

# RioVista

8885 RIO SAN DIEGO DRIVE | SAN DIEGO, CA

Creative Office For Lease

±1,120 SF – ±10,872 SF SPACES AVAILABLE





## 110,556 Total SF

3 STORIES | 36,183 SF  
AVERAGE FLOORPLATE

COMMON AREA  
CONFERENCE ROOM

SECLUDED INTERIOR COURTYARD  
WITH OUTDOOR SEATING

TRANQUIL SOUTH-FACING VIEWS OF  
THE SAN DIEGO RIVER

5 MINUTE WALK TO RIO VISTA  
TROLLEY STATION

EASY ACCESS TO LOCAL FREEWAYS,  
DINING, AND SHOPPING

# The Gateway

TO PRODUCTIVITY

Seize the opportunity to lease at Rio Vista, located in the heart of Mission Valley. Ideally sized for small and mid-size businesses, Rio Vista offers stunning views of the San Diego river, walkable access to the trolley and amenities, and easy access freeways and sought after neighborhoods.

San Diego's Mission Valley neighborhood is one of the city's top lifestyle destinations – an epicenter of dining, retail, and residential options that are continually evolving to meet your needs.



# Rio Vista



NEARBY HOTELS

- 1 SAN DIEGO MARRIOTT  
NEW DEVELOPMENT OF THE ELEMENT  
HOTEL BY MARRIOTT BY 2025
- 2 SPRINGHILL SUITES
- 3 DOUBLETREE BY HILTON
- 4 SHERATON
- 5 HILTON SAN DIEGO



A DESTINATION FIT FOR

# Your Lifestyle

NEARBY SELECT RESTAURANTS & RETAIL

1 FENTON MARKETPLACE

- RESTAURANTS:**  
 Islands  
 Sushi Kuchi  
 Luna Grill  
 Starbucks  
 Oggi's Brewhouse
- RETAIL:**  
 Ikea  
 Costco  
 Lowes

2 RIO VISTA SHOPPING CENTER

- RESTAURANTS:**  
 Mission Valley Breakfast Company  
 Sombrero Mexican Food  
 Jersey Mike's  
 Wendy's  
 Epic Wings
- RETAIL:**  
 Total Wine  
 Living Spaces  
 Navy Federal Credit Union

3 PARK VALLEY CENTER

- RESTAURANTS:**  
 California Fish Grill  
 Breakfast Republic  
 Qdoba  
 The Kebab Shop
- RETAIL:**  
 Best Buy  
 Petsmart  
 Saks Off 5th Avenue

4 MISSION VALLEY MALL

- RESTAURANTS:**  
 356 Korean BBQ  
 Yard House  
 Mendocino Farms  
 CAVA  
 Tender Greens
- RETAIL:**  
 Target  
 Macy's  
 Norstrom Rack

5 MISSION VALLEY WEST

- RESTAURANTS:**  
 King's Fish House  
 Lazy Dog  
 Puesto  
 The Habit
- RETAIL:**  
 Trader Joe's  
 Bev Mo  
 Ulta Beauty  
 DSW

6 HAZARD CENTER

- RESTAURANTS:**  
 Wood Ranch BBQ  
 Wich Wich  
 Negihama Sushi Bar  
 BJ's Restaurant
- RETAIL:**  
 Orange Theory Fitness  
 Barnes & Noble  
 Ultrastar Mission Valley

# STRATEGIC MISSION VALLEY

# Location

## NEARBY RESIDENTIAL DEVELOPMENTS

- 1 APEX MISSION VALLEY: 161 UNITS
- 2 WEST PARK APARTMENTS: 612 UNITS
- 3 VERSA APARTMENTS: 150 UNITS
- 4 MISSIONS AT RIO VISTA: 395 UNITS
- 5 PARK VILLAS NORTH: 296 UNITS
- 6 PARK VILLAS SOUTH: 344 UNITS
- 7 PROMENADE AT RIO VISTA: 970 UNITS
- 8 RIVER FRONT APARTMENTS: 229 UNITS
- 9 METRO MISSION VALLEY APARTMENTS: 307 UNITS
- 10 TOWNSEND APARTMENTS: 277 UNITS



