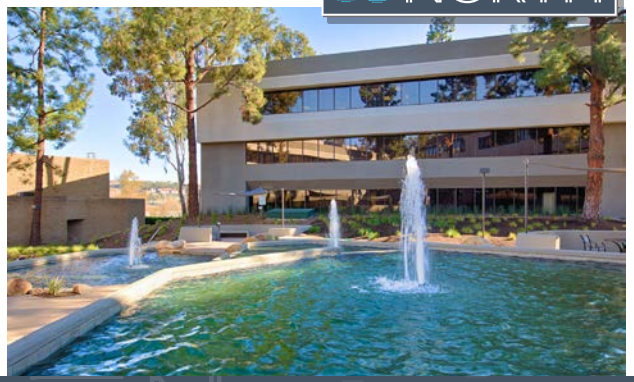
35North is a three building, 4.2 acre office campus located in San Diego's most central office submarket. 35North offers prime visibility and access to several major freeways while providing a relaxing campus environment along the scenic San Diego River.

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:

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derek.hulse@cushwake.com
858.334.4005
CA Lic. #0174018

CONNOR WIECK
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CA Lic. #02007940

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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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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 evolvement 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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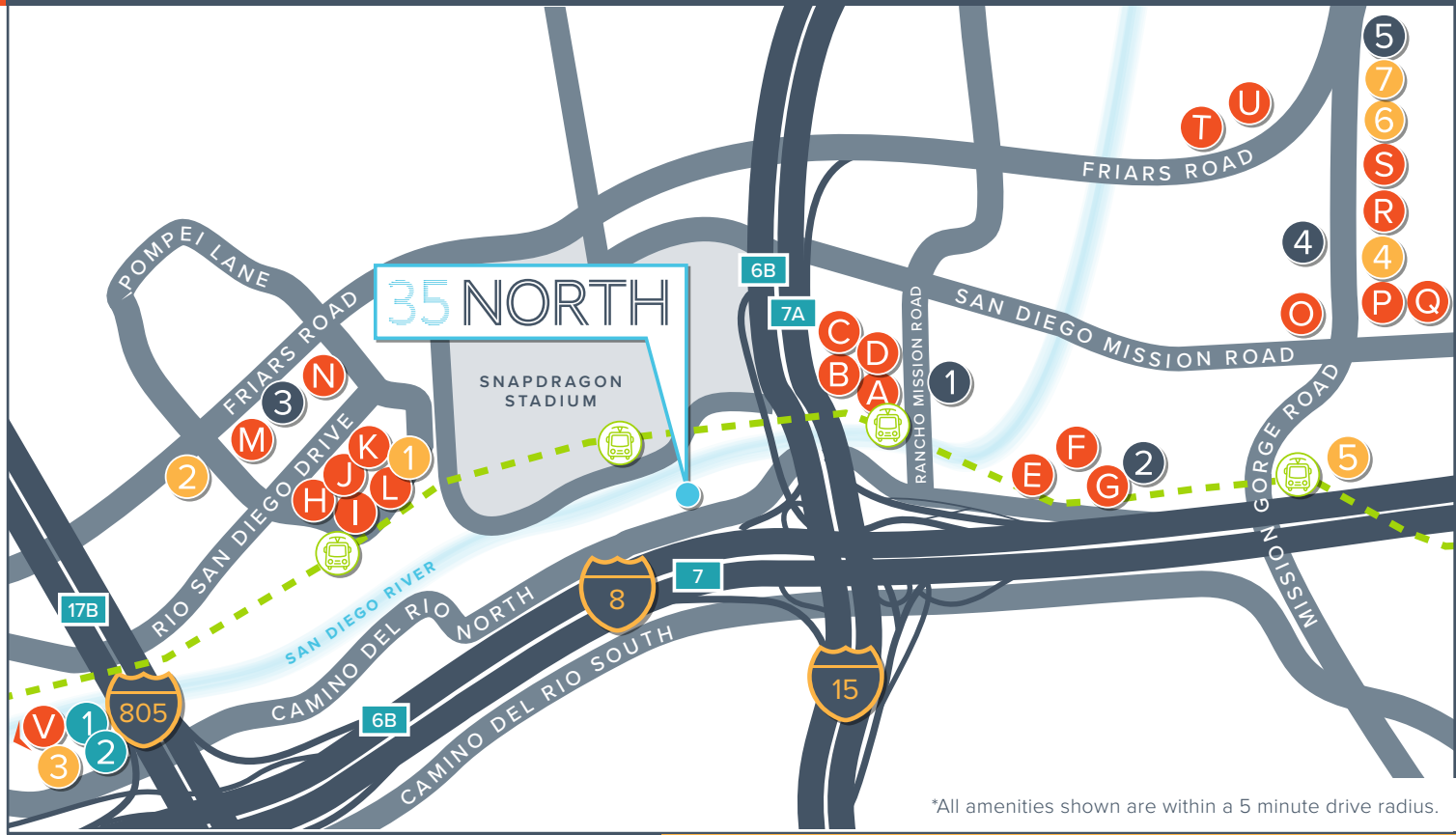
RESTAURANTS

