

RioVista

8885 RIO SAN DIEGO DRIVE | SAN DIEGO, CA

Creative Office For Lease

±1,087 SF – ±10,304 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.



RioVista

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



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 THE 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
Ultra 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

A DESTINATION FIT FOR

Your Lifestyle

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





Availabilities

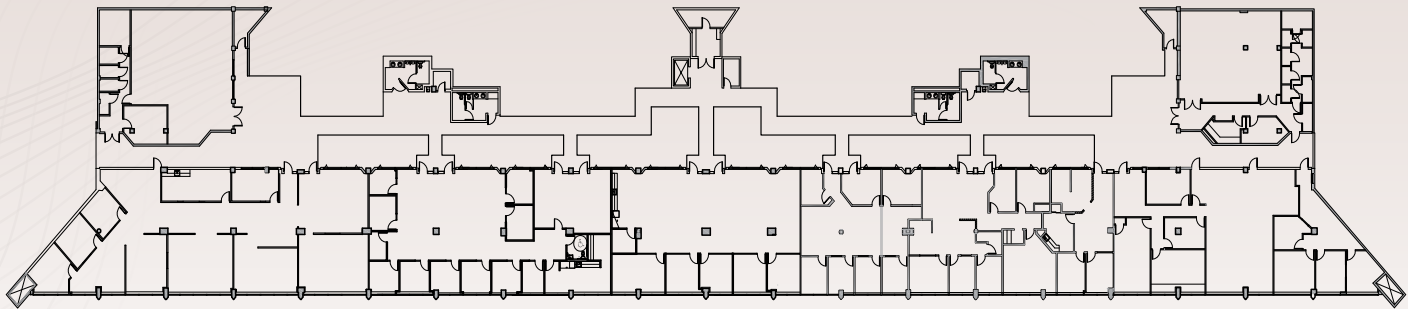
— AT RIO VISTA

SUITE	SIZE (RSF)	AVAILABILITY	DESCRIPTION
107	2,595	Immediate	Spec suite with newer finishes, 4 window-line private offices with glass fronts, reception area, open office area, break room and storage
170	1,641	Immediate	Shell Condition
200	5,225	Immediate	Open to structure ceilings with modern improvements, glass offices and conference rooms
201	5,151	Immediate	Spec suite construction underway with new finishes, double door entry, 5 private offices, glass conference room, break area, IT room and large open office area
216	1,087	Immediate	3 private offices, reception, conference room and open office area
232	2,109	Immediate	Reception, 7 private offices, break room and storage
240	2,733	Immediate	Spec suite construction underway with new finishes, open to structure ceilings, 6 private offices with glass fronts, glass conference room, break area and open office area
260	1,120	Immediate	Reception, 3 private offices, conference room and open office area. Available contiguous with Suite 270 for 11,424 RSF
270	10,304	Immediate	Larger open office area, several conference rooms, private offices, and break area. Suite offers direct access to the exterior of the building as well as to the courtyard. Potential for outdoor patio/balcony space. Available contiguous with Suite 260 for 11,424 RSF
347	1,568	Immediate	6 private offices, break room and open office area
365	1,120	Immediate	Reception and 5 private offices

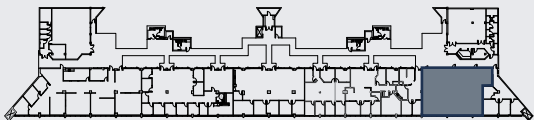
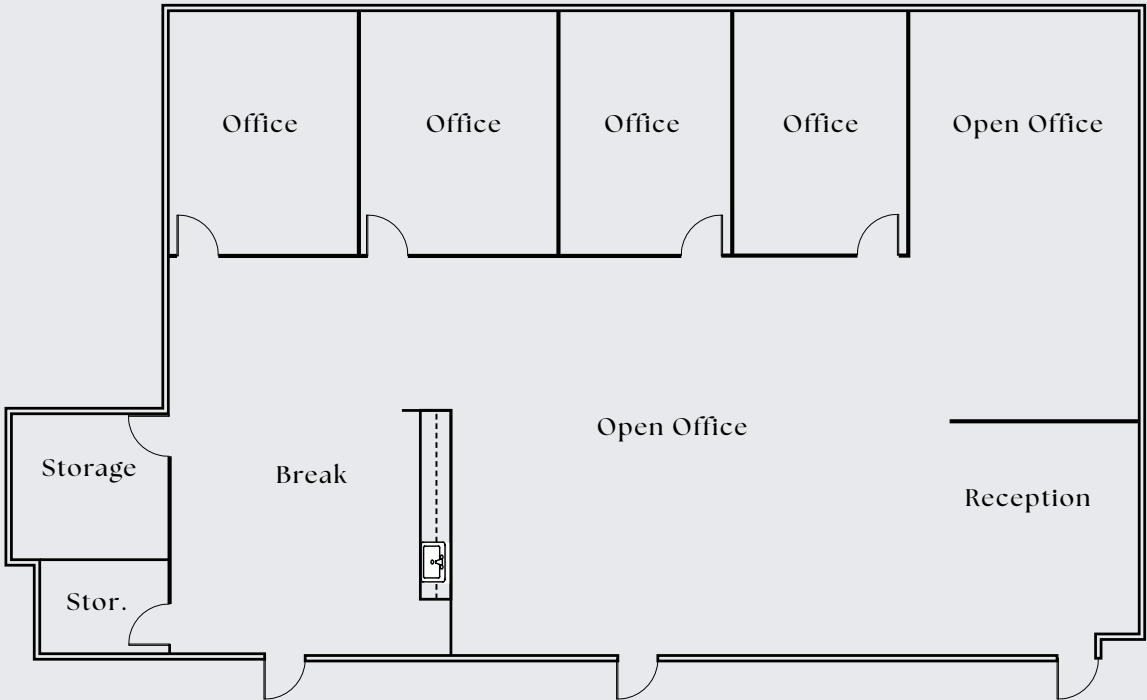
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RioVista

