

CLASS A OFFICE BUILDING

2275 RIO BONITO WAY | SAN DIEGO, CA

RIO

SAN DIEGO

PLAZA II



For more information, please contact:

DEREK HULSE

CA License No. 1740180
858 334-4005
derek.hulse@cushwake.com

MIKE NOVKOV

CA License No. 01890388
858 546-5412
mike.novkov@cushwake.com

PROPERTY OVERVIEW

Cushman & Wakefield is pleased to offer for lease Rio San Diego Plaza II, located at 2275 Rio Bonito Way. Rio San Diego Plaza II is a 74,947 SF, 3-story class A office building in the heart of Mission Valley.

- Parking ratio of 4/1000 SF+
- Easy and convenient access to I-8, I-15, I-805 and Hwy 163
- Outdoor amenity areas with seating
- On-site showers and lockers
- On-site security
- Walking distance to Fenton trolley stop
- Close proximity to several retail amenities
- Energy Star Certified building
- Abundant natural light with floor-to-ceiling windows



RIO

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PLAZA II





PROPERTY DESCRIPTION

Building Size:	74,947 SF
Number of Stories:	3
Floor Plate Size:	Approximately 25,000 SF
Year Built:	2005
Parking:	Abundant surface parking 4/1000 SF
Elevators:	2 Hydraulic
HVAC:	High-performance, energy efficient water source heat pumps
Building Hours of Operation:	M-F: 7:00 a.m. - 6:00 p.m. Sat: 9:00 a.m. - 1:00 p.m.
High-speed data:	Fiber Optics and high speed cable
Zoning:	MV-CO - Allows for a multitude of office uses including medical



AVAILABILITIES

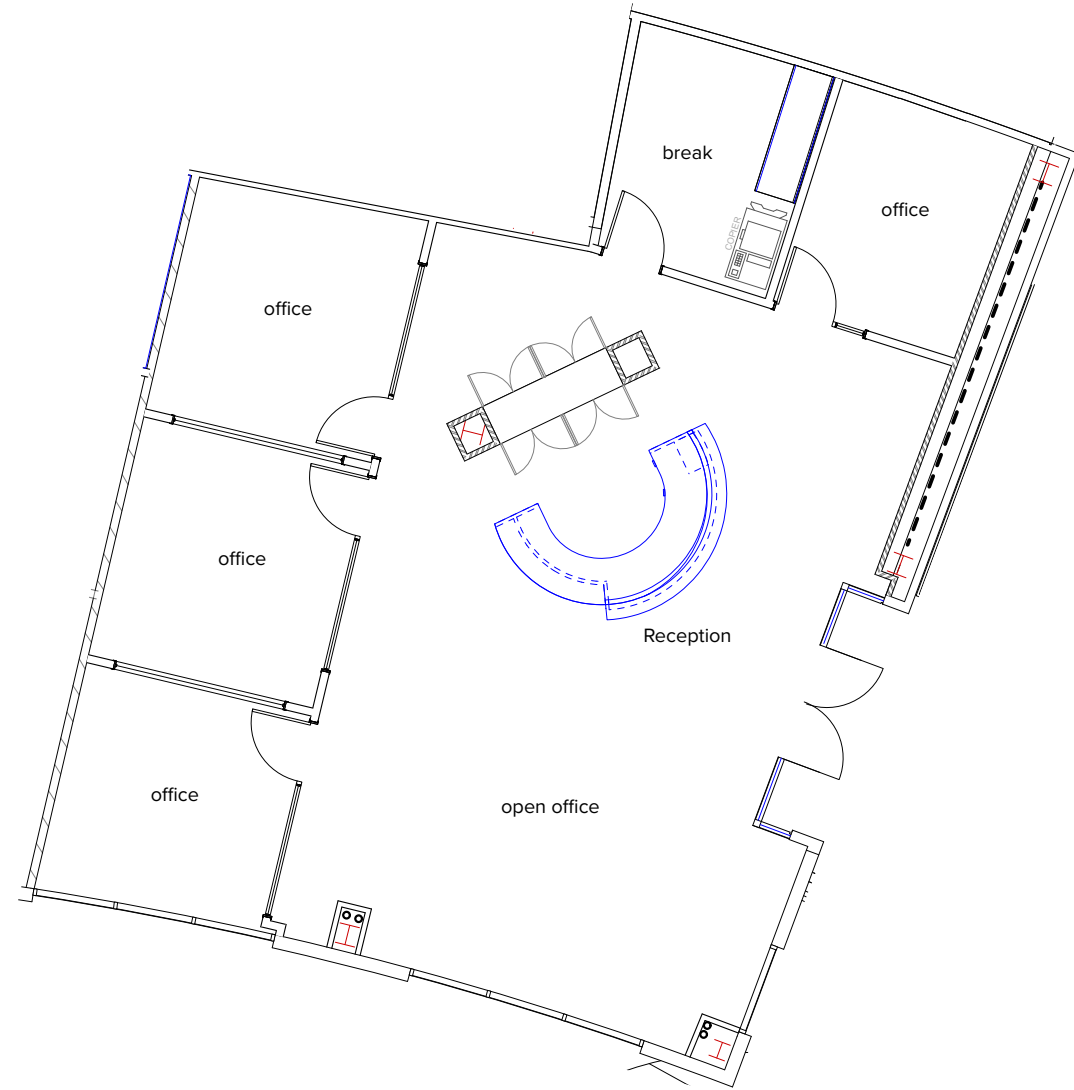
SUITE	SF AVAILABLE	RATE	COMMENTS
100	1,965	\$3.35 + Electric	Double door entry off of main lobby, reception area, 4 offices, open space, and break room. Available 1/1/2025
180	2,769	\$3.35 + Electric	Future spec suite with conference room, 5 perimeter offices, server room and open break and copy area
300	26,703	\$3.25 + Electric	Full floor opportunity. Available 1/1/2025

