

RioVista

8885 RIO SAN DIEGO DRIVE | SAN DIEGO, CA

Creative Office For Lease

±1,120 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.

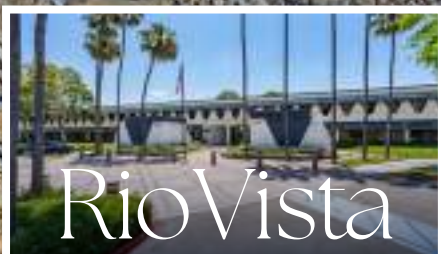


Rio Vista



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
Lowe's

3 PARK VALLEY CENTER

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

5 MISSION VALLEY WEST

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

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

4 MISSION VALLEY MALL

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

6 HAZARD CENTER

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



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

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

RioVista

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



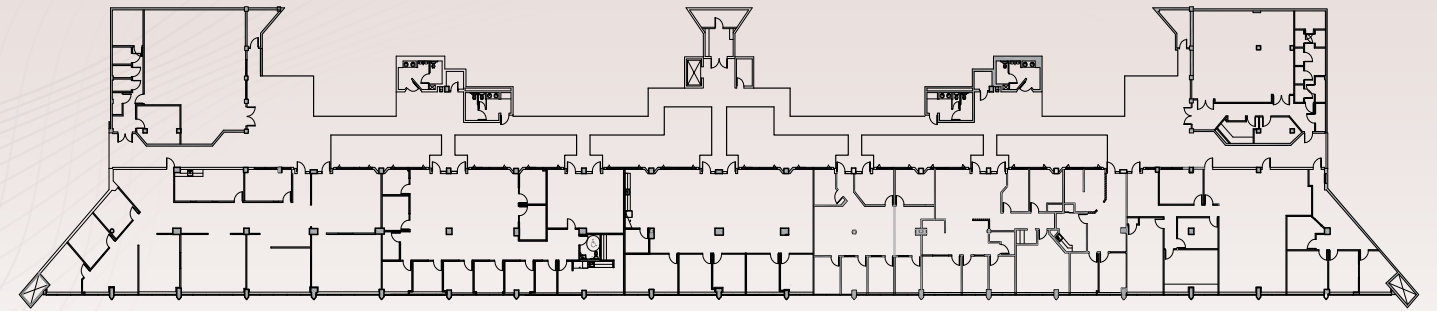
Availabilities

AT RIO VISTA

SUITE	SIZE (RSF)	RATE (PSF)	AVAILABILITY	DESCRIPTION
107	2,595	\$2.85+U	Immediate	Newer improvements with 4 window-line private offices with glass fronts, reception area, open office area, break room and storage
133	3,937	\$2.85+U	Immediate	10 Private offices, reception area, break room, and open office area
170	1,641	\$2.85+U	Immediate	Shell Condition
200	5,225	\$2.85+U	2/1/2026	Open to Structure Ceilings with modern improvements, glass offices and conference rooms
201	5,151	\$2.85+U	Immediate	Newer improvements with 7 private offices, glass conference room, break room, reception, and open
216	1,087	\$2.85+U	3/1/2026	3 private offices, reception, conference room, and open office area
232	2,109	\$2.85+U	Immediate	Reception, 7 private offices, break room, and storage
240	2,733	\$2.85+U	Immediate	Open to structure ceilings, 6 private offices with glass fronts, glass conference room, break area, and open
270	10,304	\$2.85+U	Immediate	Direct access from courtyard or exterior of building
347	1,568	\$2.85+U	Immediate	6 private offices, break room, and open office area
365	1,120	\$2.85+U	Immediate	Reception and 5 private offices

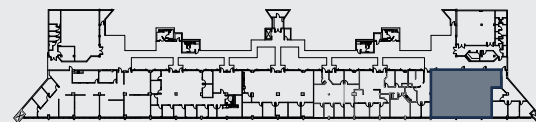
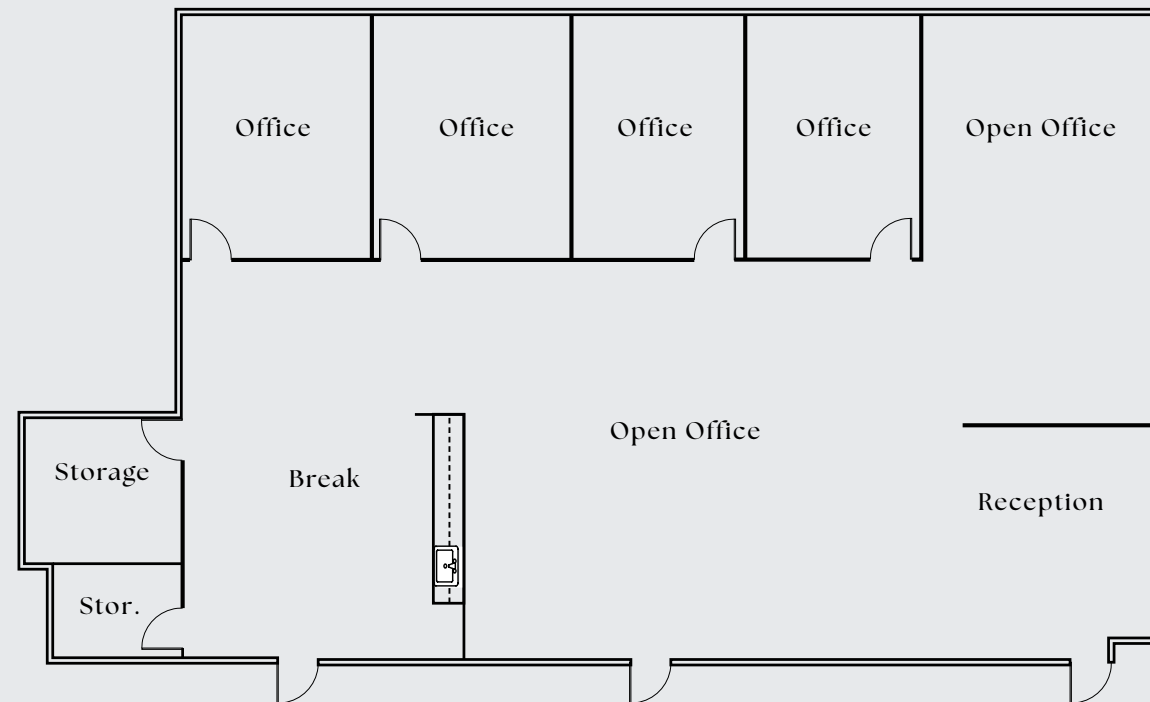
First Floor