First Floor

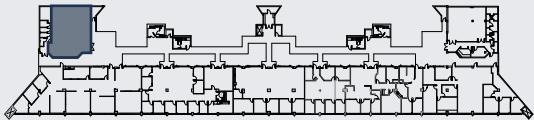
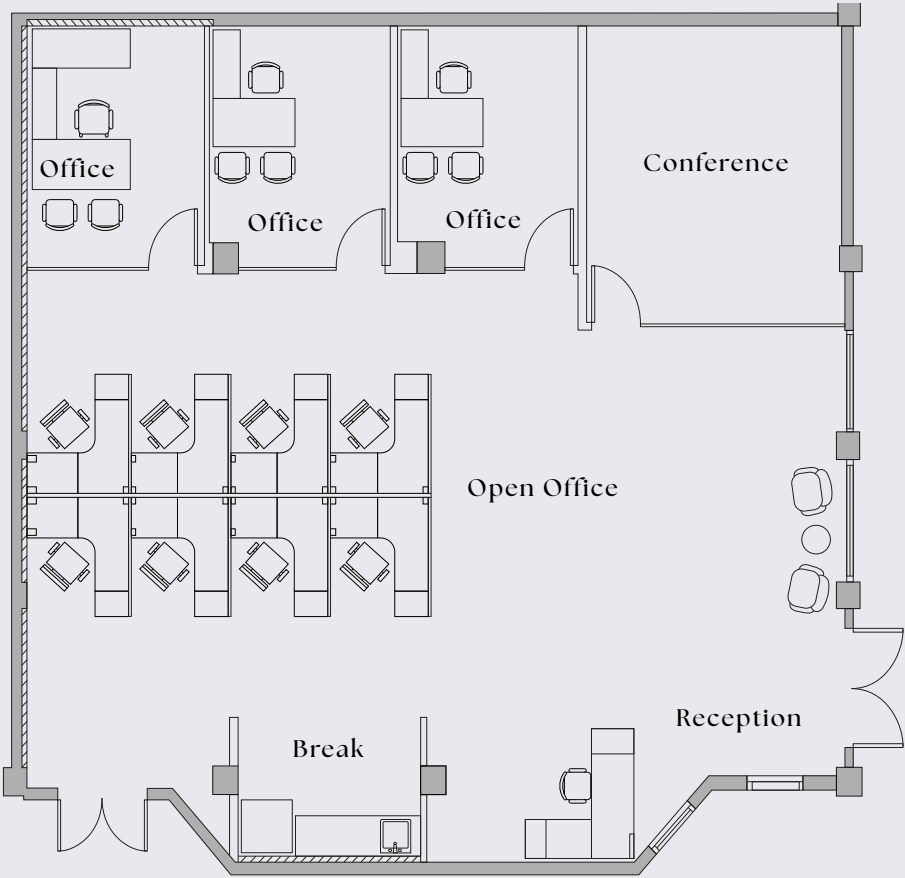