**CIVITA**  
230-acre mixed use development, 2,500+ units, 900K SF of office/retail



**RioVista**



**Snapdragon stadium**  
UNDER CONSTRUCTION



**SDSU MISSION VALLEY**  
166 acres, 83 acre park, 35,000 seat stadium, 1M+ SF office/research facilities



**RIVERWALK**  
200+ acres, 4,000 units, 1M+ SF office, 140K SF retail, 75+ acre park

PLANNED

UNDER CONSTRUCTION

UNDER CONSTRUCTION

FASHION VALLEY MALL  
1.8M SF OF RETAIL

MISSION VALLEY MALL  
1.6M SF OF RETAIL

180K SF RETAIL

251K SF RETAIL

590K SF RETAIL

200K SF RETAIL

HARVEST CENTER

# Availabilities

AT RIO VISTA

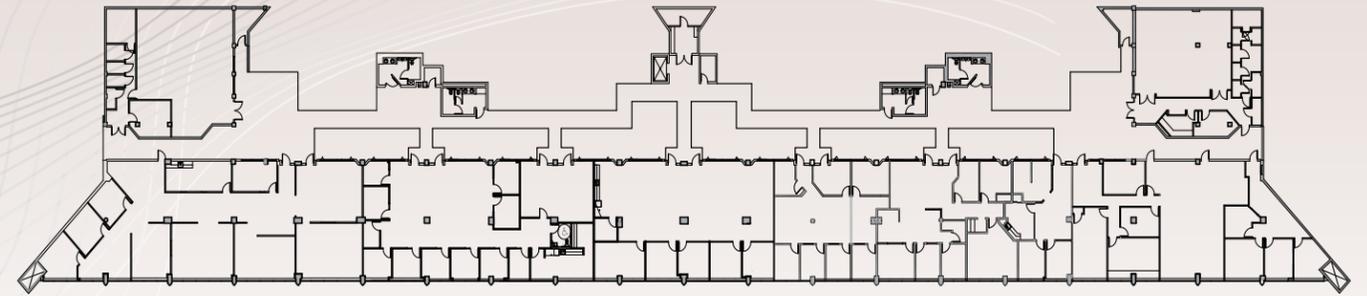
SUITE	SIZE (RSF)	RATE (PSF)	AVAILABILITY	DESCRIPTION
107	2,595	\$2.85+U	Immediate	Reception Area, Break Room, Conference Room, and 3 Offices
170	1,641	\$2.85+U	Immediate	Shell Condition
201	5,151	\$2.85+U	Immediate	Creative Plan with Exposed Ceilings
212	3,088	\$2.85+U	1/1/25	
270	10,304	\$2.85+U	1/1/25	Direct access from courtyard or exterior of building
300	5,354	\$2.85+U	Available with 30 Days Notice	Contiguous with Suite 340 and new finishes throughout
340	5,518	\$2.85+U	Available with 30 Days Notice	Contiguous with Suite 300
347	1,568	\$2.85+U	Available with 30 Days Notice	
365	1,120	\$2.85+U	Immediate	2nd Gen



RioVista

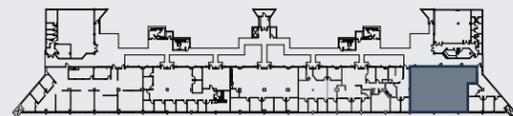
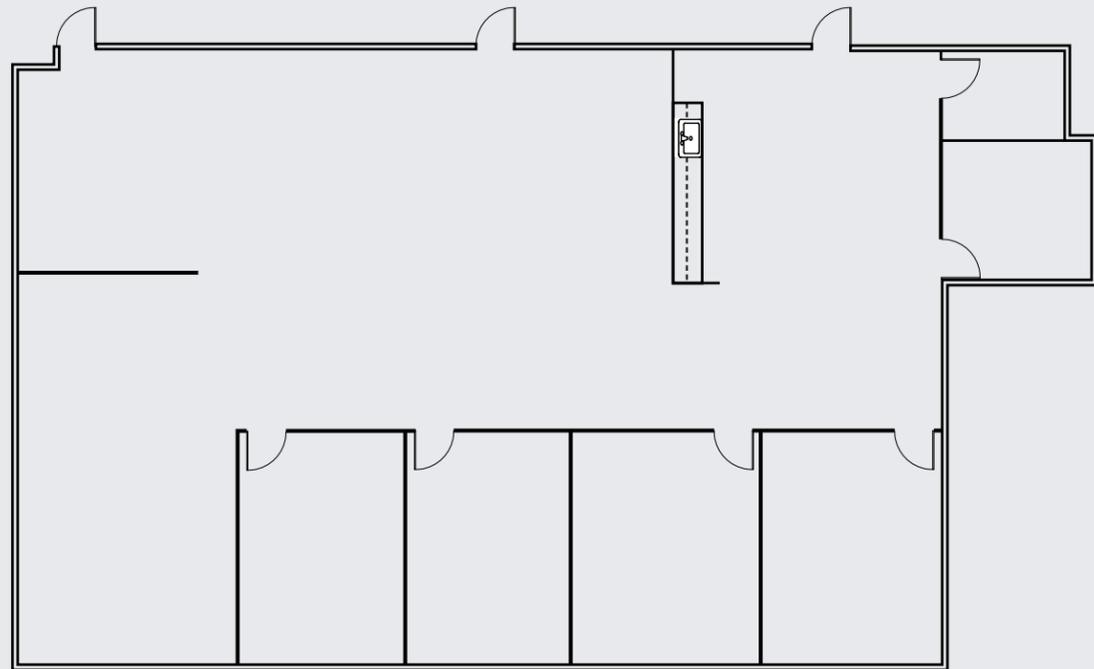
# First Floor

