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# PROJECT OVERVIEW

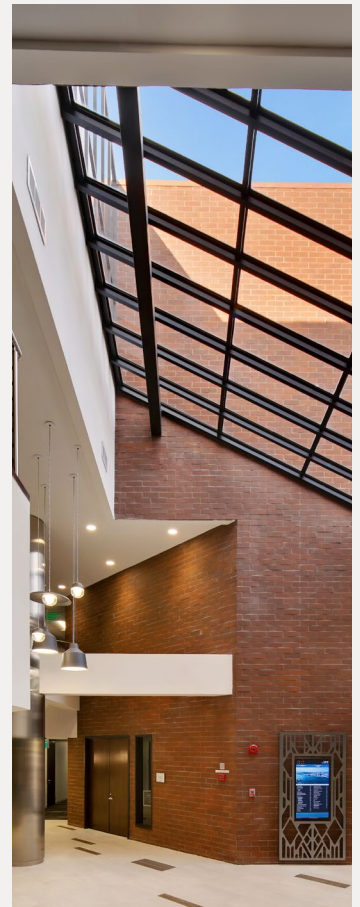
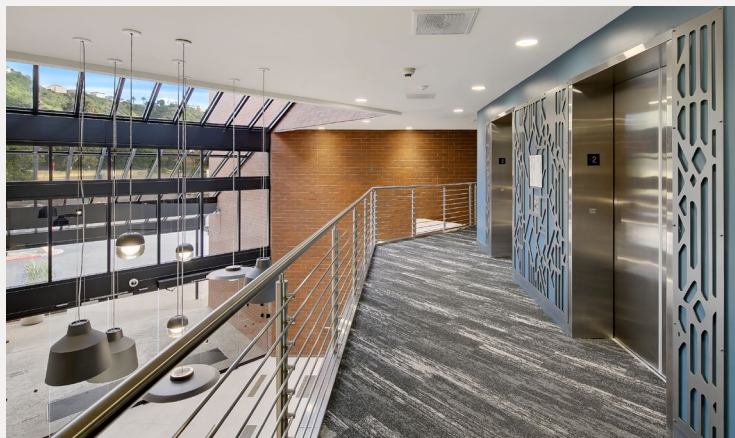
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3838 CDRN is a well-located, 94,612 sf urban office environment fronting the serene San Diego River. Its industrious character and abundant glass, coupled with its indoor-to-outdoor communal amenities, make it the ideal workplace to be inspired inside and outside your office walls.

3838 CDRN has a refreshed two-story atrium lobby, interior and exterior signage upgrades, new landscaping, updated common areas and spec suites.

**BOUTIQUE IN NATURE, BOLD IN ITS DESIGN AND IMPACT, WE ENCOURAGE YOU TO RECONNECT WITH 3838 CDRN.**

**RENOVATIONS NOW COMPLETE!**



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FOR LEASING INFORMATION, PLEASE CONTACT:

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## AROUND TOWN

<2 MILES TO SNAPDRAGON STADIUM

5 MILES TO BALBOA PARK

7 MILES TO DOWNTOWN SAN DIEGO

9 MILES TO SAN DIEGO INTERNATIONAL AIRPORT

SNAPDRAGON  
STADIUM

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## CENTRAL + EMERGENT

Positioned within Mission Valley, a growing San Diego live/work/play community, 3838 CDRN offers convenience, accessibility, and public transport that allows you to get to and from seamlessly.

### LOCATION HIGHLIGHTS

- Easy access to the 8 freeway, Interstate 15, the 805, and Highway 163
- Highly visible corporate presence, with over 200,000 VPD from the 8 freeway
- Bus Station - 4 minute walk
- Mission San Diego Trolley Station - 7 min. walk
- Abundant fast-casual and high-end restaurants, daytime services, lodging, banking, and gas/grocery options within a 3 mile radius

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## SURROUNDING AMENITIES

26+ RESTAURANTS WITHIN A 3 MILE RADIUS  
 4 STAR HOTEL OPTIONS WITHIN 2.5 MILES  
 VARIETY OF ACCESSIBLE GAS & GROCERY  
 PLENTIFUL BANKS & SERVICES NEARBY