SUITE 107 | 2,595 RSF

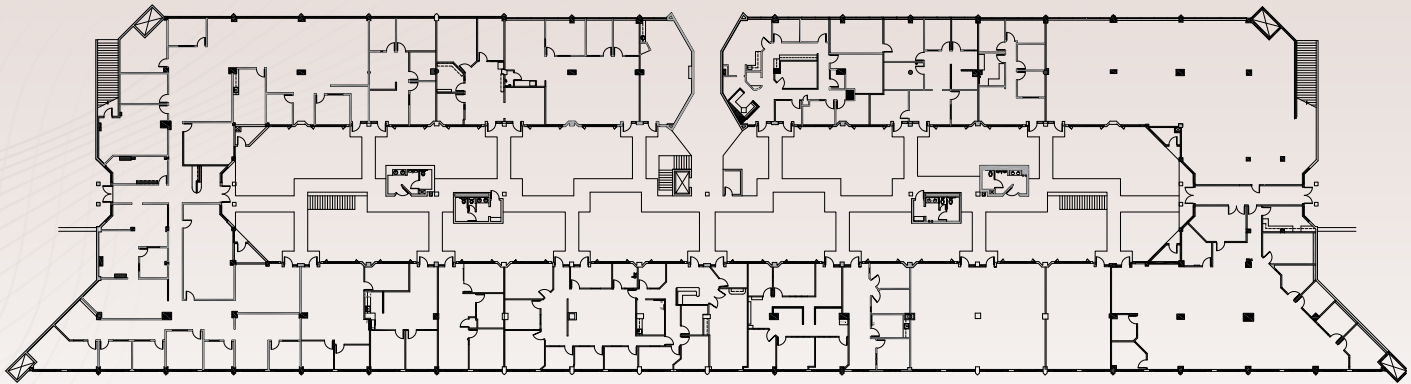


SUITE 170 | 1,641 RSF

HYPOTHETICAL PLAN

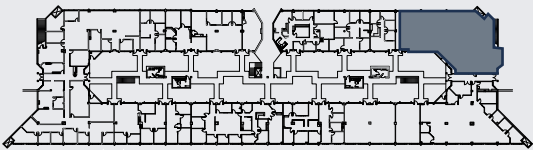
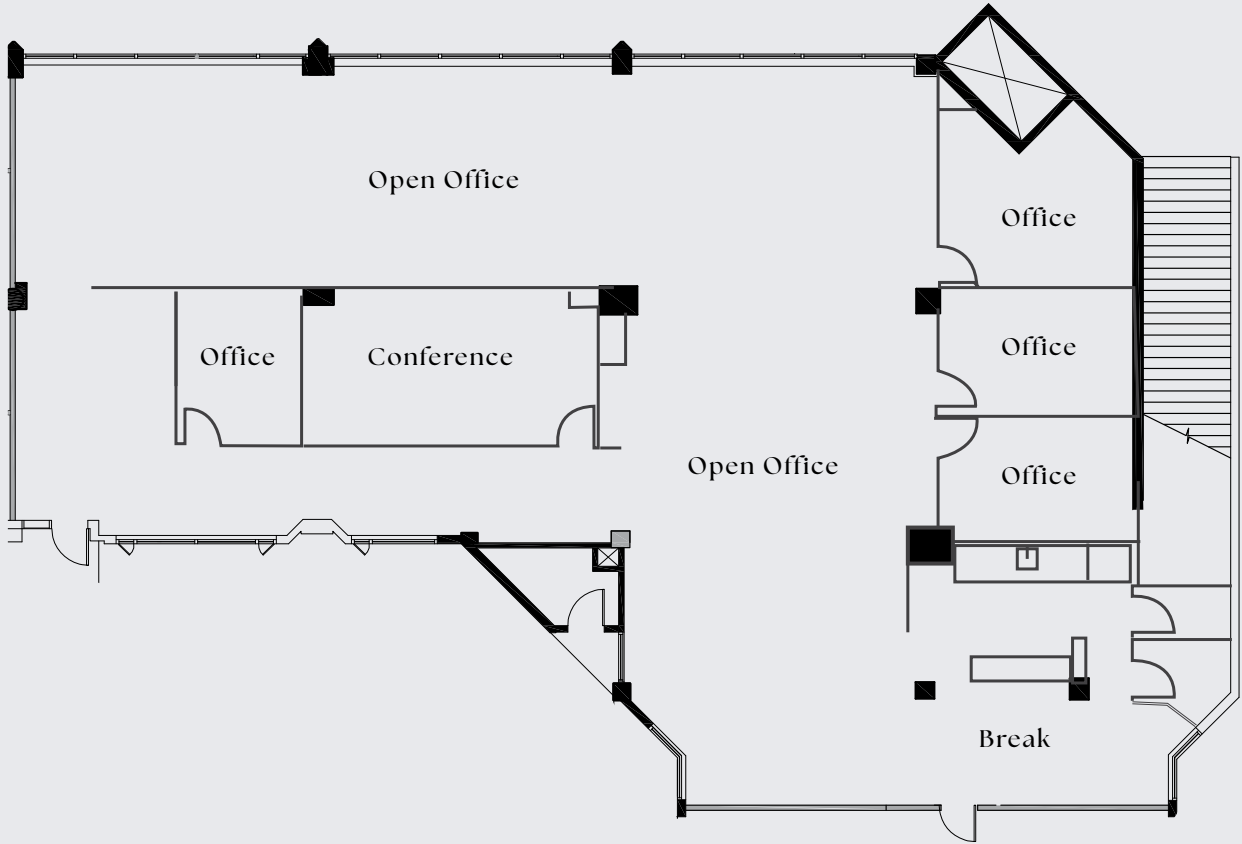