SUITES 107 & 170



SUITE 107

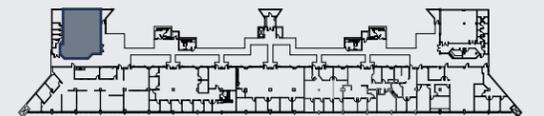
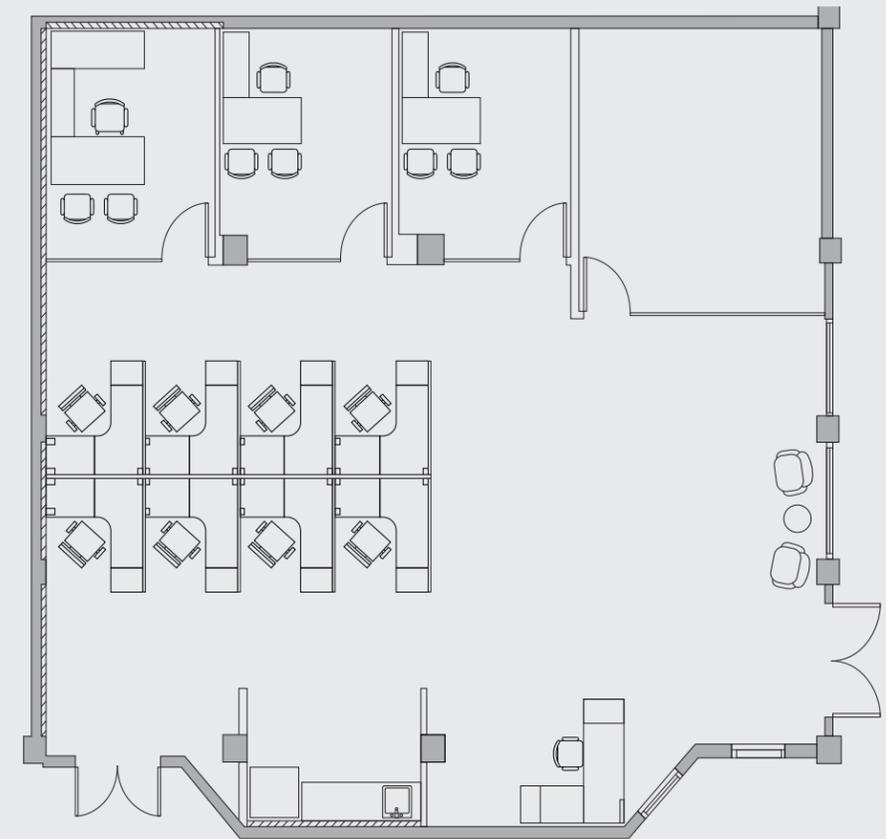
2,595 RSF