SUITES 107 & 133



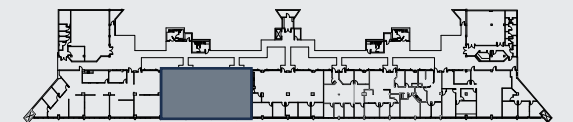
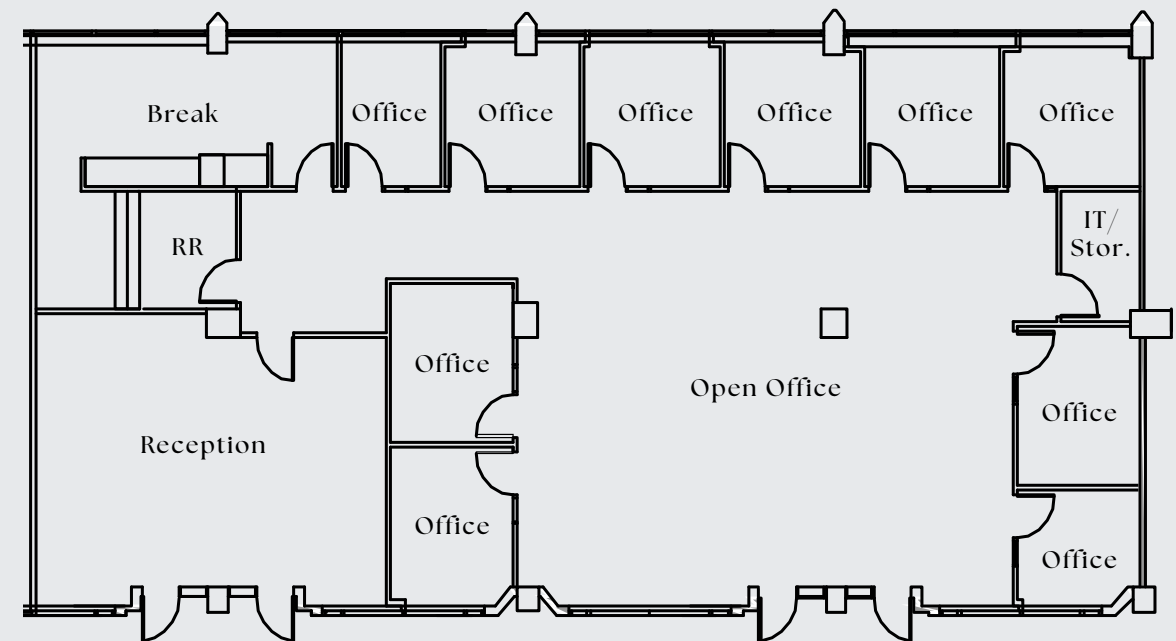
SUITE 107