- A Burritos Santana
- B Chicago Bros Pizzeria
- C Wagyu Shawarma Grill
- D McGregor's Bar & Grill
- E San Diego Blenders
- F Starbucks
- G Osaka Japanese & Sushi
- H Oggi's Pizza & Brewing Company
- I Starbucks
- J Luna Grill
- K Ike's Love & Sandwiches
- L Dragon Chinese Cuisine, Cold Stone Creamery, IHOP, Robert's Jalepenos
- M Pho Ca Doa, Islands
- N Sushi Kuchi, McDonalds
- O Sombrero Mexican Food
- P Pho Xpress
- Q Wendy's
- R The Duke Cocktails & Grub
- S Jersey Mike's
- T Filippi's Pizza Grotto, In-N-Out Burger
- U San Diego Brewing Company, A Brooklyn Pizzeria, Rubio's, Einstein Bros.
- V Starbucks, Dave's Hot Chicken, In-N-Out Burger, Taco Bell, El Pollo Loco

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, Wells Fargo ATM, FedEx Ship Center
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 I San Diego, CA
OWNERSHIP	Riverstreet Partners
YEAR BUILT / YEAR RENOVATED	1981 / 2017
RENTABLE BUILDING AREA	**3530**: 32,478 SF I **3550**: 32,041 SF I **3570**: 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	**3530**: 70 ton Trane Chiller I **3550**: 70 ton McQuay Chiller I **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

3530

SUITE 101	2,821 RSF	Vacant

3550

SUITE 105	949 RSF	Vacant
SUITE 106	2,674 RSF	Aug - 2027
SUITE 204	2,383 RSF	Vacant
SUITE 208*	3,820 RSF	Aug - 2027
SUITE 212*	925 RSF	Aug - 2027
SUITE 300	1,412 RSF	Vacant
SUITE 310	1,634 RSF	Jan - 2027

**Suites 208 & 212 available contiguous for 4,745 RSF*

3570

SUITE 300	11,449 RSF Divisible	Vacant



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CUSHMAN & WAKEFIELD

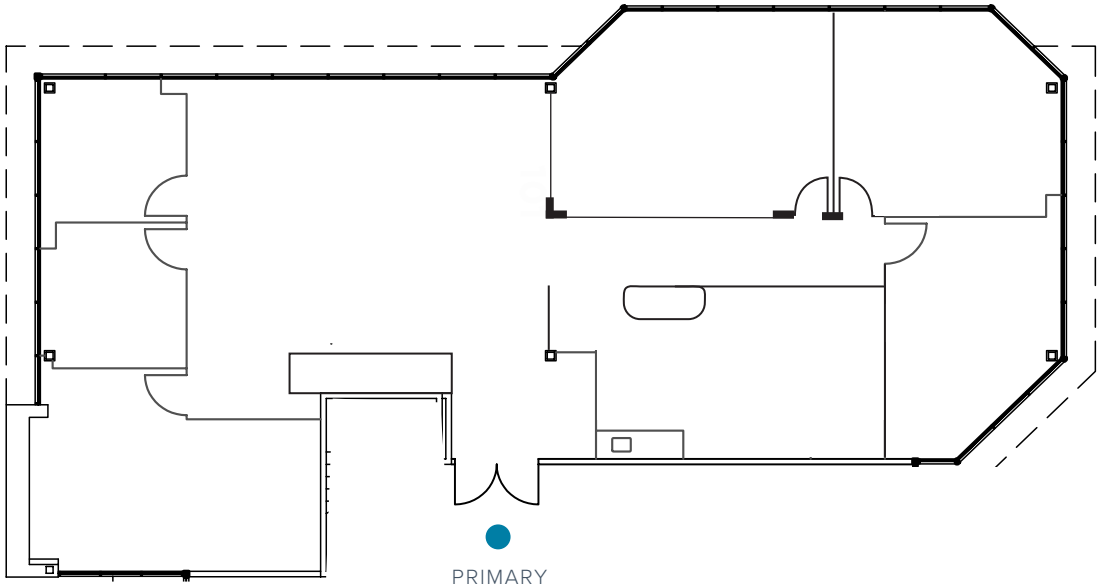
35 30

CAMINO DEL RIO NORTH
SAN DIEGO

Suite 101

2,821 RSF

Vacant



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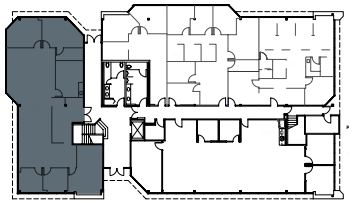