Second Floor

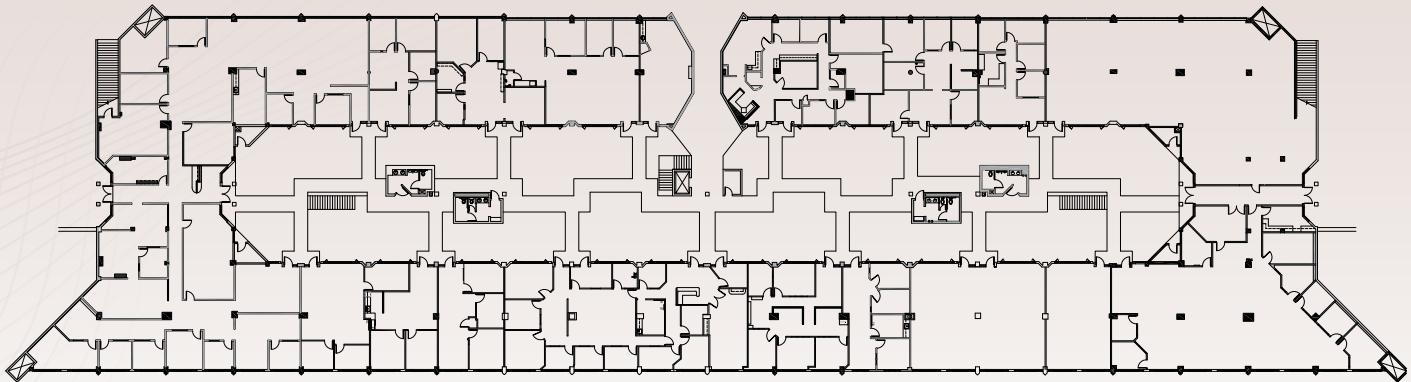


SUITE 200 | 5,225 RSF

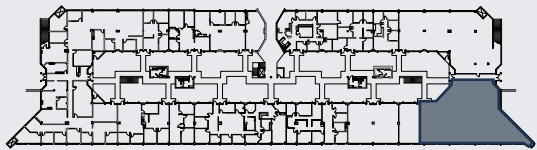
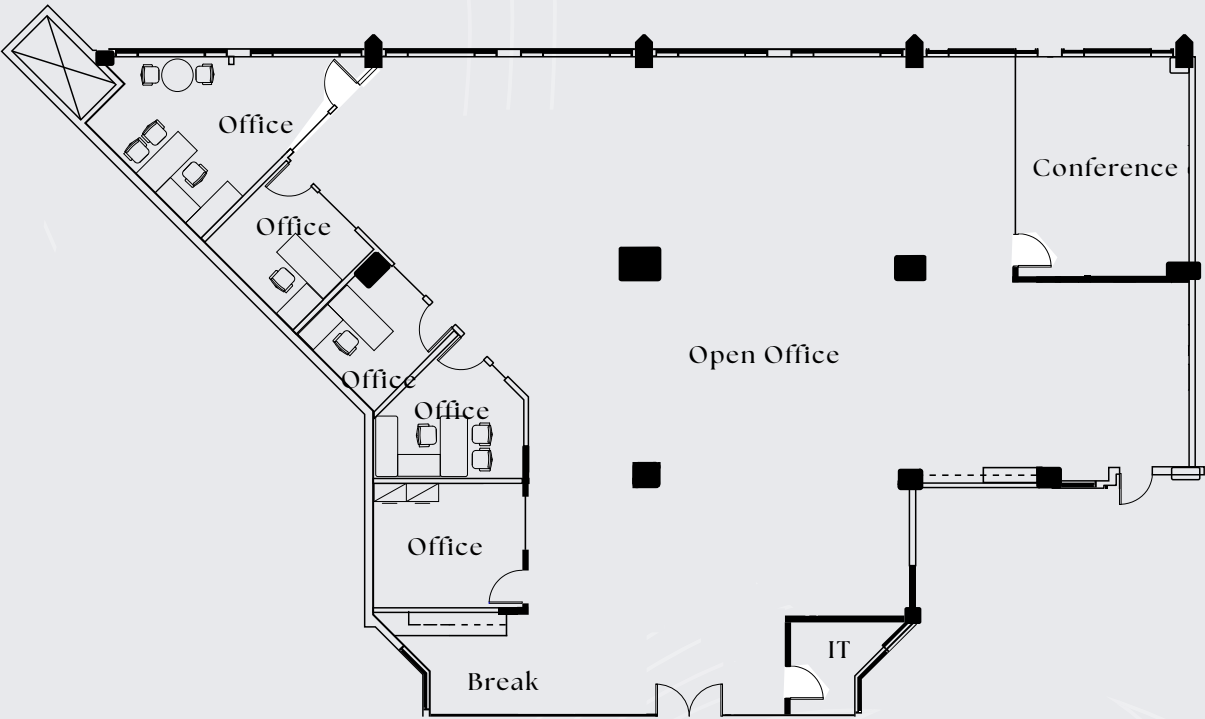
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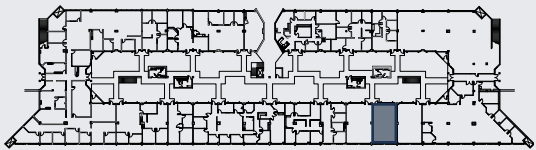
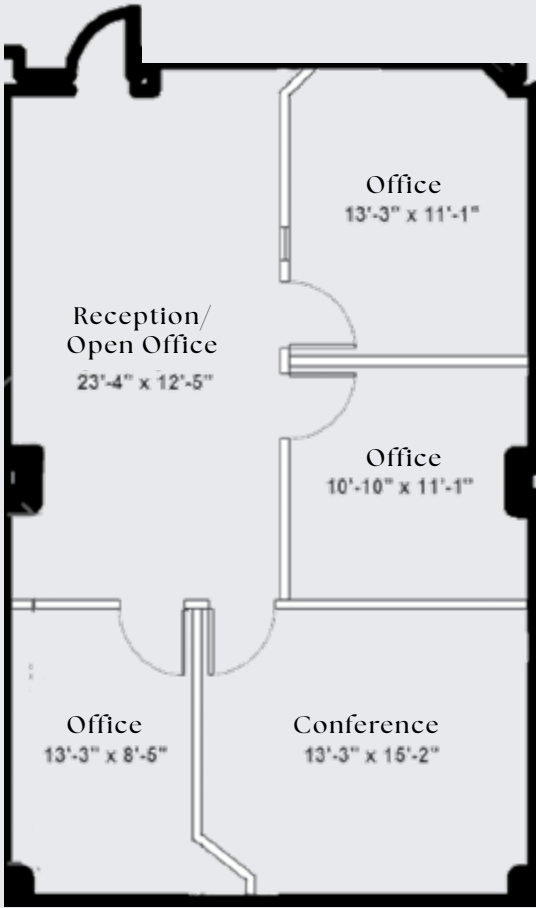
Second Floor



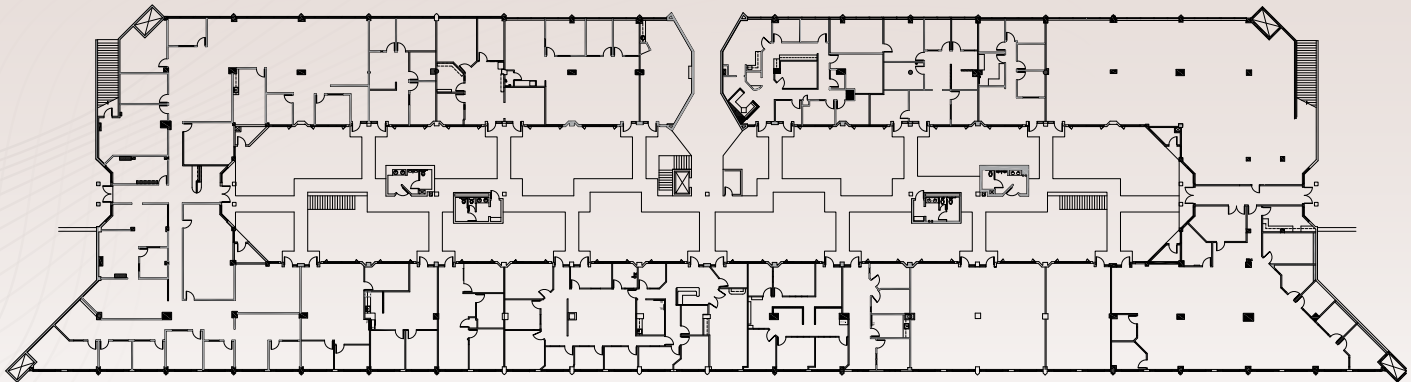
SUITE 201 | 5,151 RSF



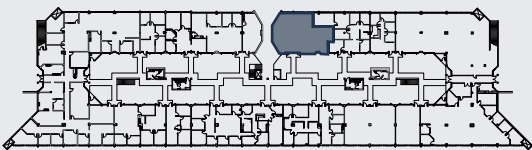
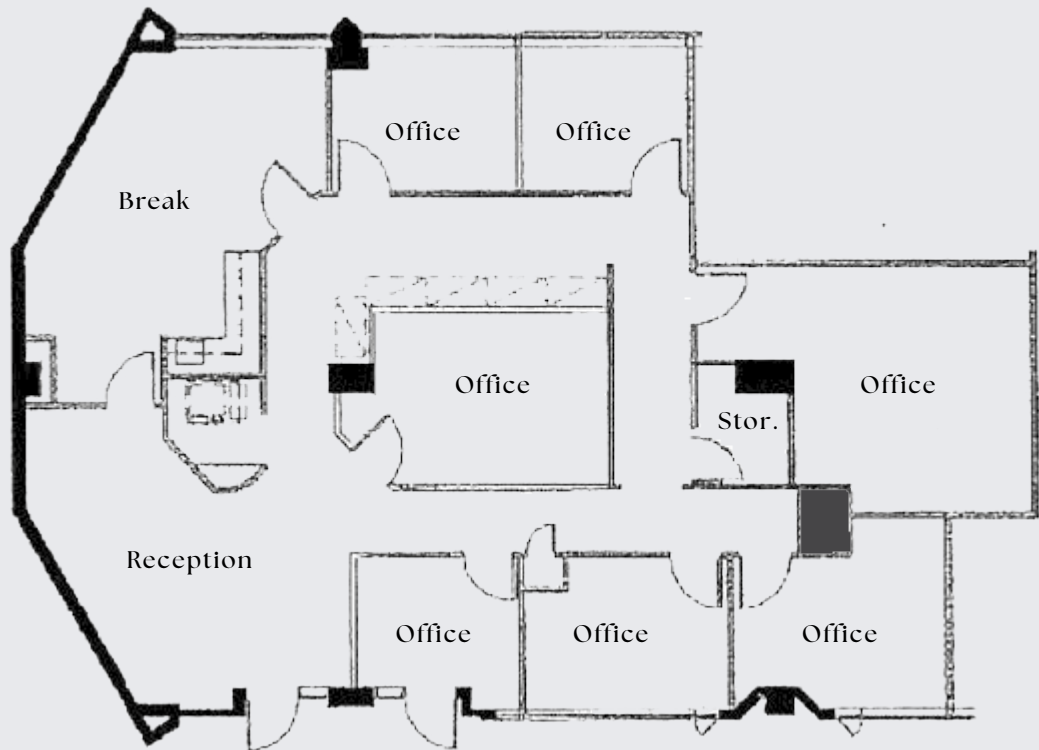
SUITE 216 | 1,087 RSF