2,595 RSF



SUITE 133

3,937 RSF



First Floor

SUITE 170

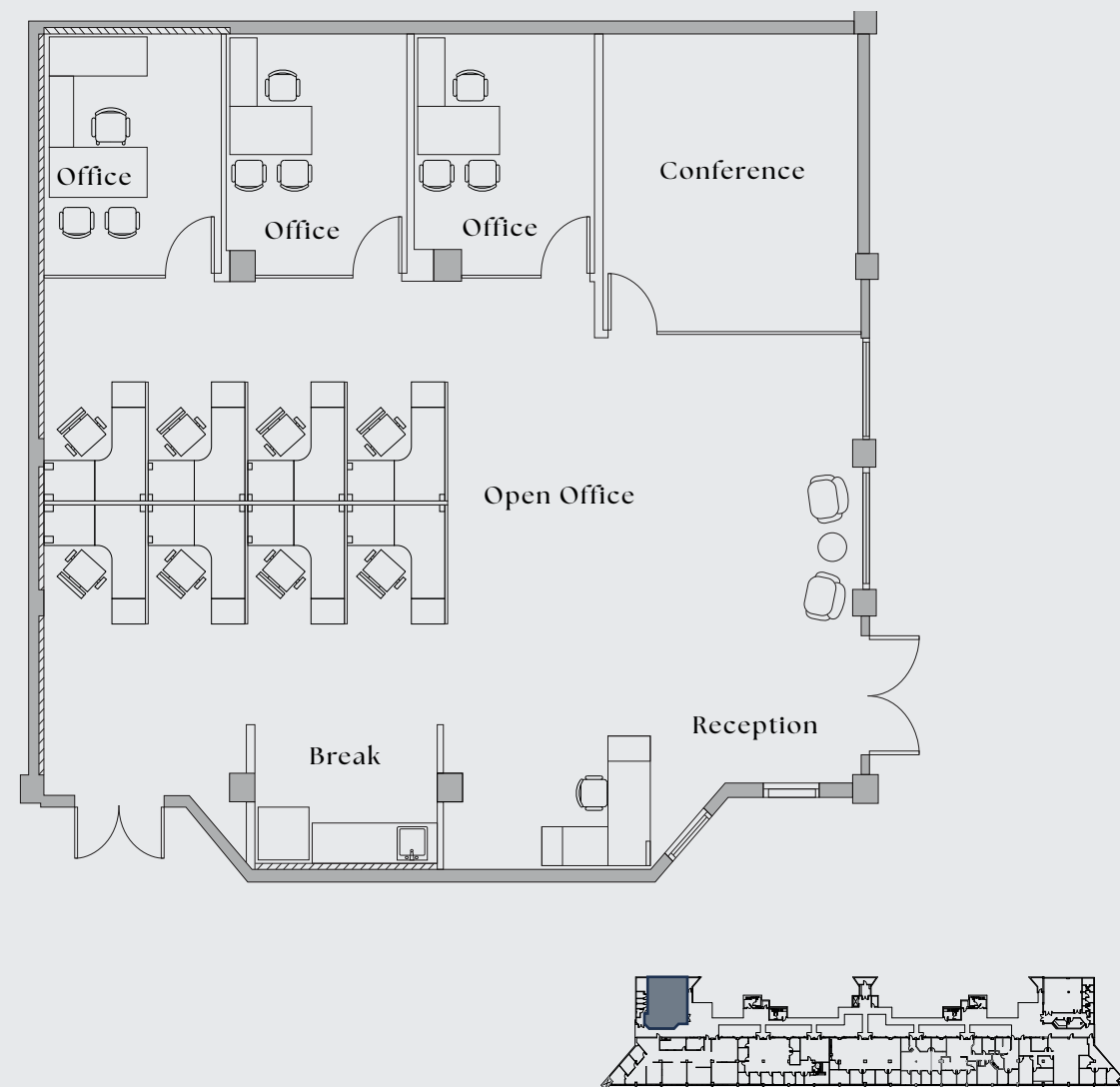
Customized Suite

BUILD-OUT OPPORTUNITY

SUITE 170

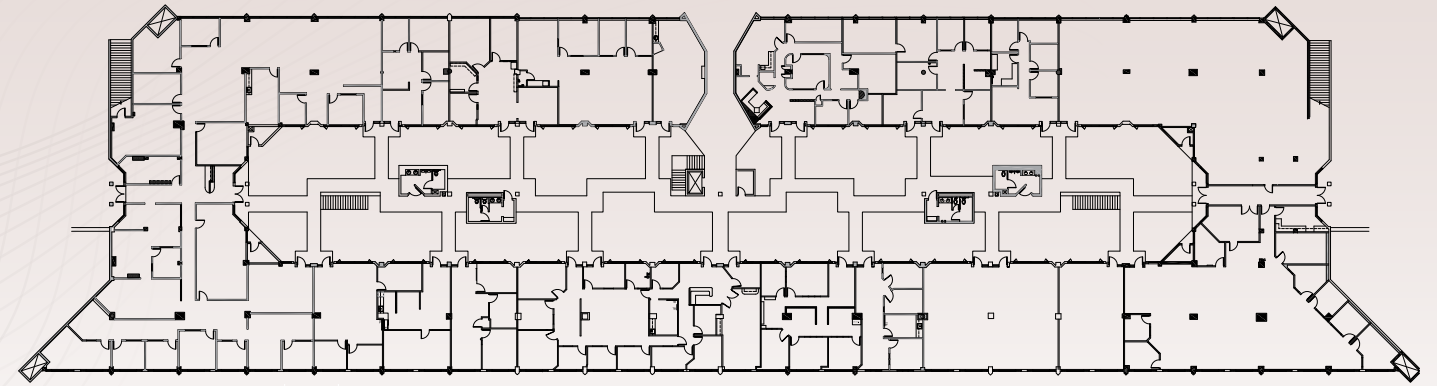
1,641 RSF

HYPOTHETICAL PLAN



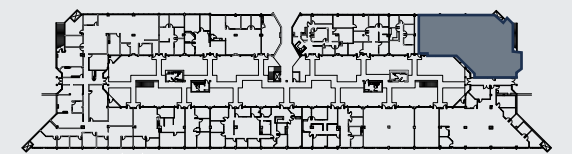
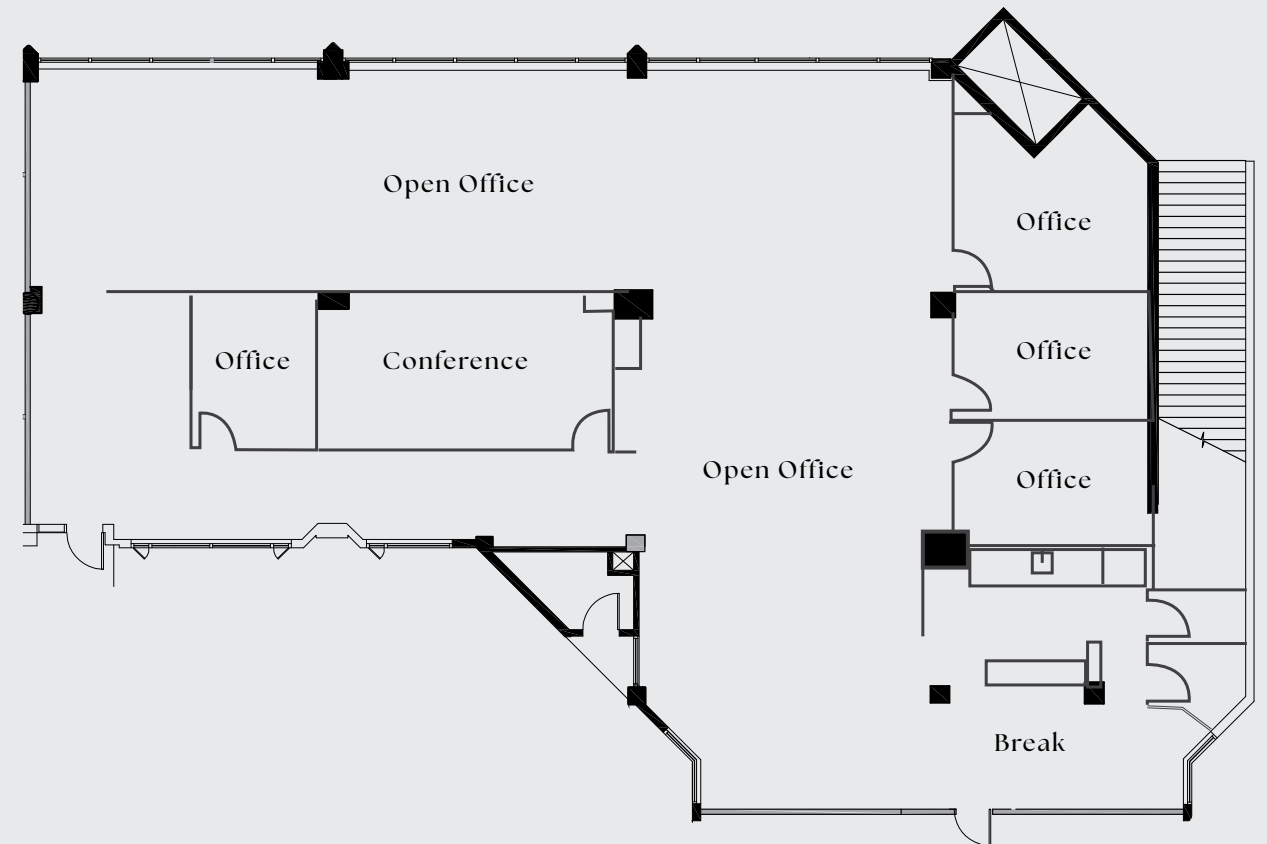
Second Floor