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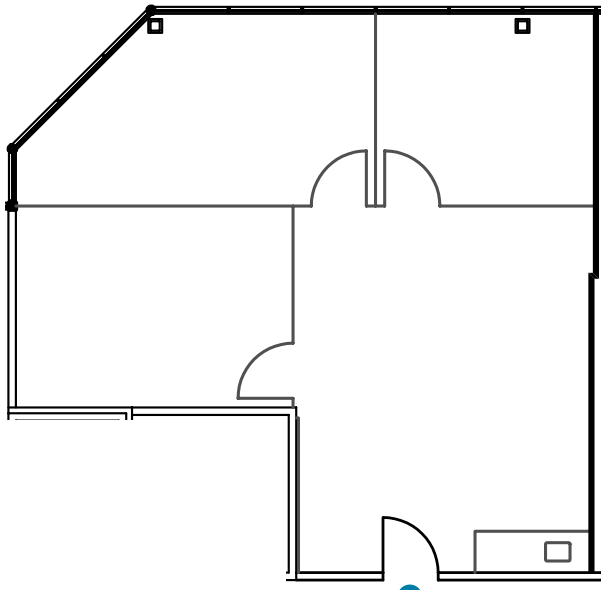
CUSHMAN & WAKEFIELD

Suite 105

949 RSF

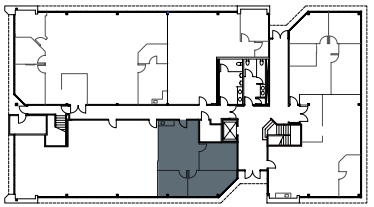
Vacant

CAMINO DEL RIO NORTH
SAN DIEGO



PRIMARY
ENTRANCE

KEY PLAN



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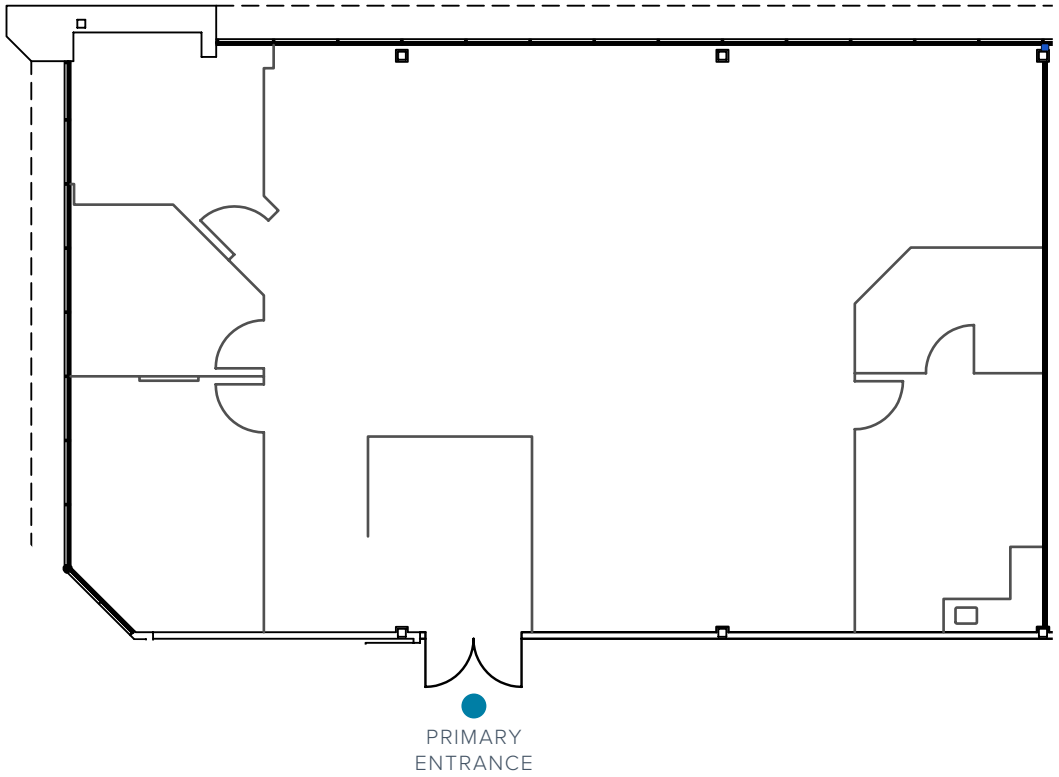
CUSHMAN & WAKEFIELD