SUITE 170

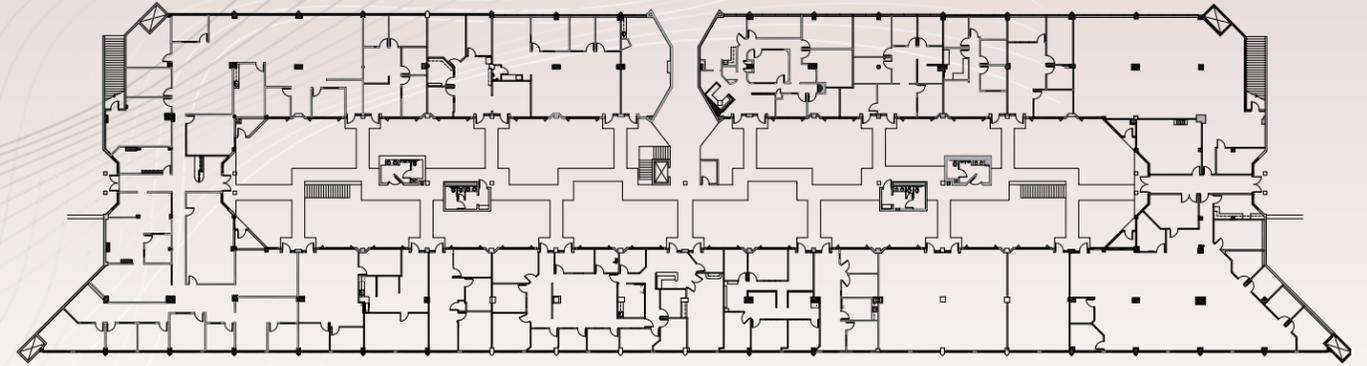
1,641 RSF

*HYPOTHETICAL PLAN*

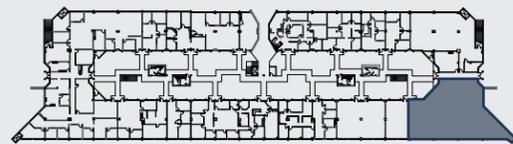
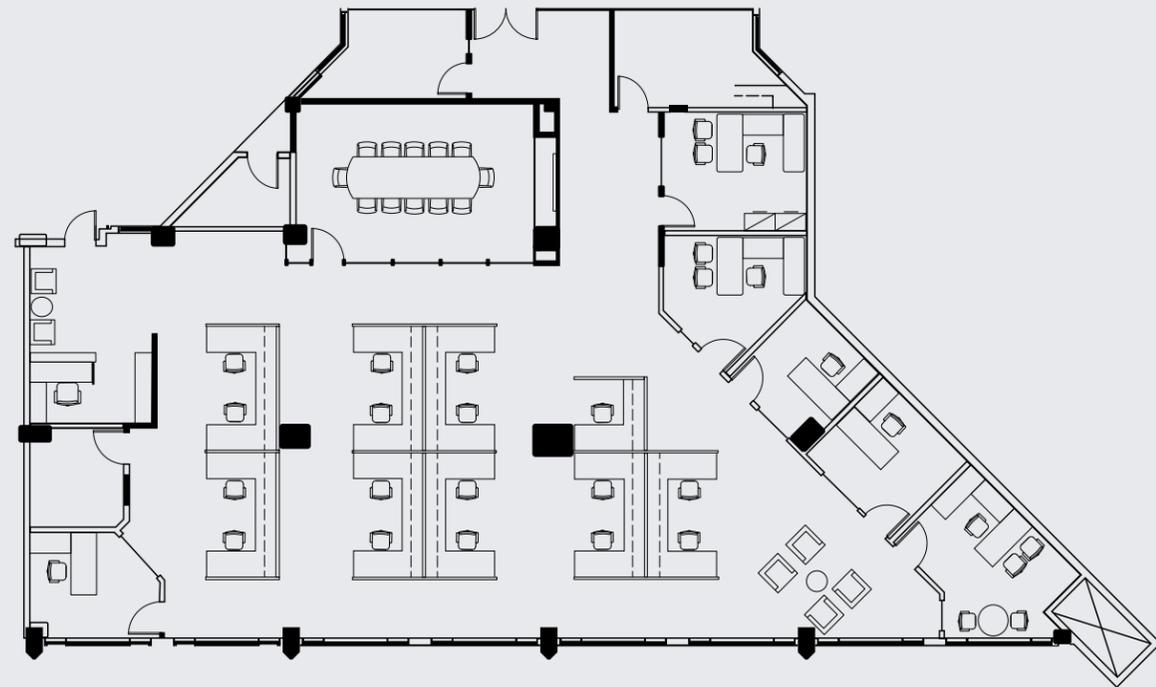