SUITE 200



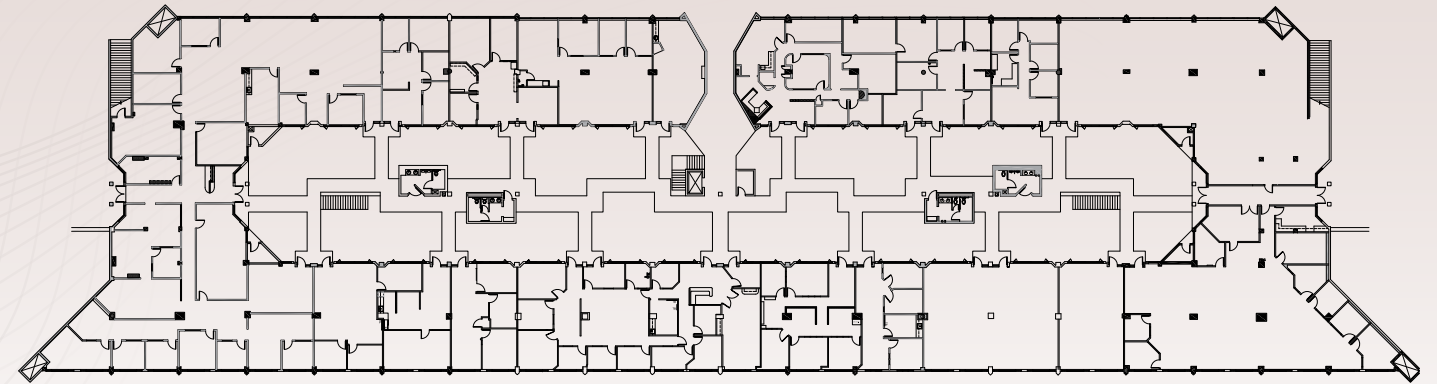
SUITE 200 | 5,225 RSF

SUITE HAS OPEN TO STRUCTURE CEILINGS

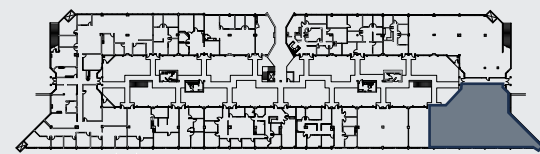
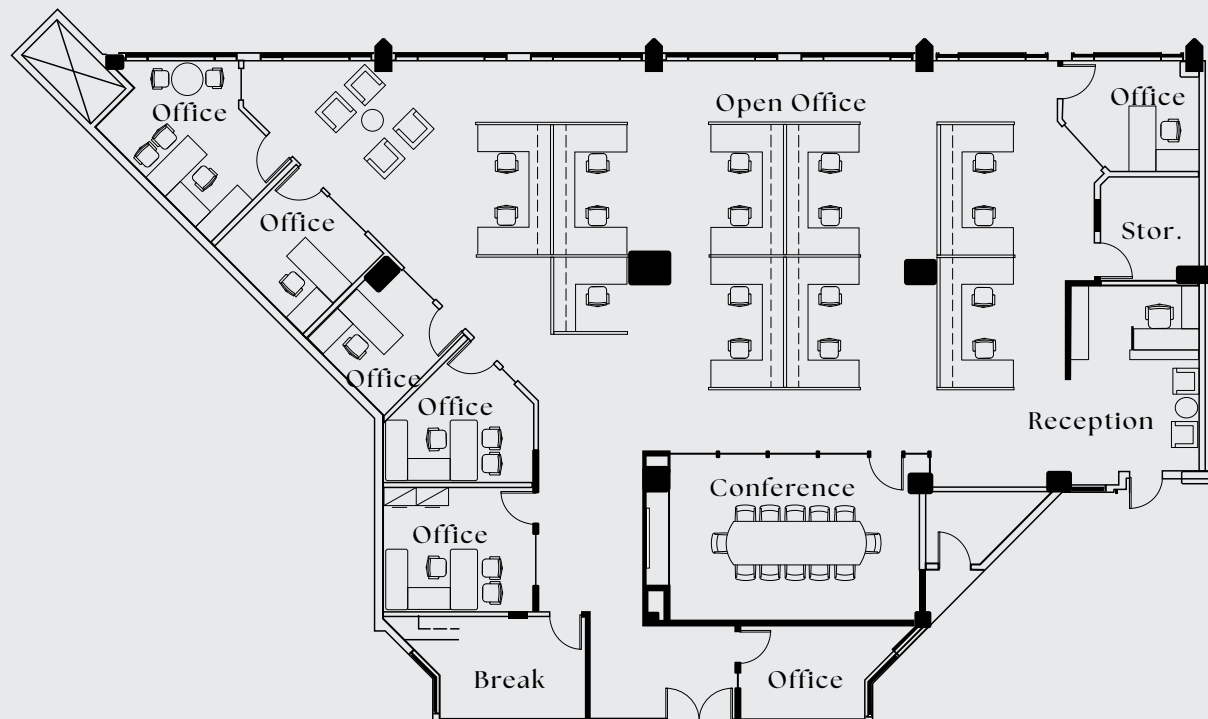