Suite 106

2,674 RSF

Avail. August 2027

CAMINO DEL RIO NORTH
SAN DIEGO



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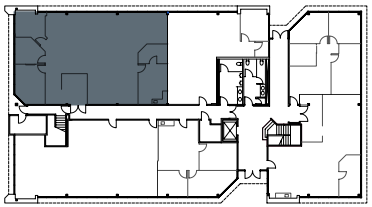

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CUSHMAN & WAKEFIELD

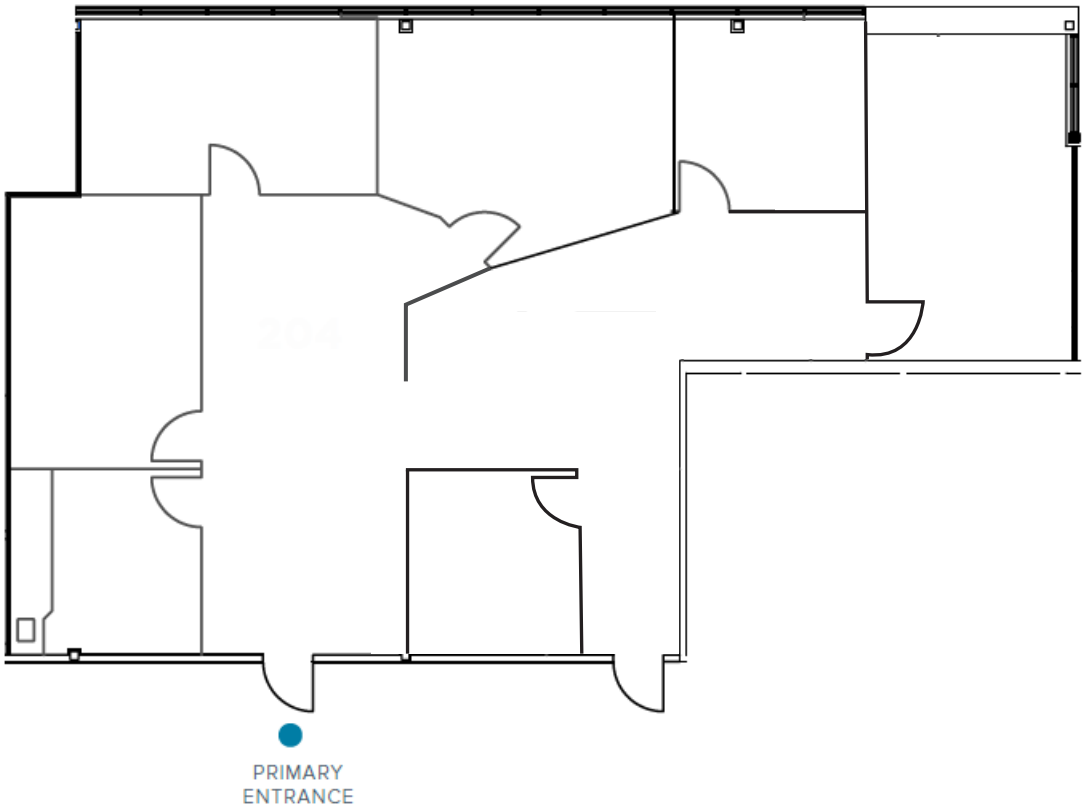
35 50

CAMINO DEL RIO NORTH
SAN DIEGO

Suite 204

2,383 RSF

Vacant



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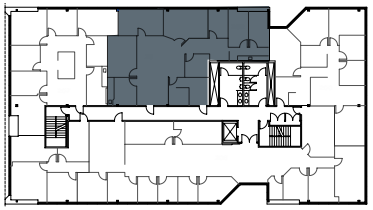