# Second Floor

SUITES 201 & 212

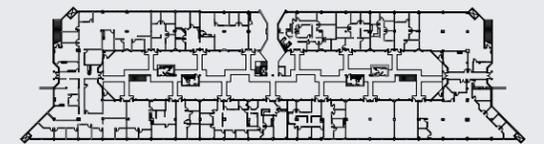


SUITE 201 | 5,151 RSF



SUITE 212 | 3,088 RSF

FLOOR PLAN  
COMING SOON



# Second Floor

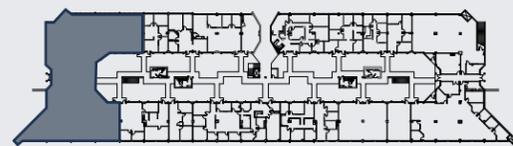
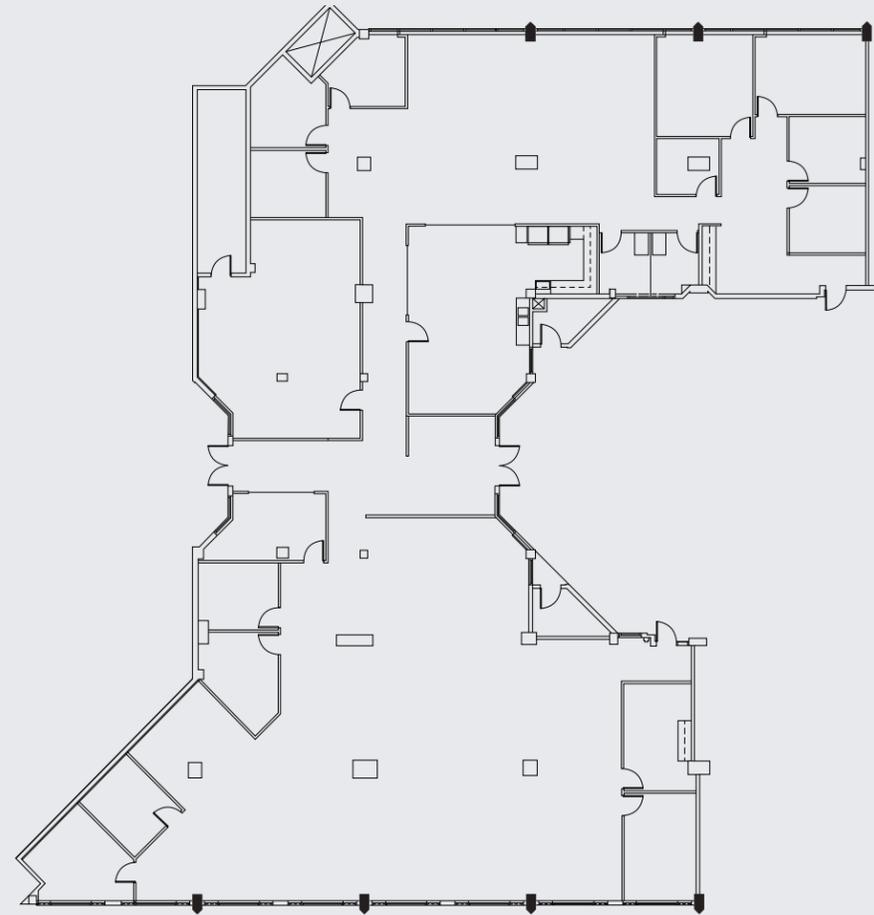
SUITE 270

# Customized Suite

BUILD-OUT OPPORTUNITY

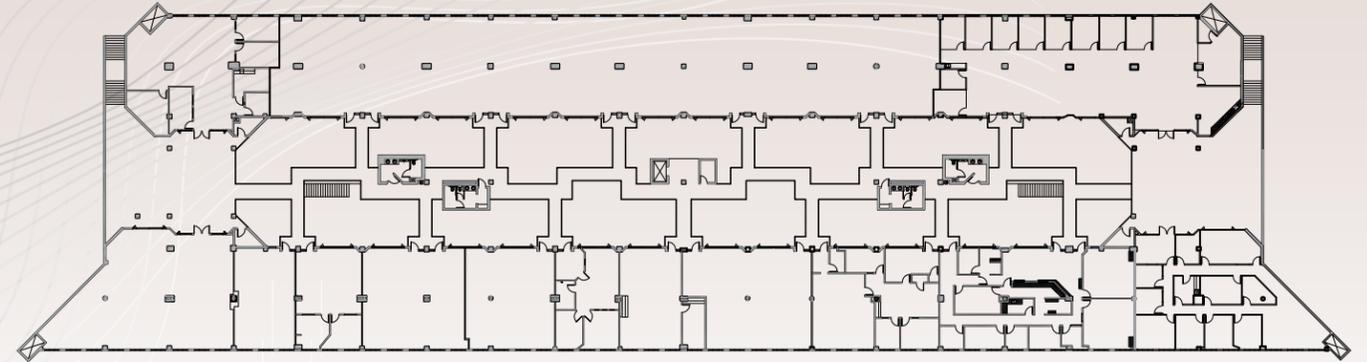
SUITE 270

10,304 RSF



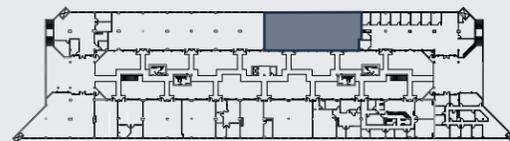
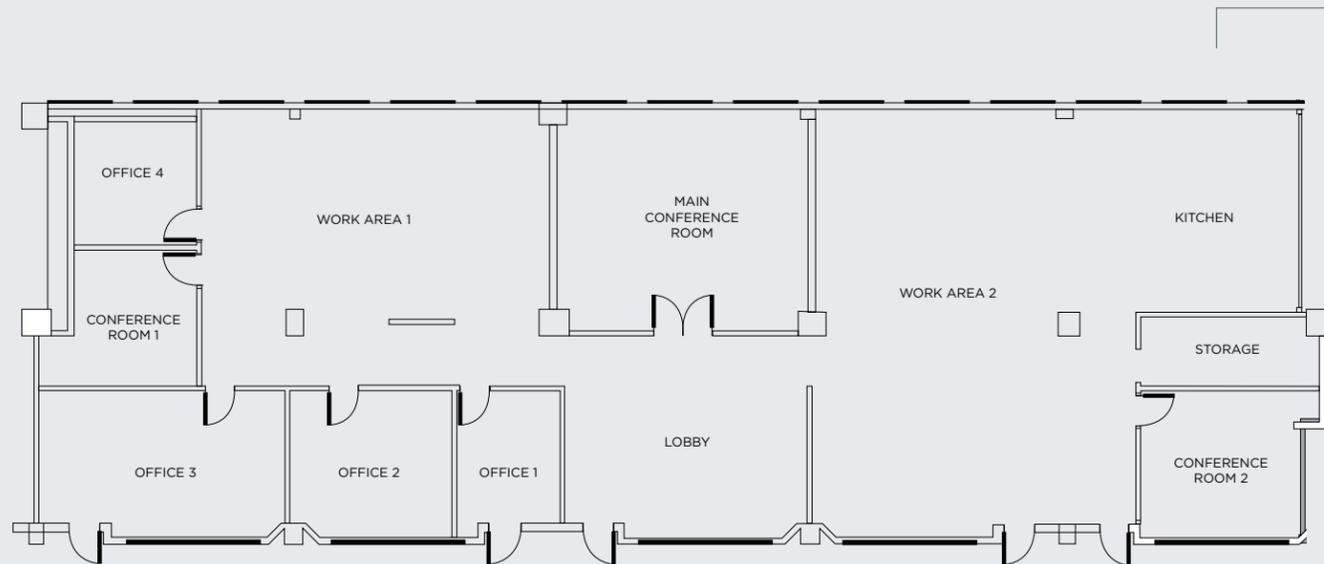
# Third Floor