Second Floor

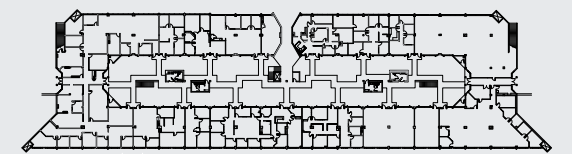
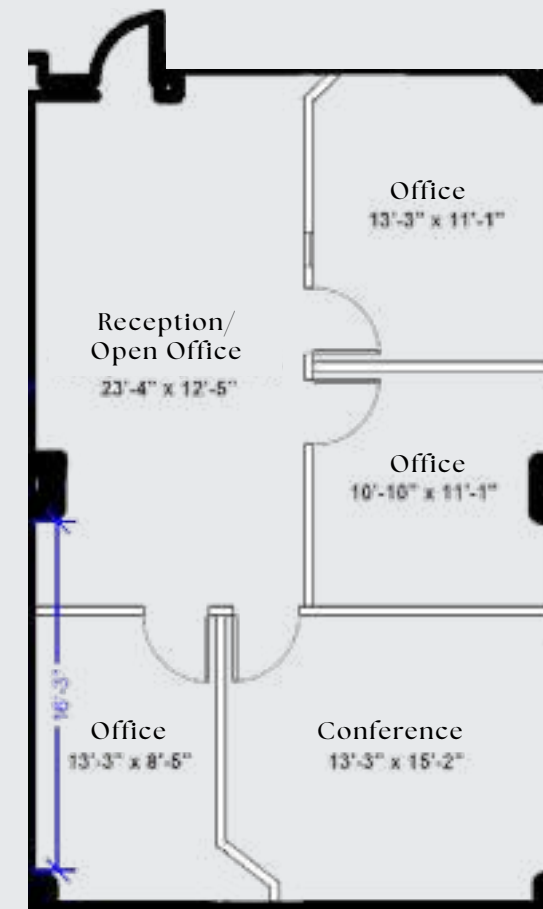
SUITES 201 & 216