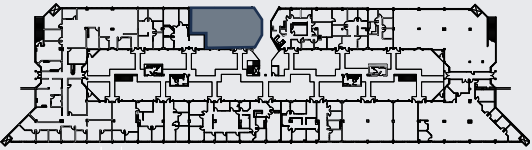
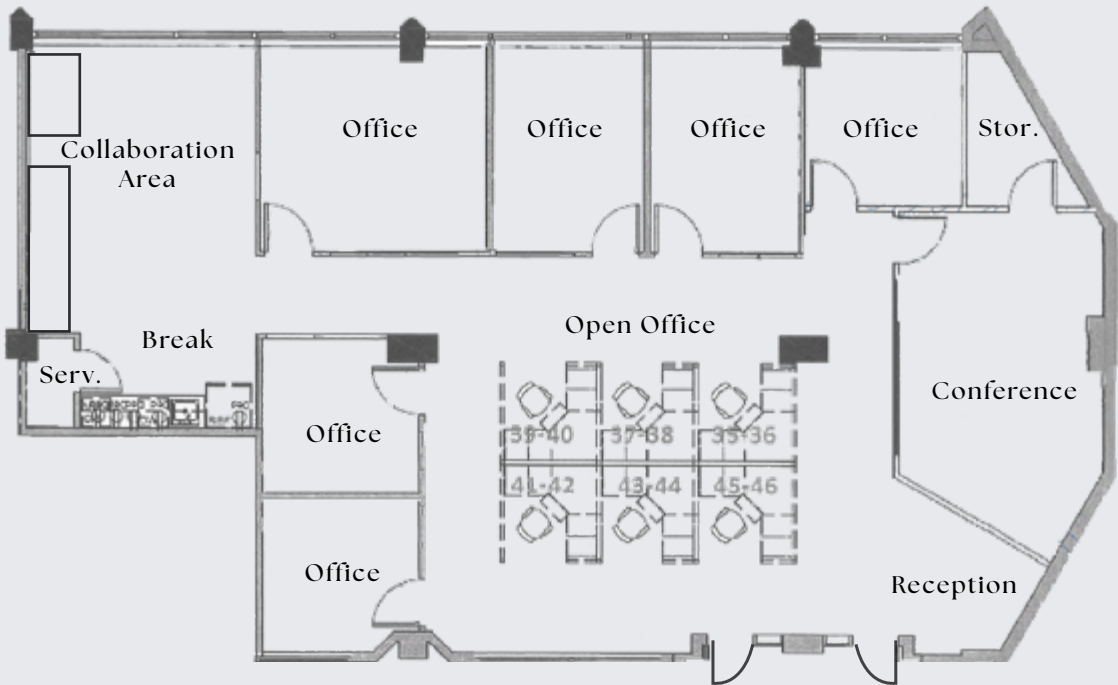
Second Floor