## RESTAURANTS

- |                                       |  |
|---------------------------------------|--|
| <b>A</b> Burritos Santana             | <b>Q</b> The Purple Mint Vegetarian Bistro |
| <b>B</b> Wagyu Shawarma Grill         | <b>R</b> Sombrero Mexican Food             |
| <b>C</b> McGregor's Grill & Ale House | <b>S</b> Subway                            |
| <b>D</b> Chicago Bros Pizzeria        | <b>T</b> Kawaii Sushi                      |
| <b>E</b> San Diego Blenders           | <b>U</b> San Diego Poke Company            |
| <b>F</b> Starbucks                    | <b>V</b> Carmel's Bar & Grill              |
| <b>G</b> Crack Taco                   | <b>W</b> Sushi Diner 2                     |
| <b>H</b> Osaka Japanese & Sushi       | <b>X</b> Filippi's Pizza Grotto            |
| <b>I</b> Cold Stone Creamery          | <b>Y</b> Starbucks                         |
| <b>J</b> Oggi's Pizza & Brewing Co.   | <b>Z</b> In & Out                          |
| <b>K</b> Luna Grill                   |  |
| <b>L</b> Starbucks                    |  |
| <b>M</b> Pho Ca Dao Vietnamese        |  |
| <b>N</b> Islands                      |  |
| <b>O</b> Sushi Kuchi                  |  |
| <b>P</b> Pizza Etc                    |  |

## LODGING

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

## GAS & GROCERY

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

## BANKS & SERVICES

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

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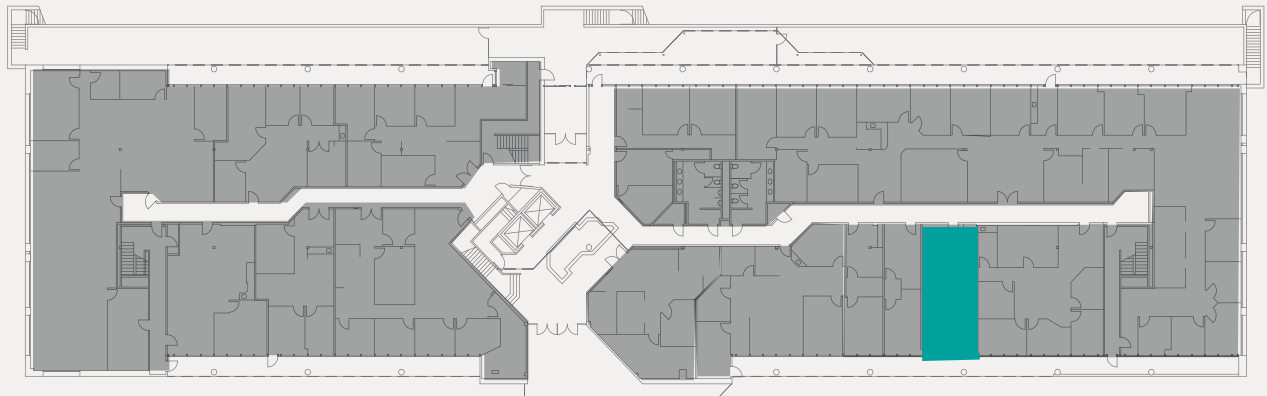