SUITE 201 | 5,151 RSF

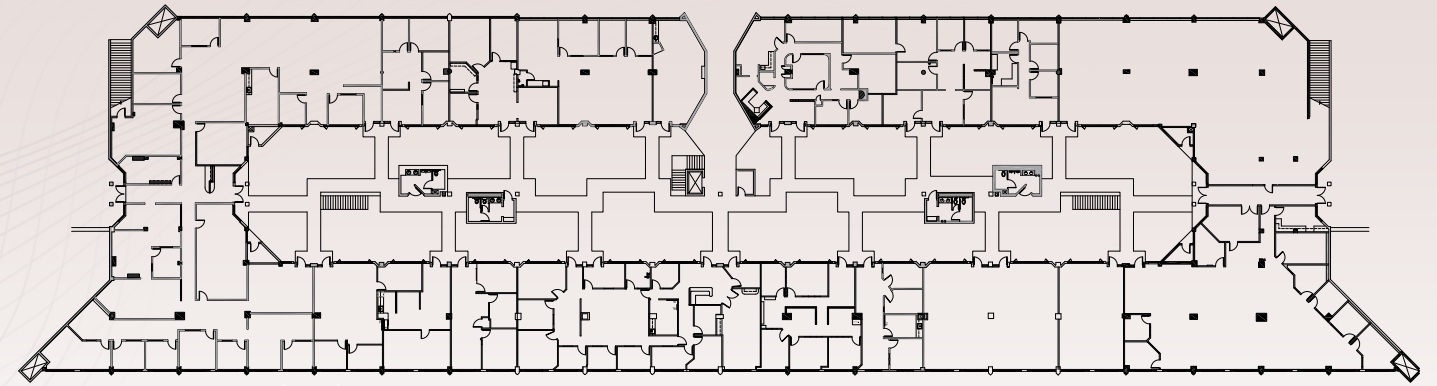


SUITE 216 | 2,087 RSF

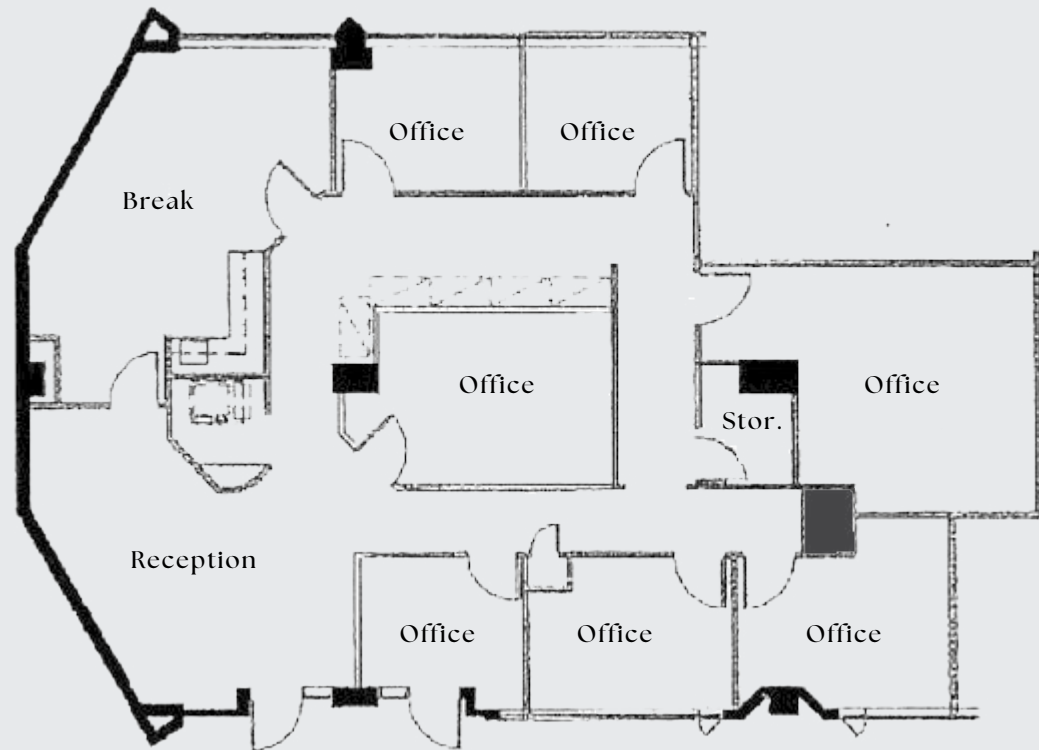


Second Floor

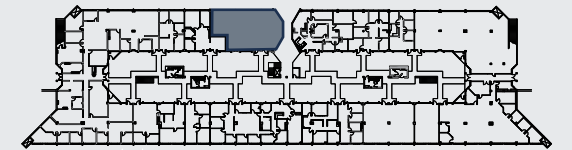
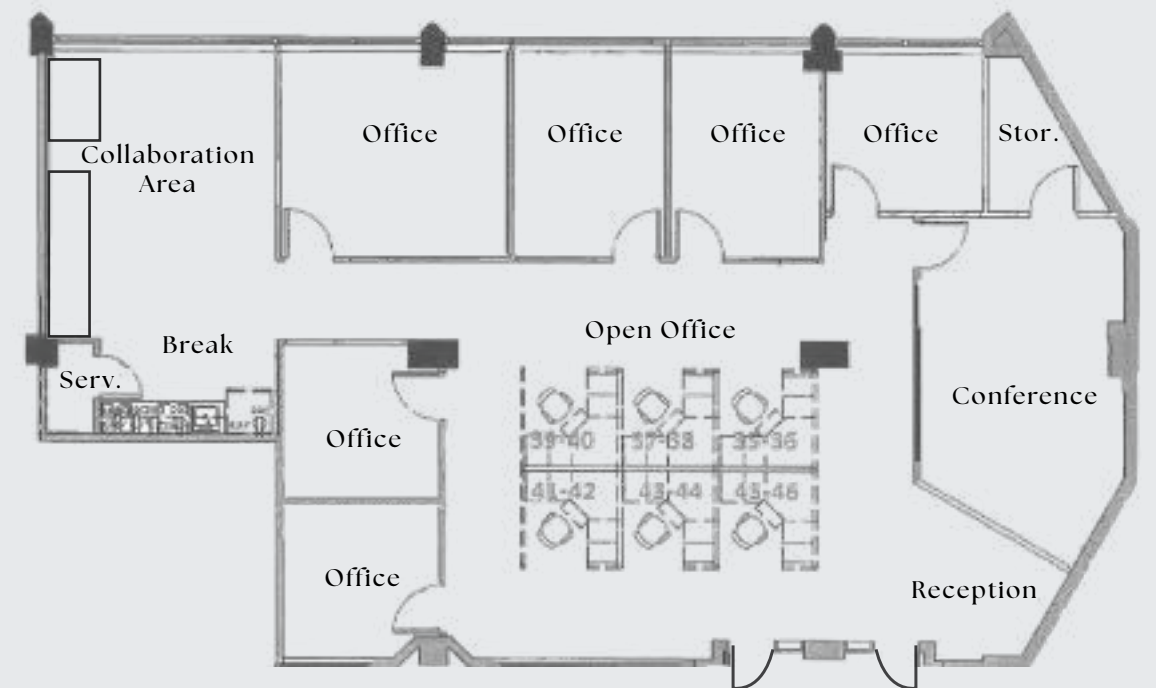
SUITES 232 & 240