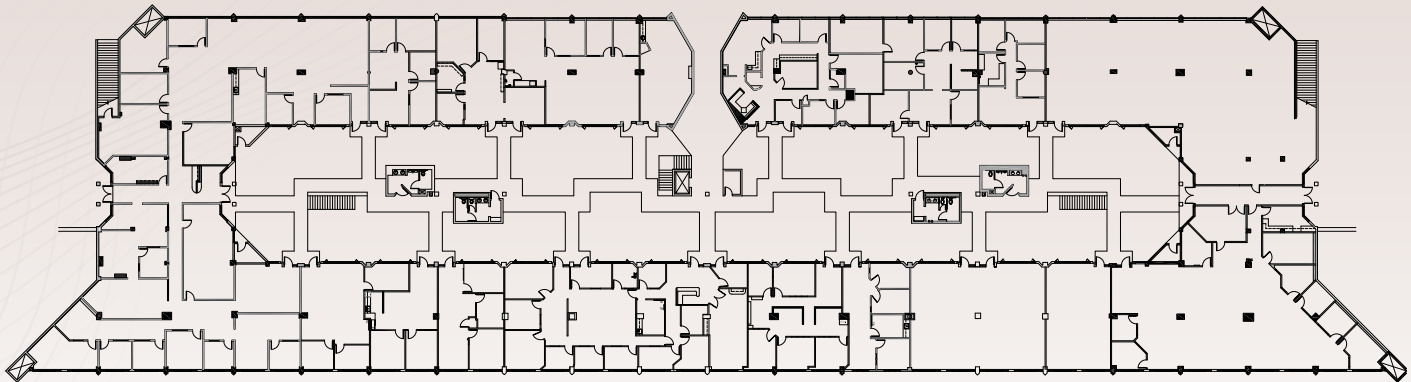
SUITE 232 | 2,109 RSF



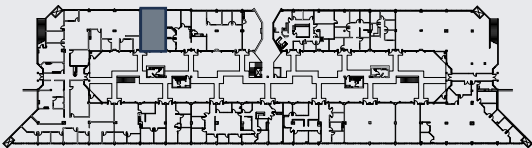
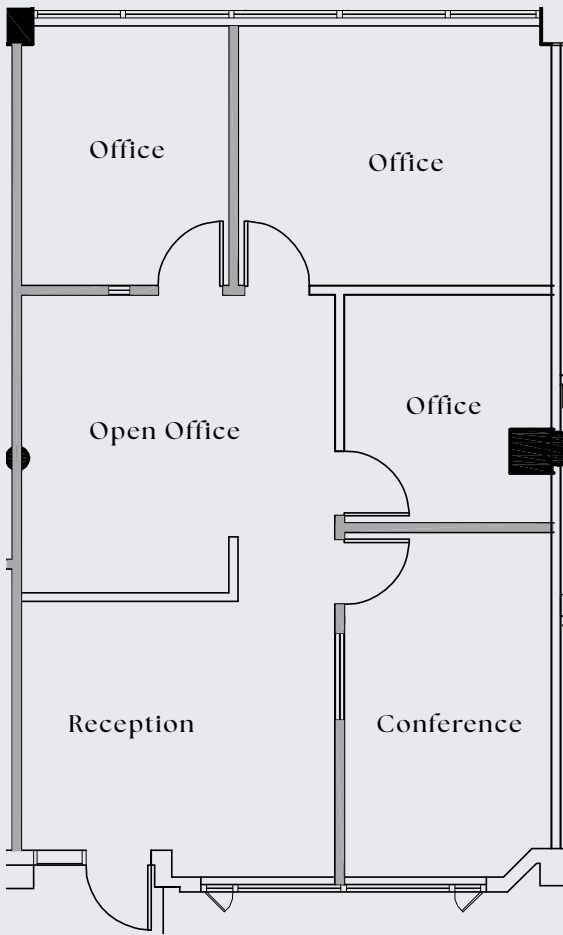
SUITE 240 | 2,733 RSF



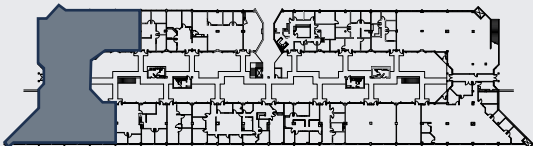
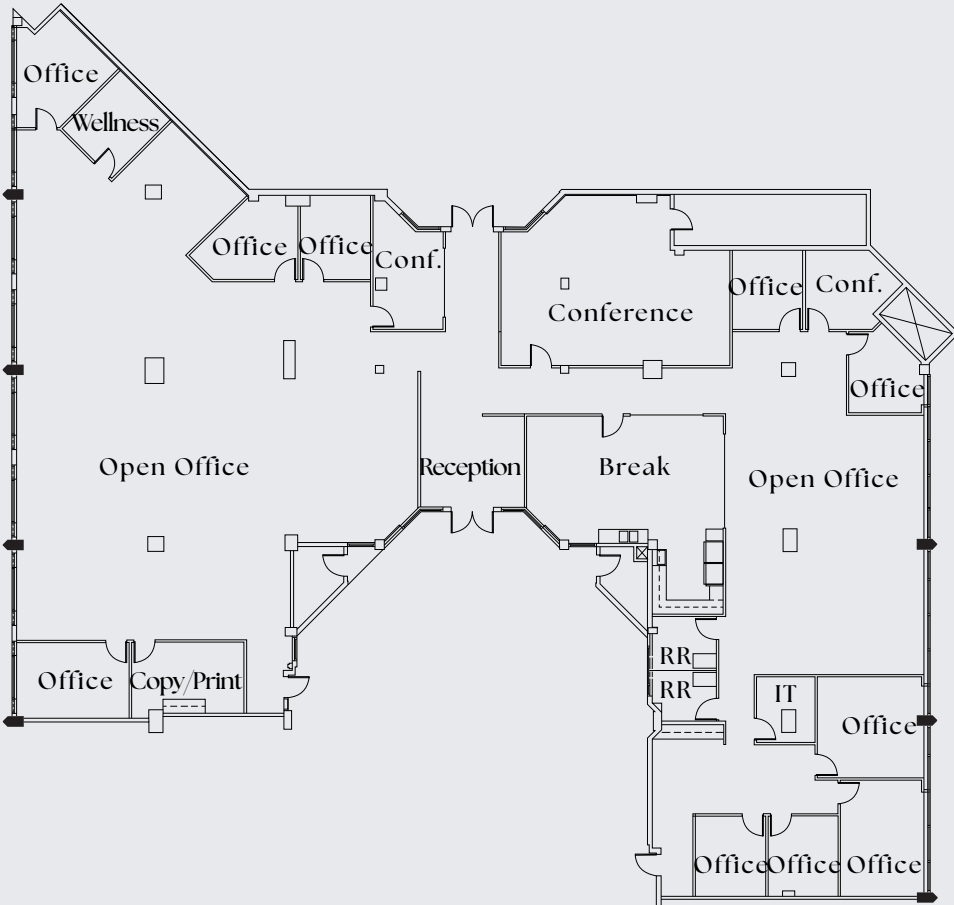
Second Floor