# SUITE 101

761 SF  
VACANT



1



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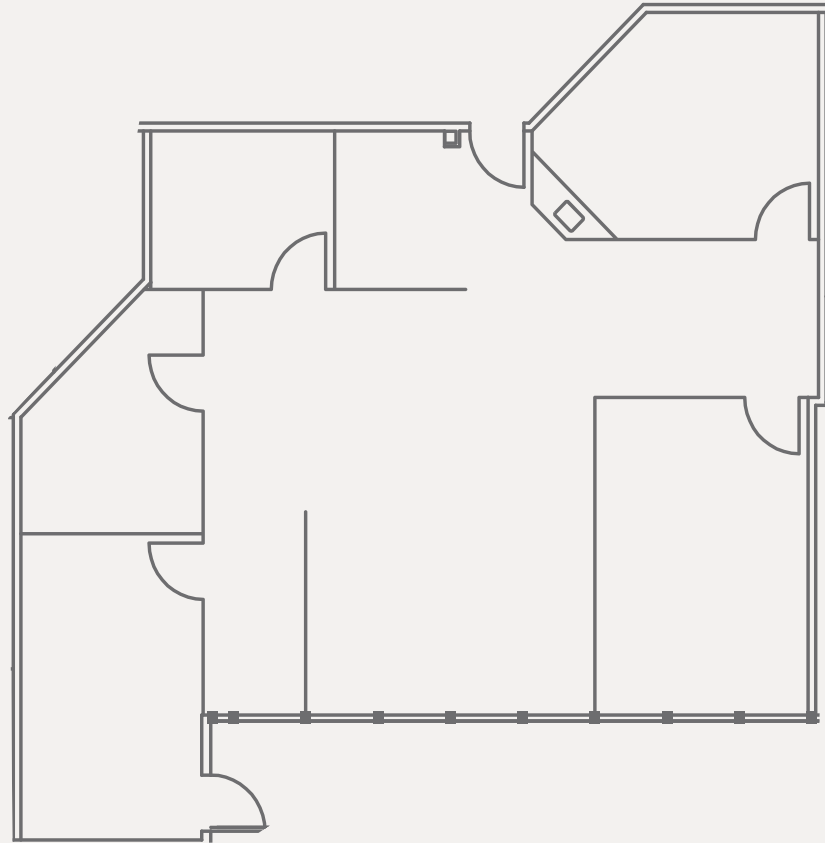
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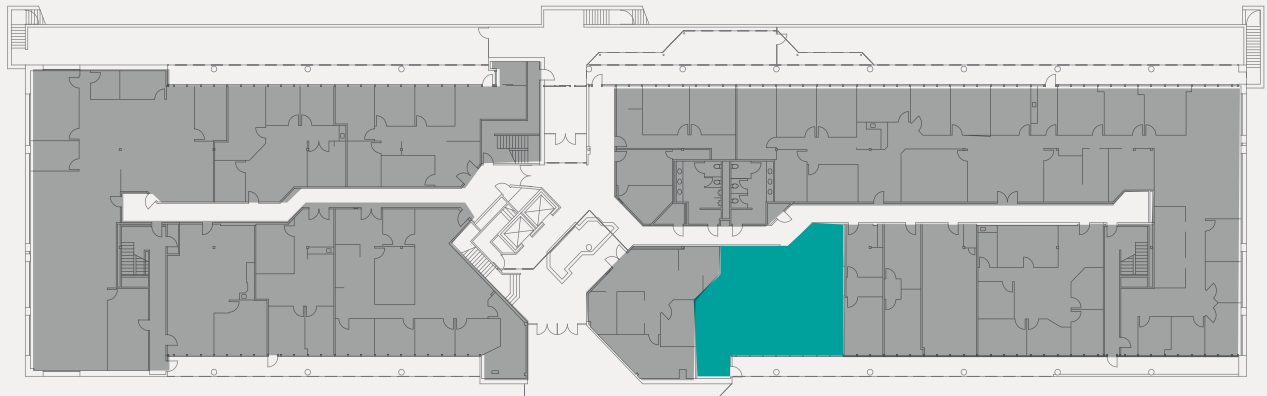
**CUSHMAN &  
WAKEFIELD**