SUITE 100 | 1,965 SF

COMMENTS

Available 1/1/2025

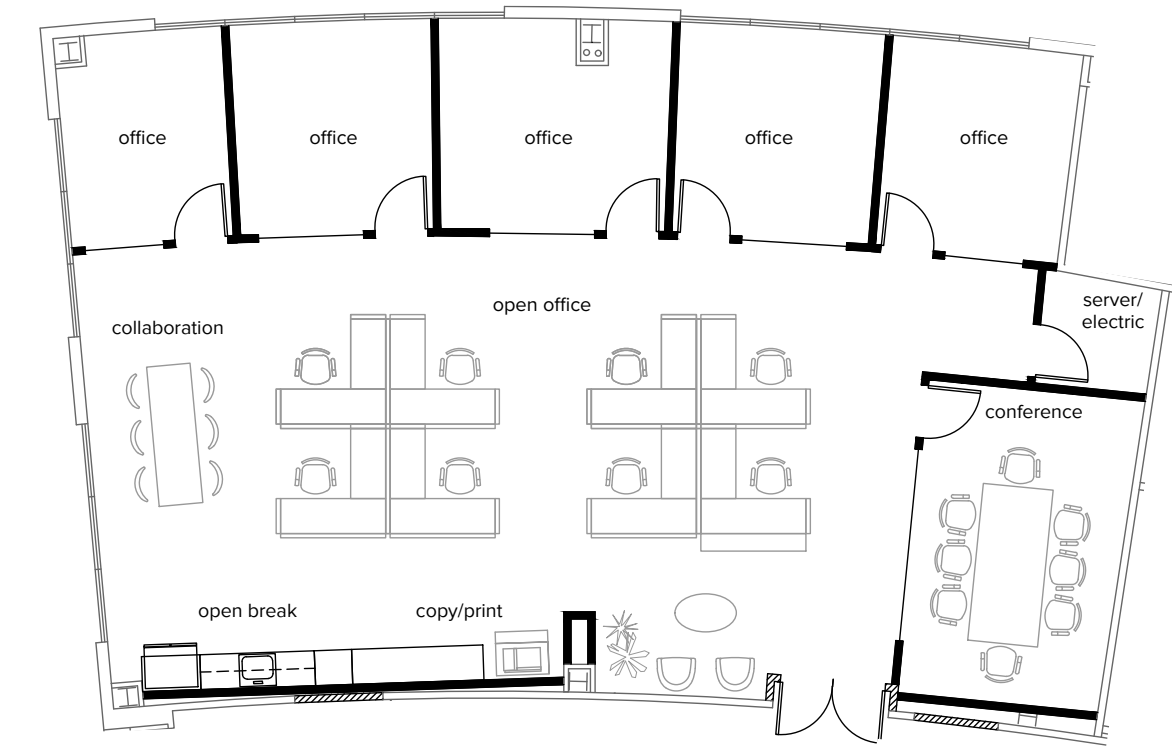
Double door entry off of main lobby, reception area, 4 offices, open space, and break room