SUITE 260 | 1,120 RSF



SUITE 270 | 10,304 RSF



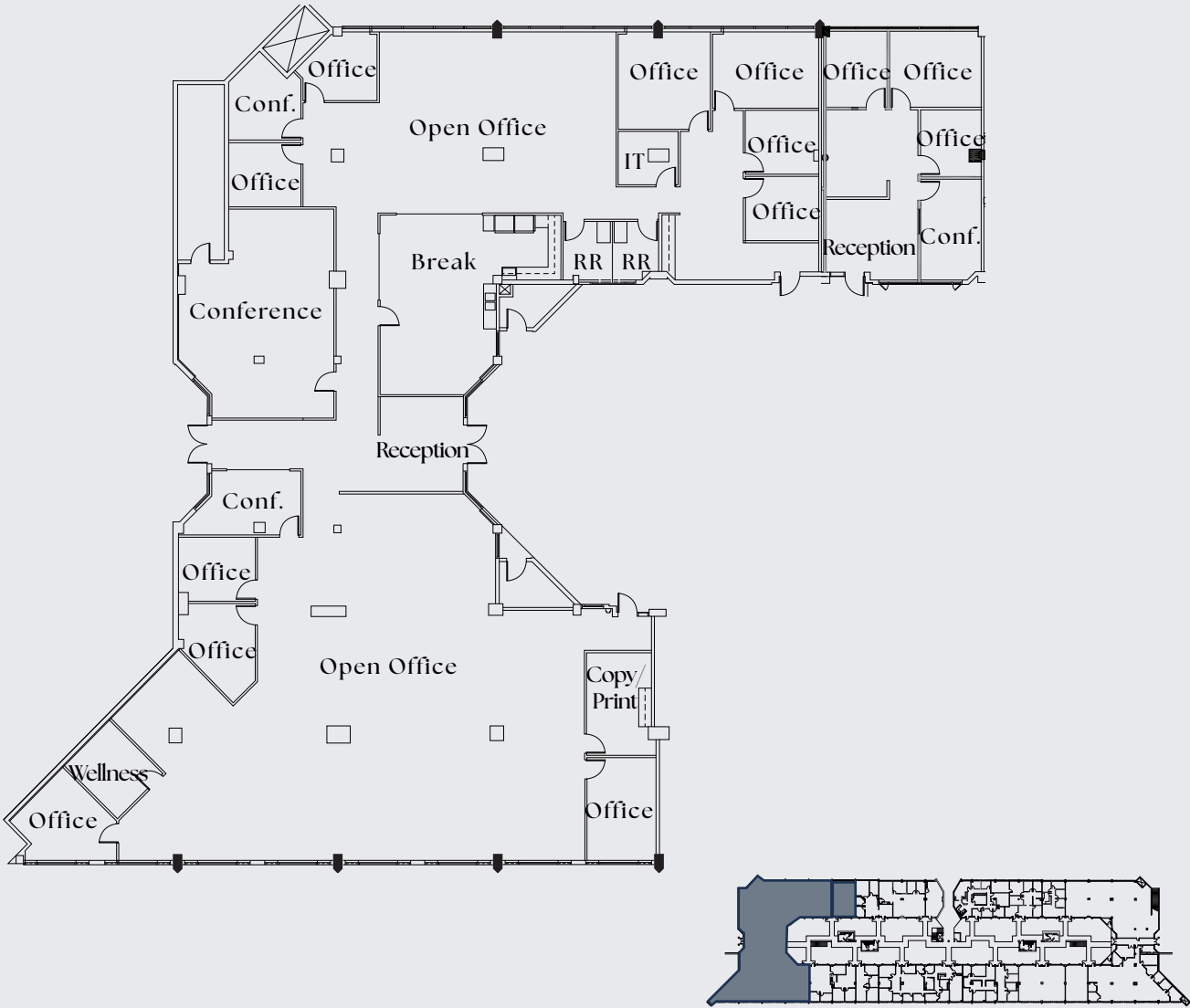
Second Floor

Customized

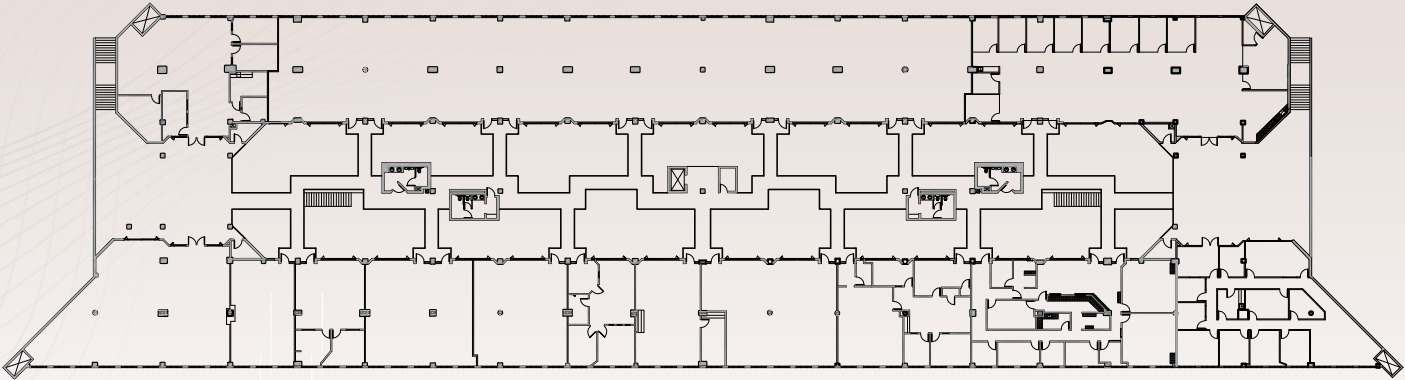
BUILD-OUT OPPORTUNITIES

SUITE 260 & 270 | 11,424 RSF

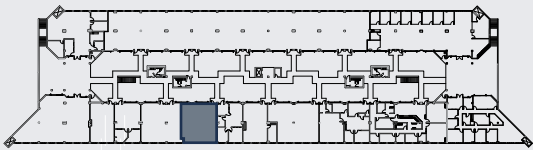
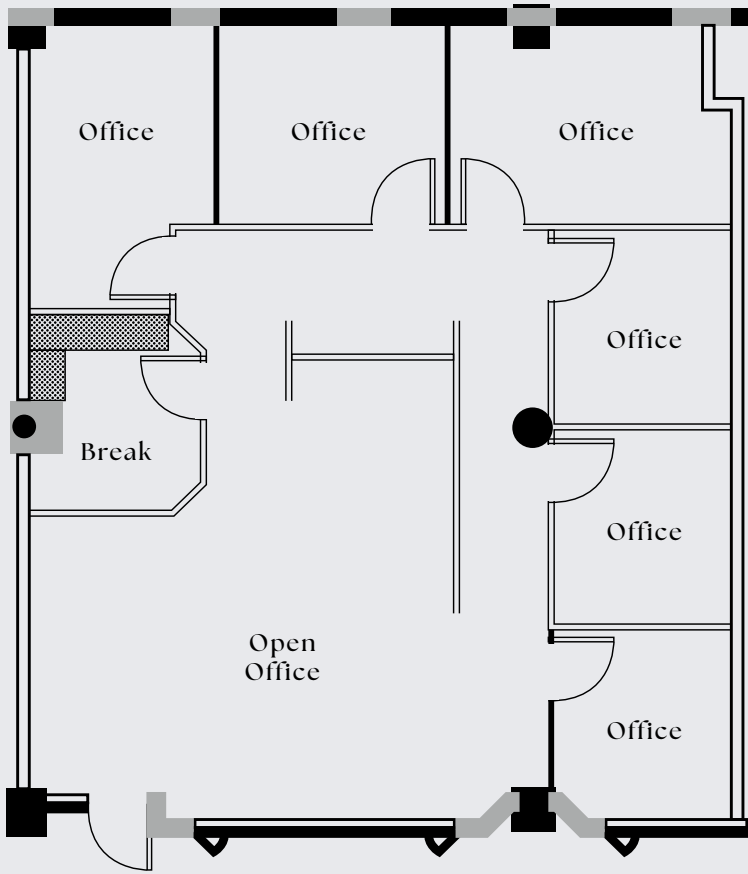
AVAILABLE CONTIGUOUS