SUITE 232 | 2,109 RSF

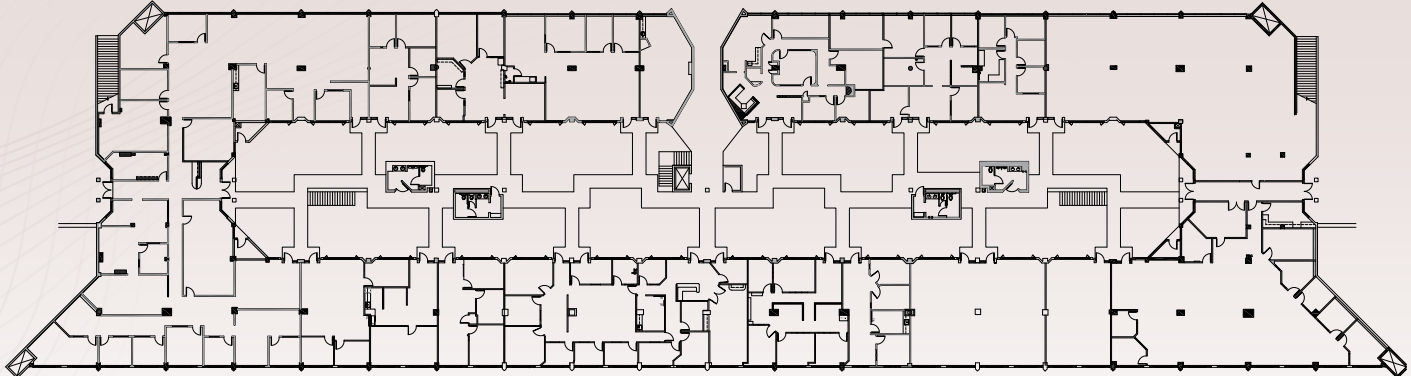


SUITE 240 | 2,733 RSF



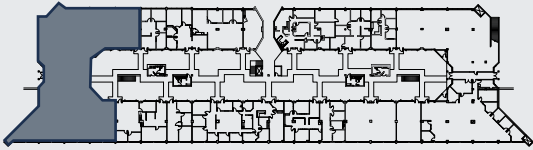
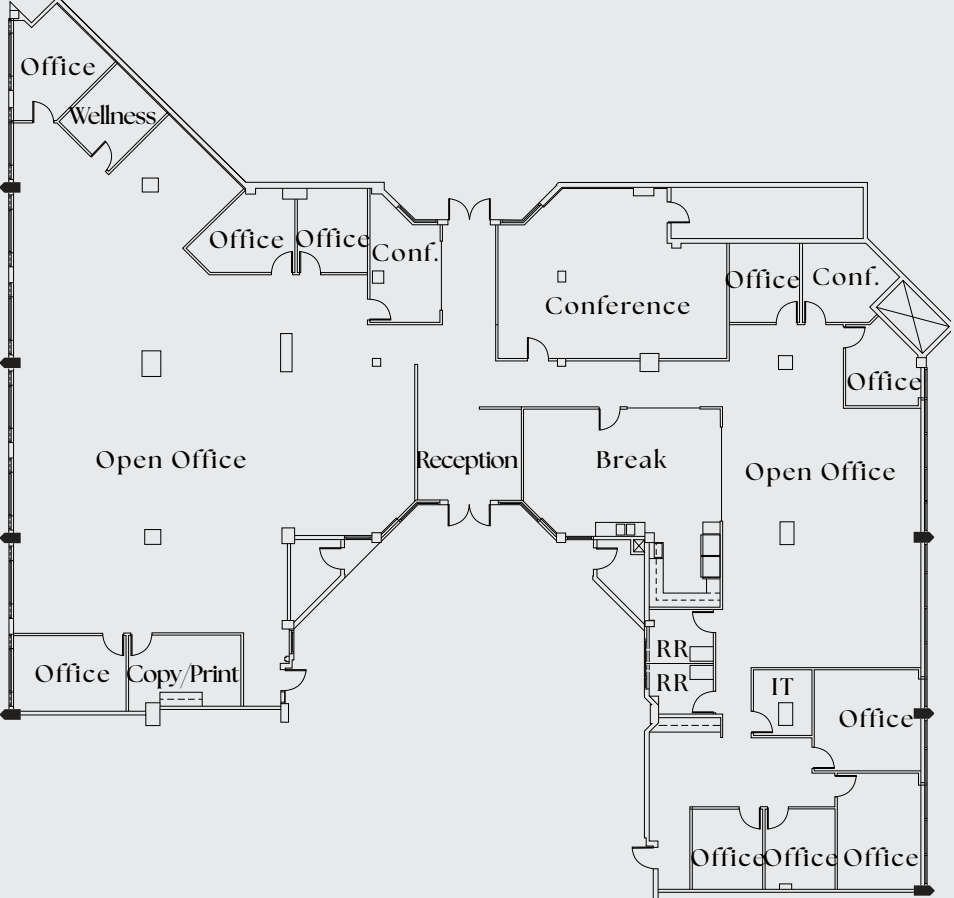
Second Floor

SUITE 270



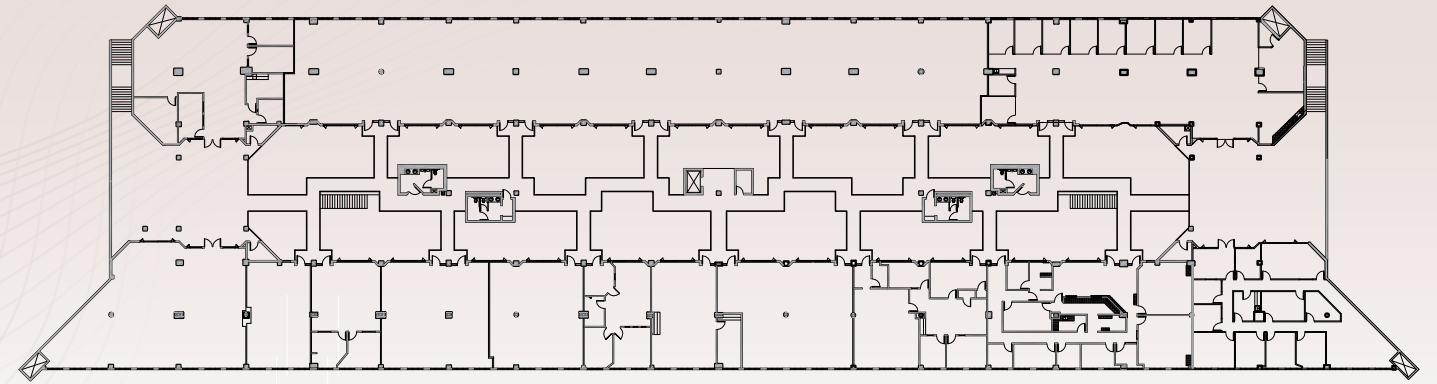
SUITE 270

10,304 RSF

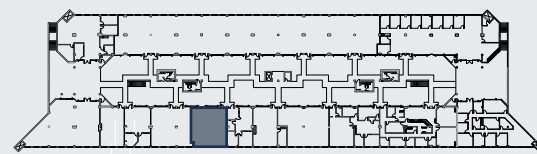
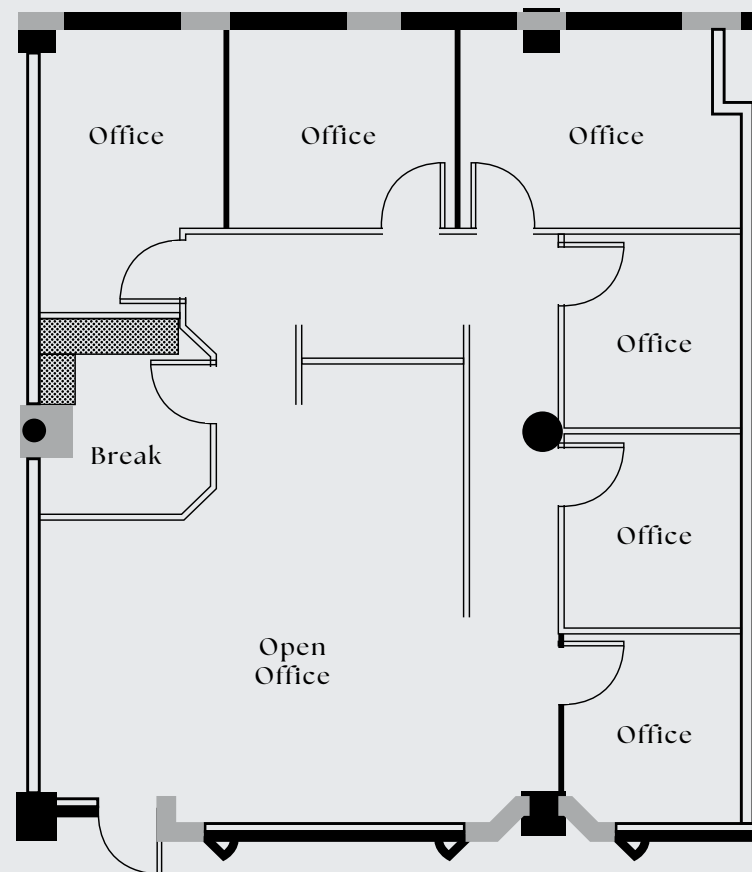