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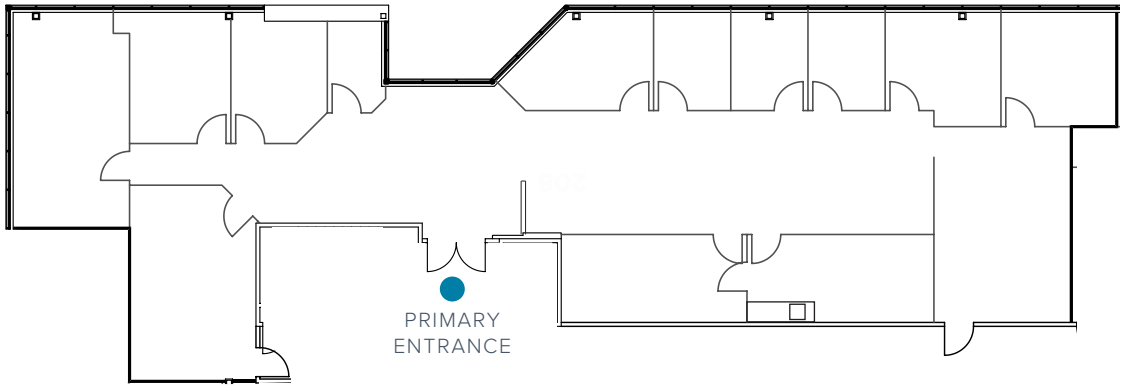
CUSHMAN & WAKEFIELD

CAMINO DEL RIO NORTH
SAN DIEGO

Suite 208

3,820 RSF

Avail. August 2027



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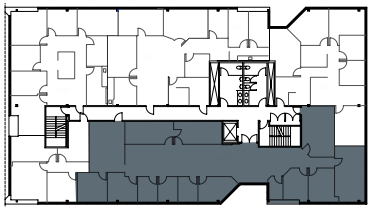

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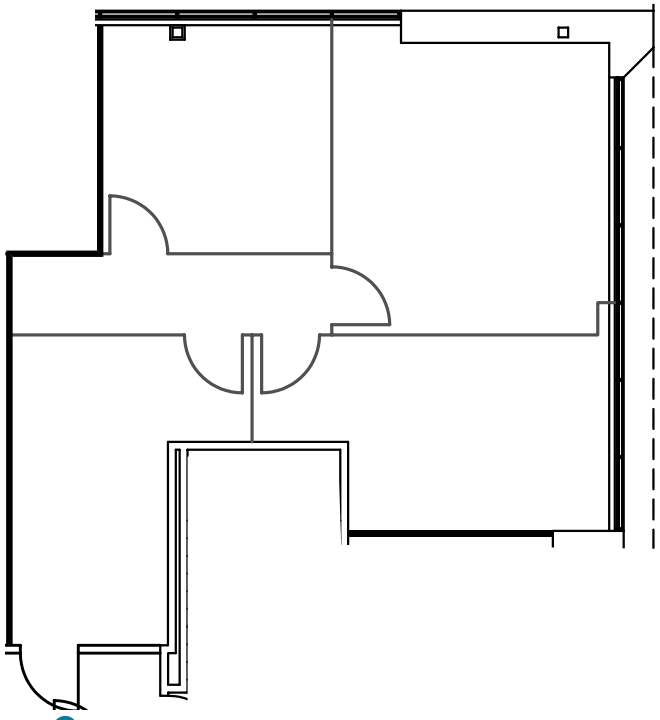
CUSHMAN & WAKEFIELD

Suite 212

925 RSF

Avail. August 2027

CAMINO DEL RIO NORTH
SAN DIEGO



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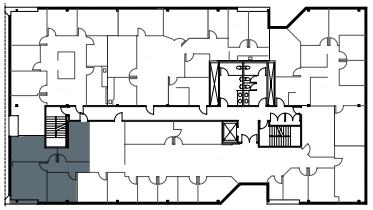