## SUITES 300 & 340



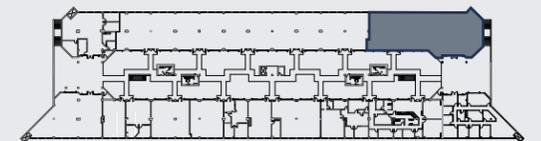
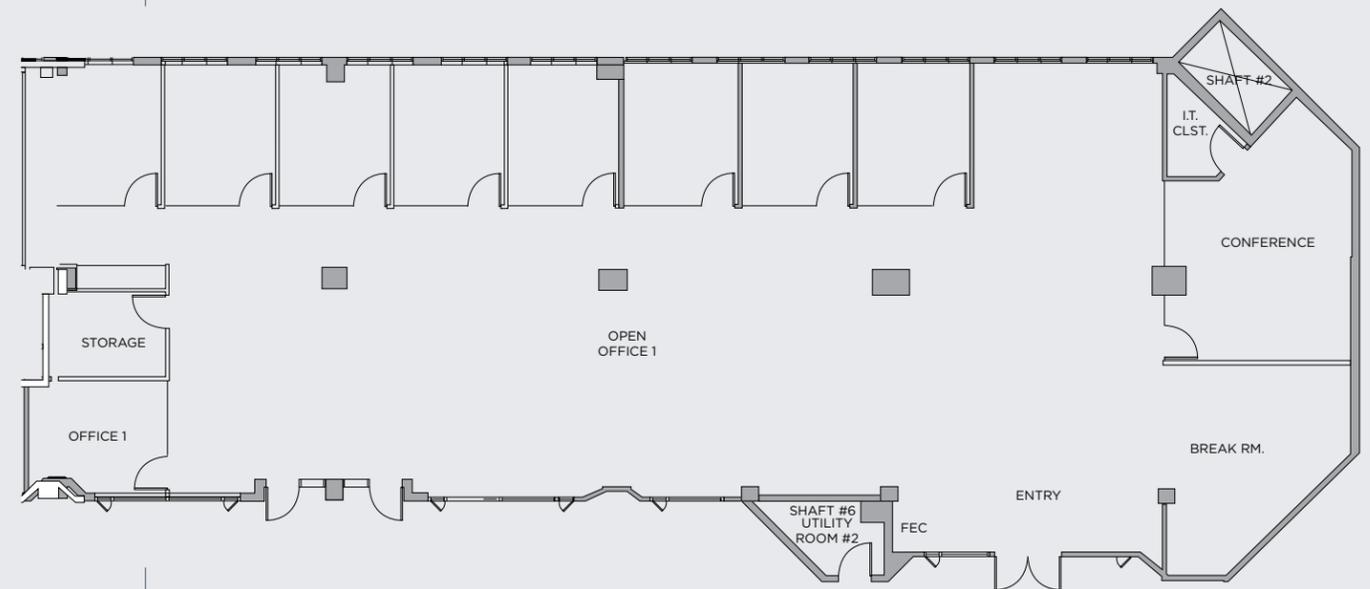
### SUITE 340 | 5,518 RSF