Third Floor

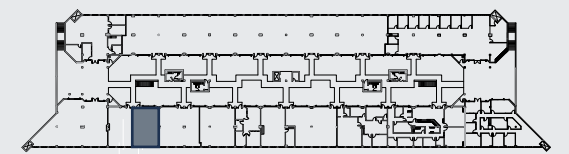
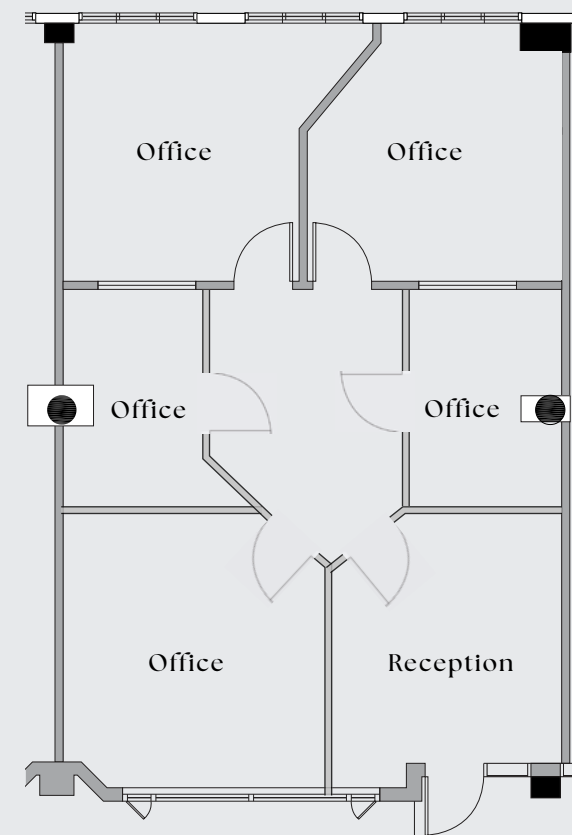
SUITES 347 & 365

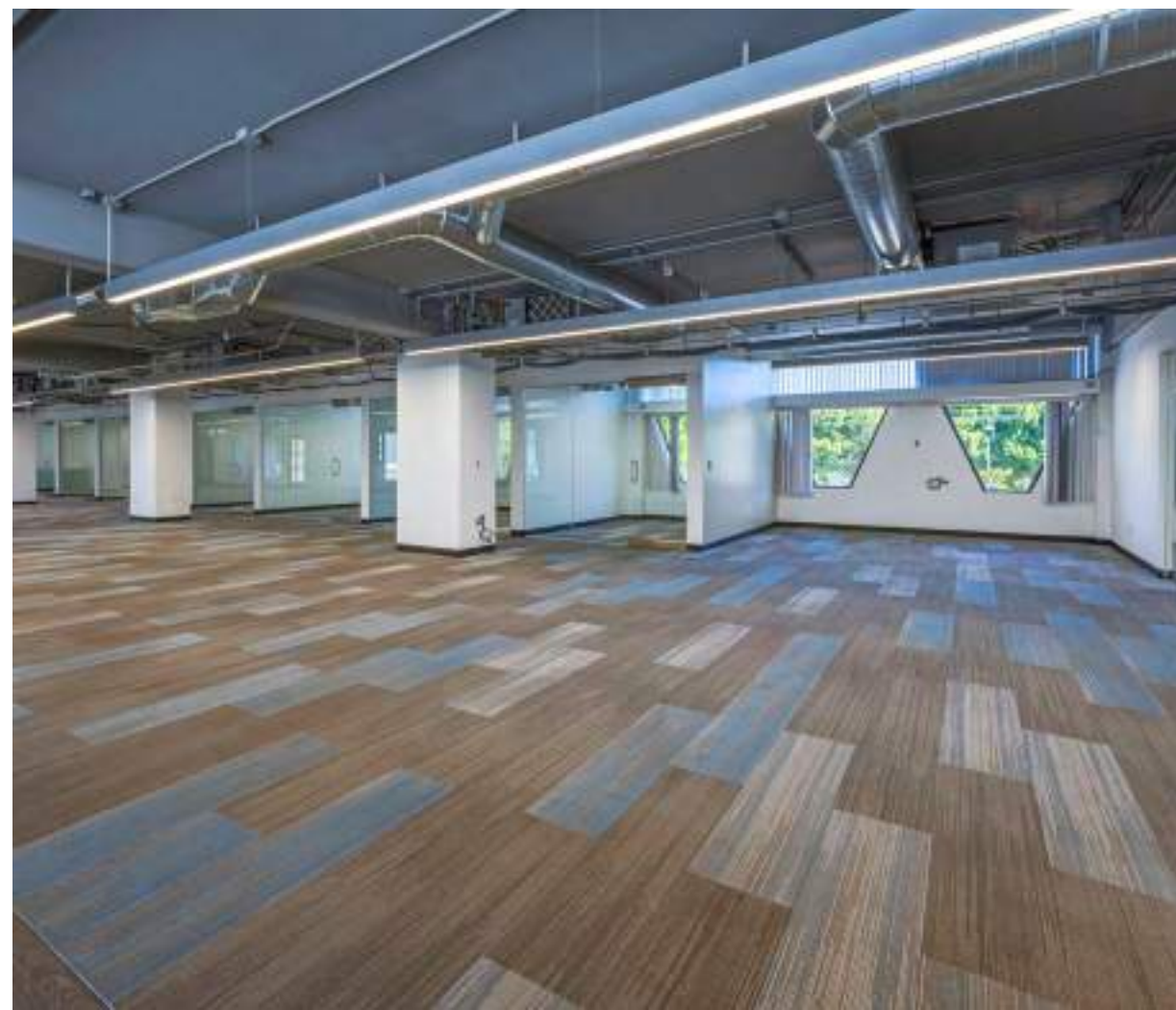


SUITE 347 | 1,568 RSF



SUITE 365 | 1,120 RSF





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