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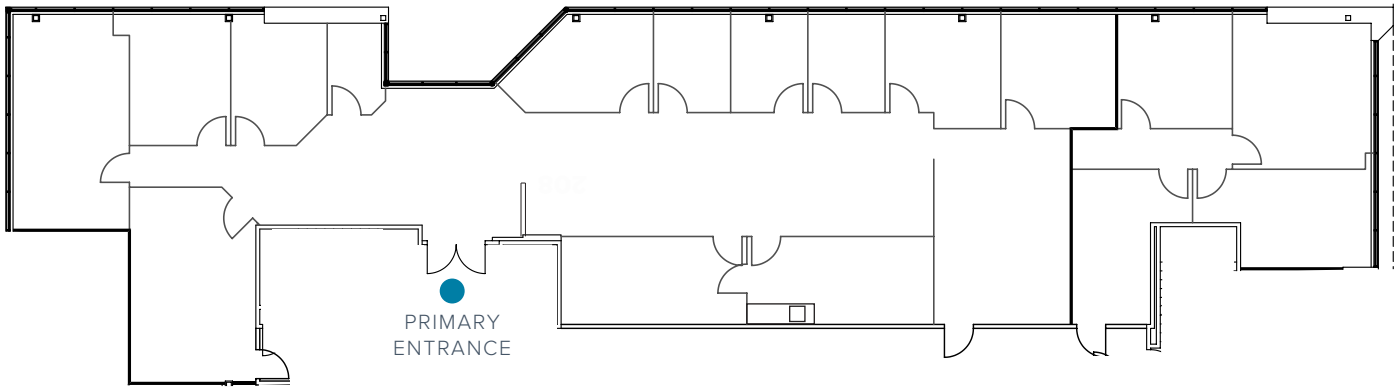
CUSHMAN & WAKEFIELD

Suite 208-212

4,745 RSF

Avail. August 2027

CAMINO DEL RIO NORTH
SAN DIEGO



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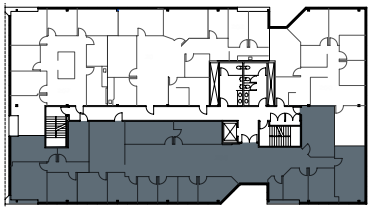

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Suite 300

1,412 RSF

Vacant

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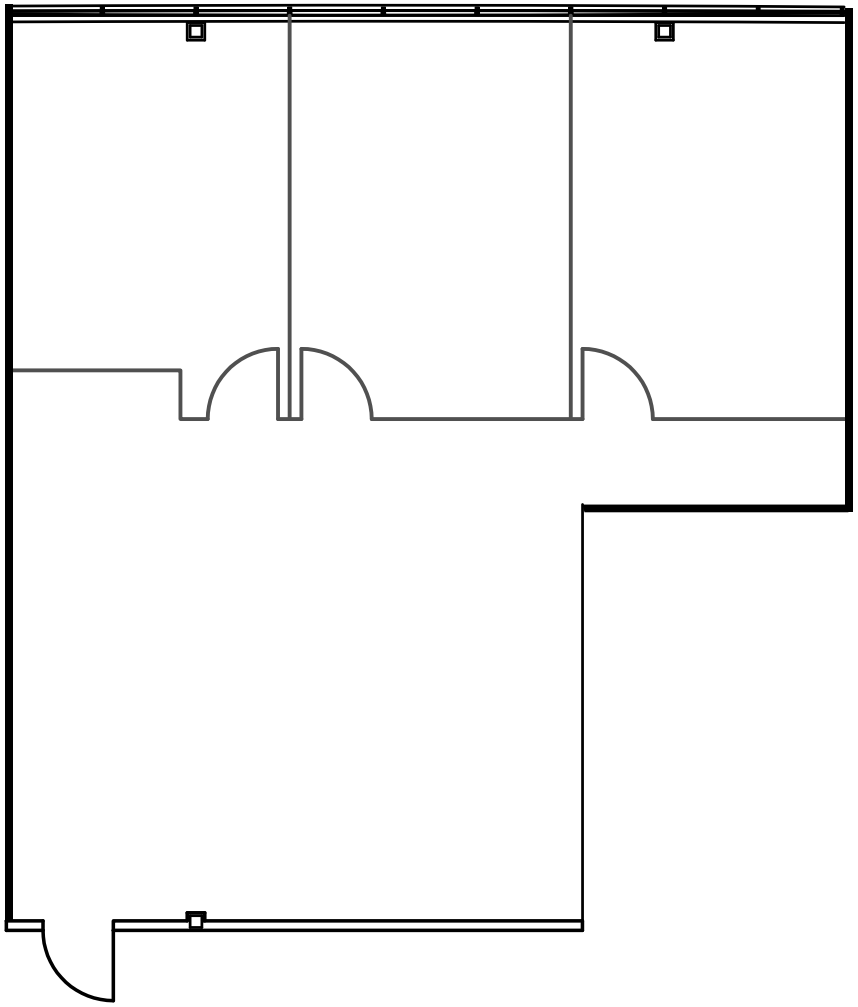
SAN DIEGO



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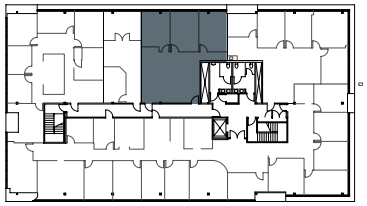