CONTIGUOUS WITH 300 FOR A TOTAL OF 10,872 RSF



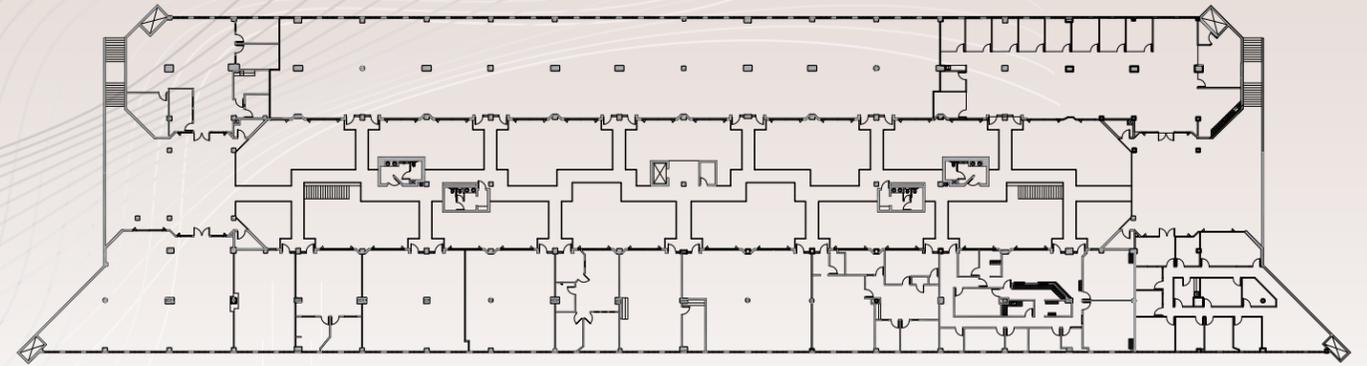
### SUITE 300 | 5,354 RSF

CONTIGUOUS WITH 340 FOR A TOTAL OF 10,872 RSF

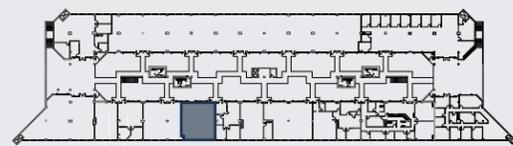
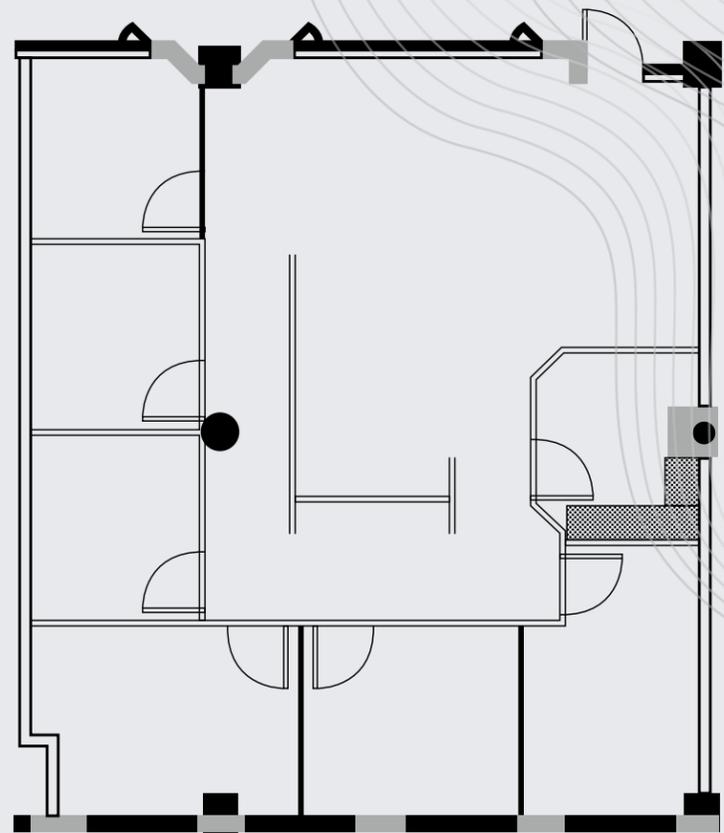