# SUITE 104

1,761 SF  
VACANT



1



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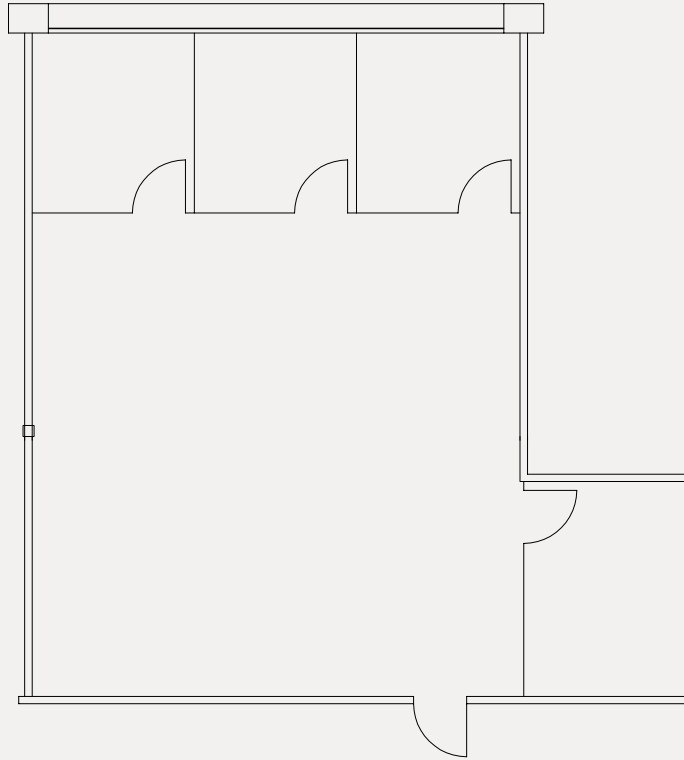
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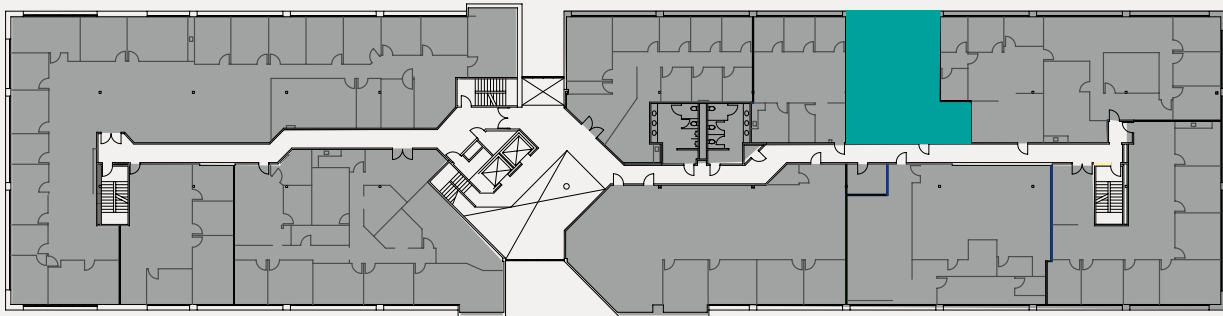
# SUITE 225