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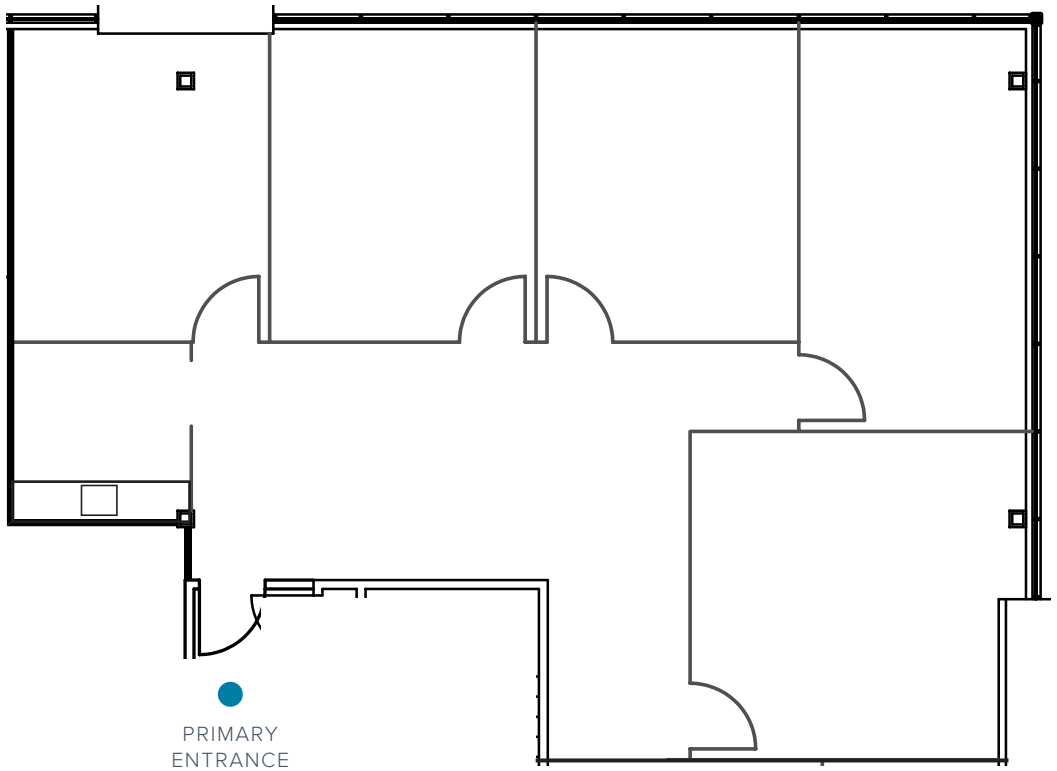
CAMINO DEL RIO NORTH
SAN DIEGO

Suite 310

1,634 RSF

Avail. January 2027



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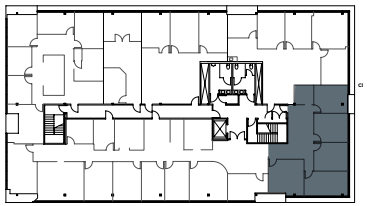

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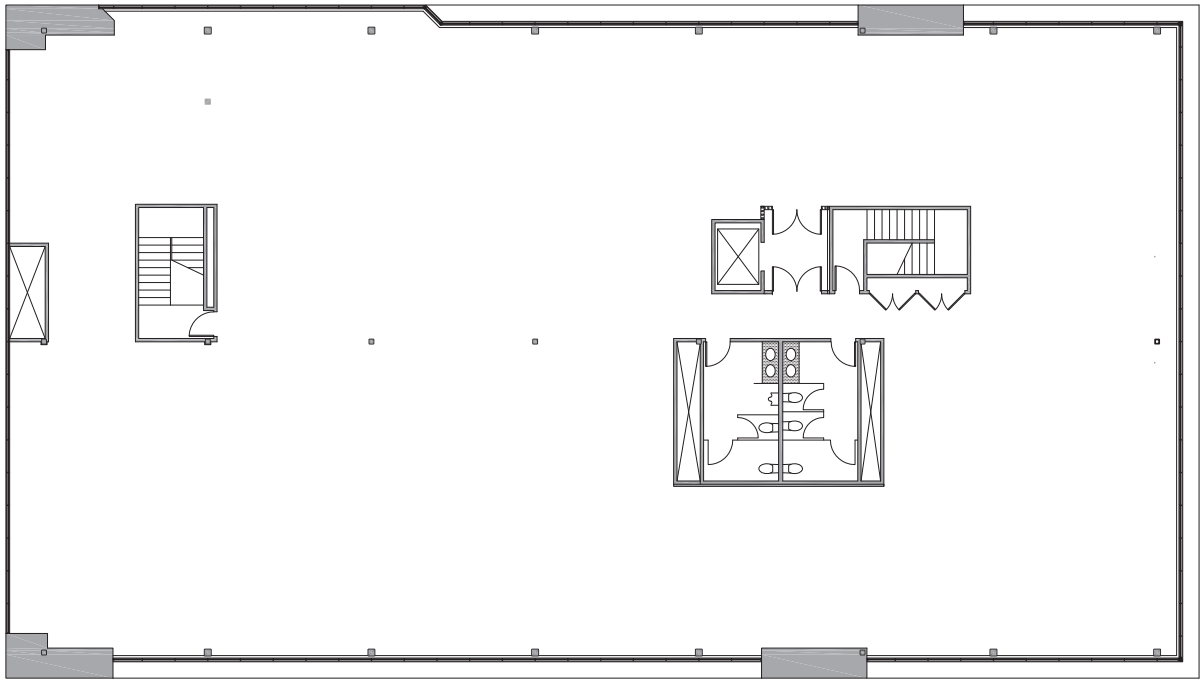
Vacant