SUITE 180 | 2,769 SF

COMMENTS

Future spec suite with conference room, 5 perimeter offices, server room and open break and copy area



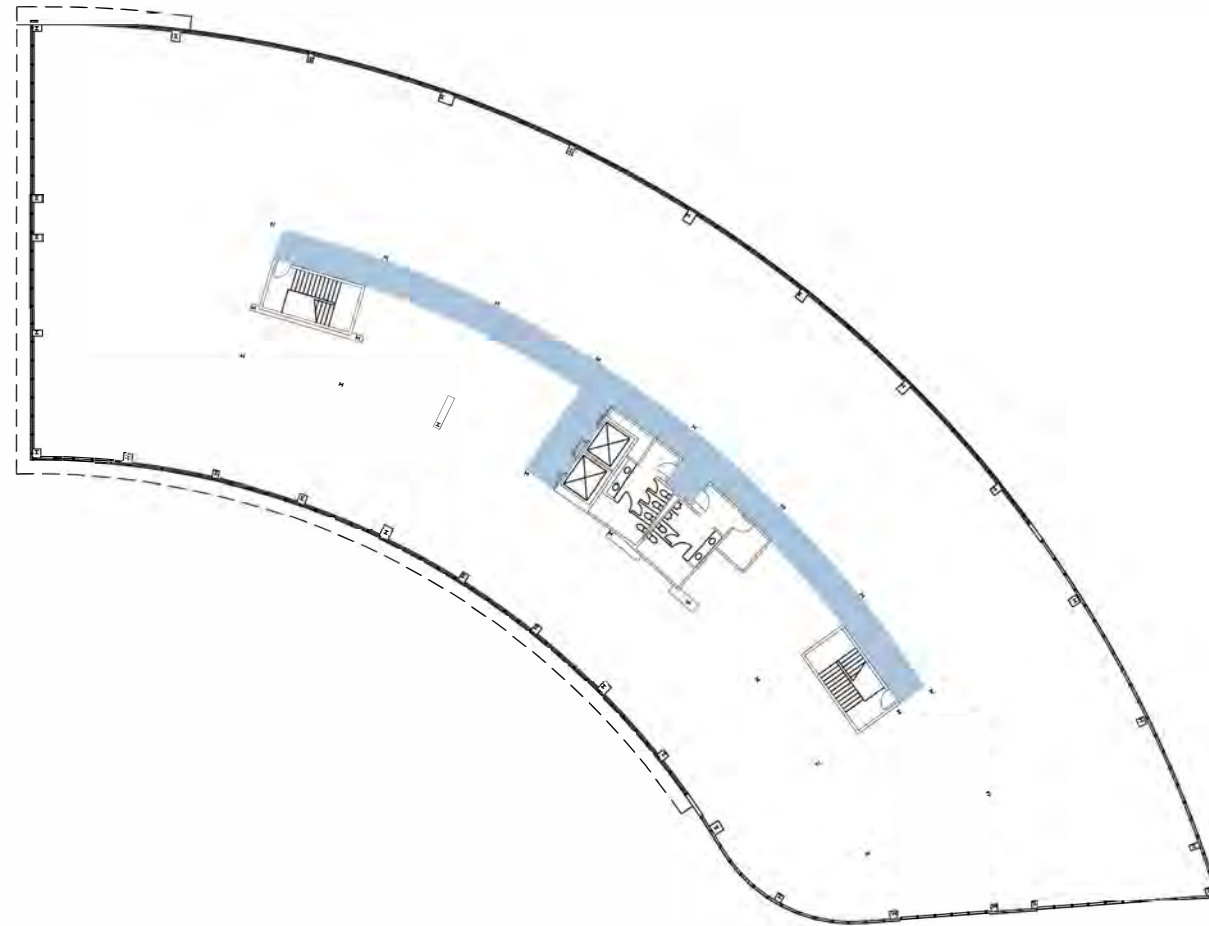
*Hypothetical spec suite, currently in shell condition