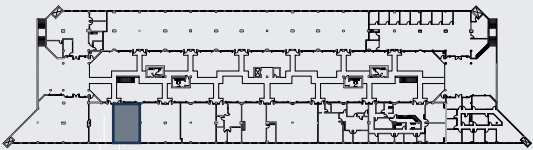
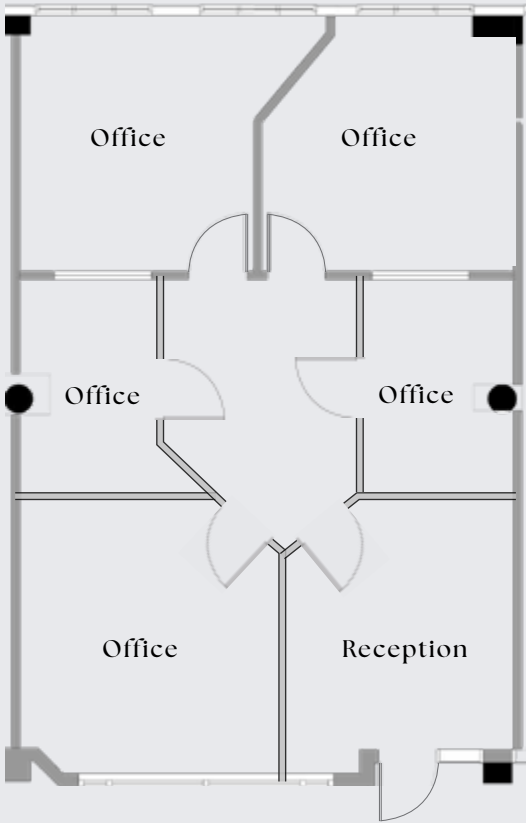
Third Floor

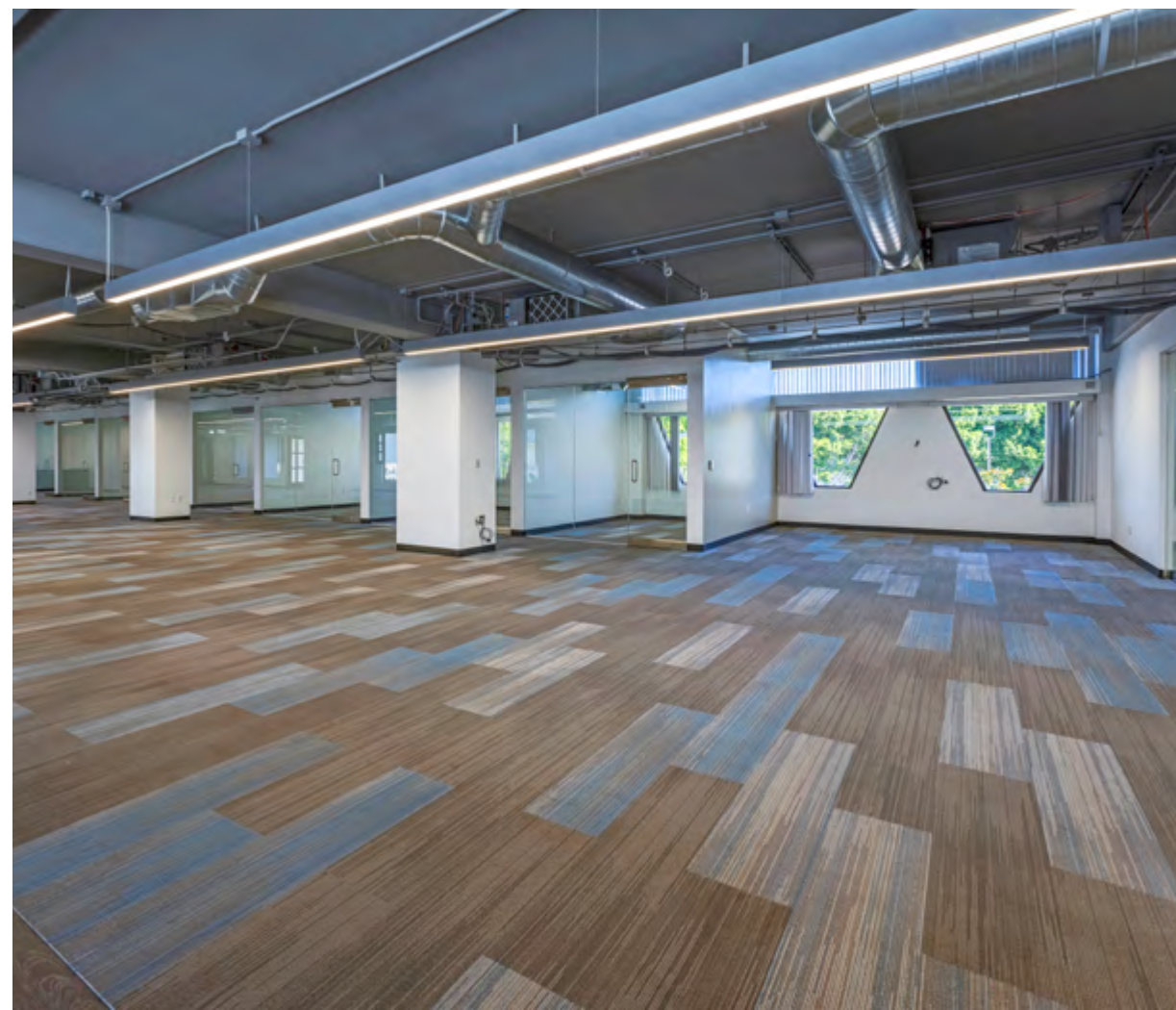


SUITE 347 | 1,568 RSF



SUITE 365 | 1,120 RSF





RioVista

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