1,418 SF

AVAILABLE 11/1/24



2



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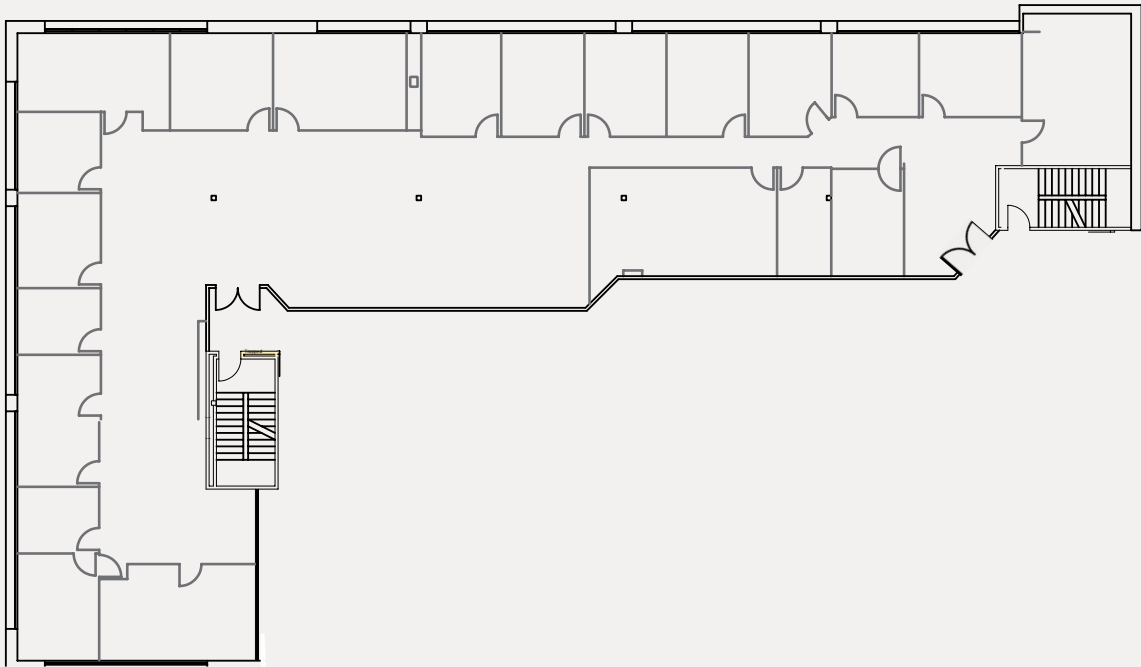
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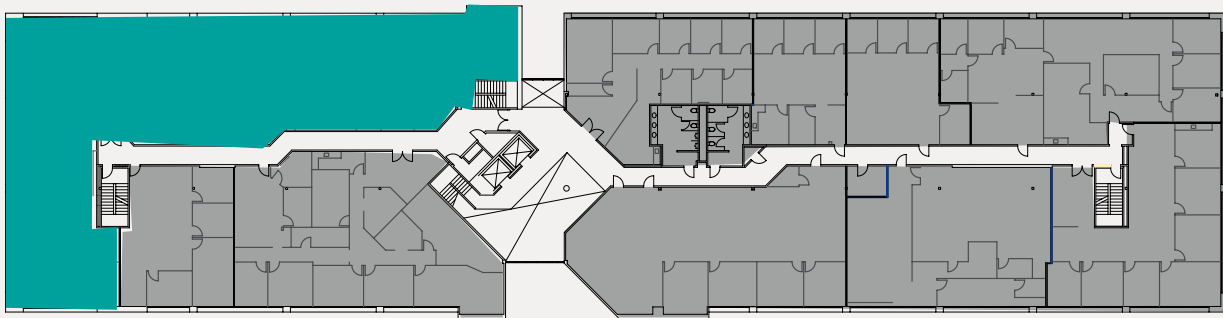


# SUITE 250

7,992 SF  
VACANT



2



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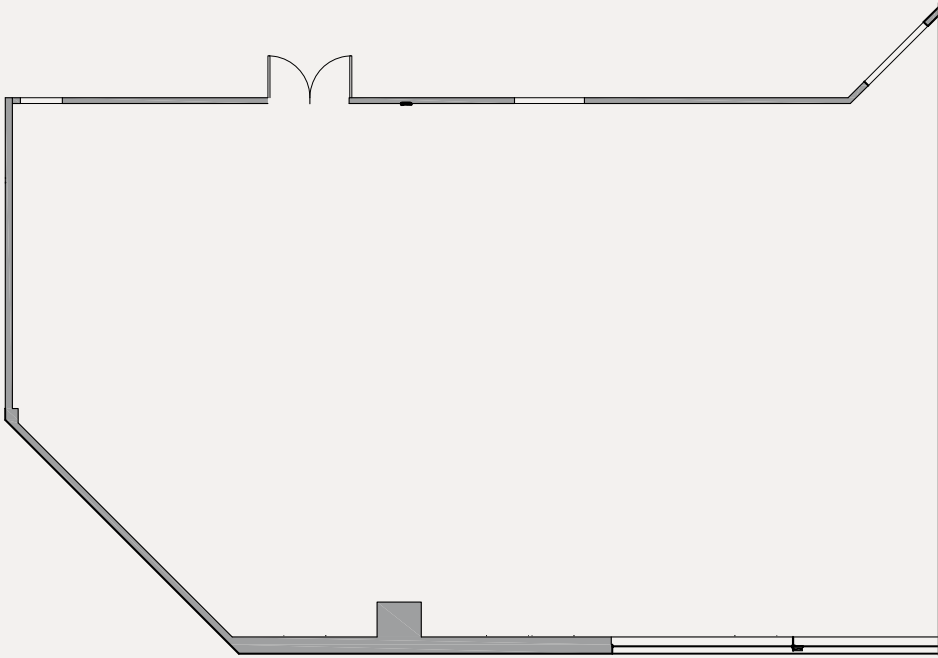
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# SUITE 315

2,972 SF  
VACANT



3



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