Building Top Signage Available!

CAMINO DEL RIO NORTH
SAN DIEGO



Currently in Shell Condition

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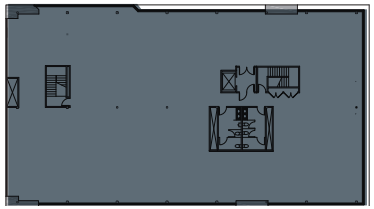

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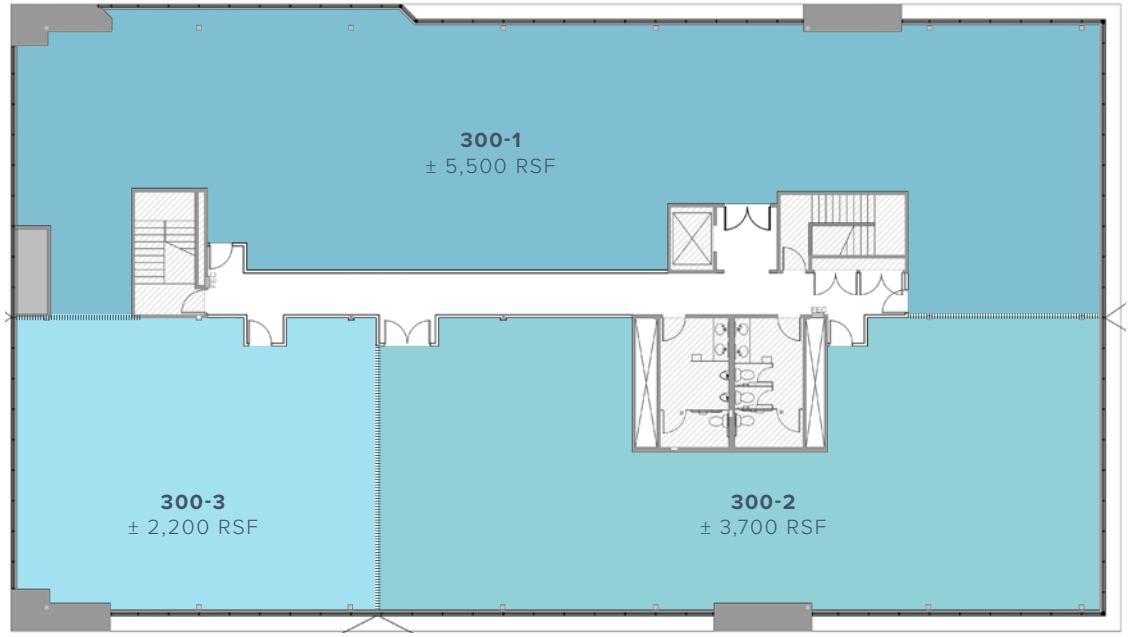
CAMINO DEL RIO NORTH
SAN DIEGO

Hypothetical Demising Plan

RSF measurements below are approximate



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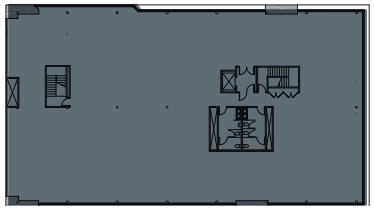

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