# Third Floor

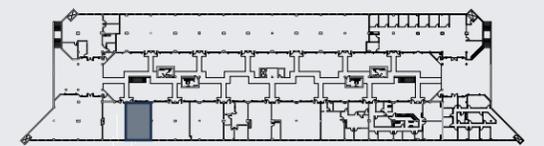
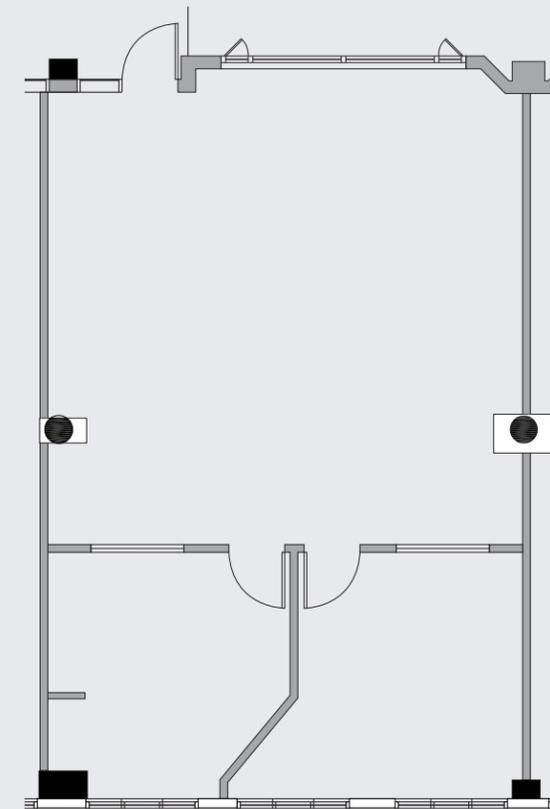
SUITES 347 & 365

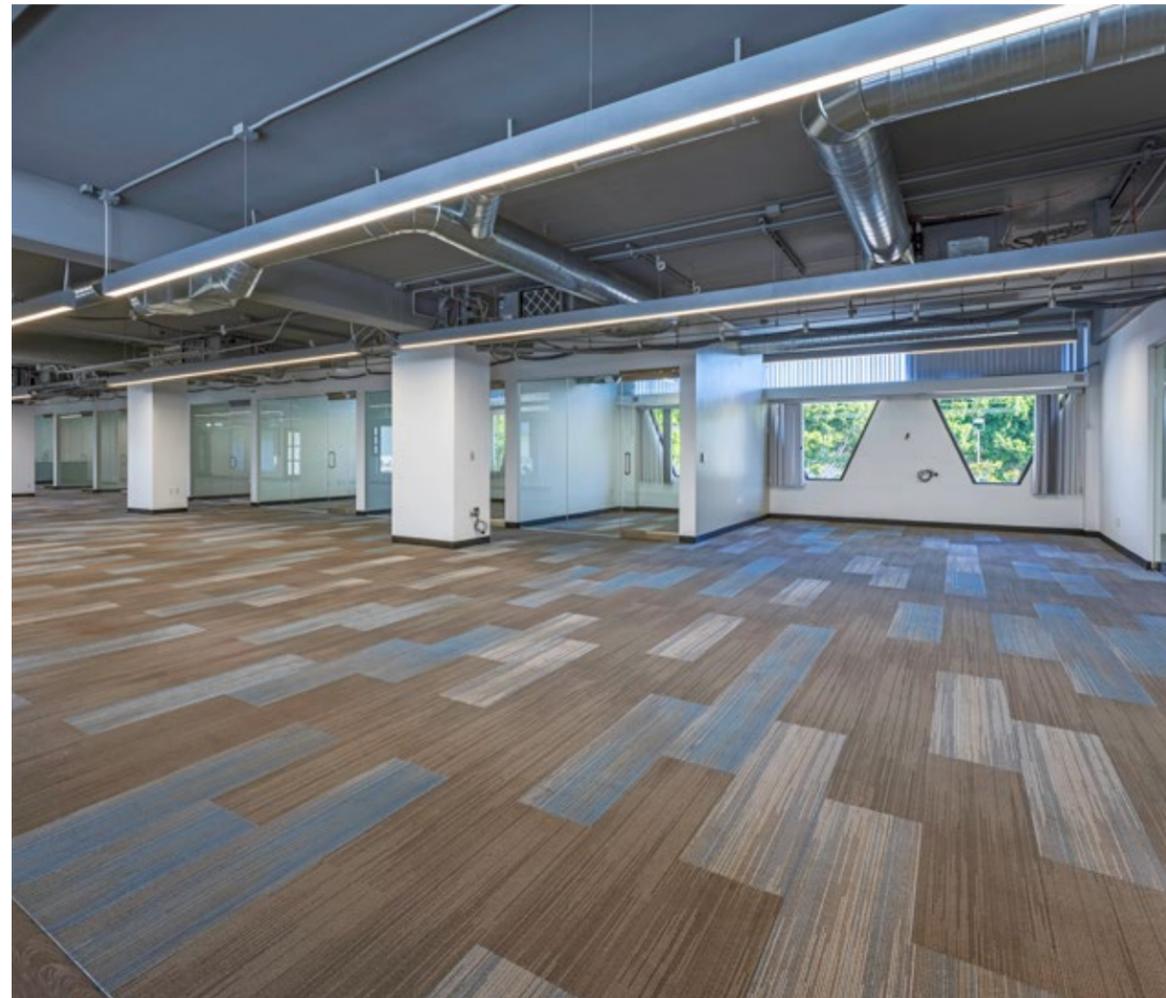


SUITE 347 | 1,568 RSF



SUITE 365 | 1,120 RSF





# RioVista

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