SUITE 300 | 26,703 SF

COMMENTS

Available 1/1/2025

Full floor opportunity





NEARBY AMENITIES



- H** Hotels
 - 1 - Spring Hill Suites
 - 2 - San Diego Marriott
 - 3 - Sheraton
 - 4 - DoubleTree
- 1** SDCCU Stadium
- 2** Fenton Marketplace
 - Costco
 - IKEA
 - Lowe's
 - Oggi's Pizza
 - McDonalds
 - IHop
 - Islands Restaurant
 - Luna Grill
 - Starbucks
 - Pho Ca Dao
 - Dragon Chinese Cuisine
 - Sushi Kuchi
- 3** Civita
 - 240+ acre mixed-use residential, shopping and commercial development
- 4** Rio Vista Plaza
 - Office Depot
 - Wendy's
 - Daphne's California Greek
 - Living Spaces
 - Jersey Mikes
 - Party City
 - TJ Max / Homegoods
 - Kasi Indian
 - Sombrero Mexican Food
 - Ka Prao Thai Cuisine
- 5** Mission Valley East
 - Rubio's
 - Pick Up Stix
 - In-N-Out
 - Taco Bell
 - AT&T
 - El Pollo Loco
- 6** Park in the Valley
 - Best Buy
 - SAKS Off 5th
 - Pier 1 Imports
 - Staples
 - Thomasville
 - Sammy's Woodfired Pizza
- 7** Westfield Mission Valley
 - Bed Bath & Beyond
 - Macy's
 - Nordstrom Rack
 - Bloomingdale's Outlet
 - Target
 - Michael's
 - AMC Theaters
 - Outback Wings
 - Outback Steakhouse
 - Cava
 - Mendicino Farms
 - Tender Greens
 - Corner Bakery
 - Pesto Italian Craft Kitchen
- 8** Hazard Center
 - Barnes and Noble
 - Ultra Star Cinemas
 - BJ's Restaurant
 - Joe's Crab Shack
 - Smash Burger
 - Yogurt Land
 - Which Wich
 - Wood Ranch BBQ
- 9** Westfield Mission Valley Center West
 - DSW
 - Trader Joe's
 - Lazy Dog Restaurant
 - Marshalls
 - Ulta Beauty
 - The Habit Burger Grill
 - King's Fish House
 - West Elm
 - Puesto
 - BevMo!
 - The Coffee Bean
- 10** Fashion Valley Mall
 - Nordstrom
 - Bloomingdale's
 - Neiman Marcus
 - Macy's
 - Zara
 - Pottery Barn
 - White House Black Market
 - Tiffany's
 - Michael Kors
 - Prada
 - Louis Vuitton
 - Apple
 - Burberry
 - Gucci
 - Microsoft
 - Sephora
 - AMC 18
 - True Food Kitchen
 - Blue Smoke Sushi Lounge
 - P.F. Chang's
 - The Cheesecake Factory
 - Better Buzz Coffee
 - North Italia

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