Rio Vista

8885 RIO SAN DIEGO DRIVE | SAN DIEGO, CA



Creative Office For Lease

±1,087 SF – ±10,304 SF SPACES AVAILABLE

CUSHMAN & WAKEFIELD

M|I|G Real Estate



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



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



Snapdragon stadium

FRIARS RD
QUALCOMM WAY
MISSION CENTER RD
SAN DIEGO RIVER
163
INTERSTATE 805
INTERSTATE 8
INTERSTATE 15



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 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
- 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

RioVista

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





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

UNDER CONSTRUCTION

251K SF RETAIL

590K SF RETAIL

Snapdragon stadium

UNDER CONSTRUCTION

HARVEST CENTER

180K SF RETAIL

FASHION VALLEY MALL
1.8M SF OF RETAIL

THE VALLEY MALL
1.6M SF OF RETAIL

200K SF RETAIL

PLANNED

163

805

8

15



Availabilities

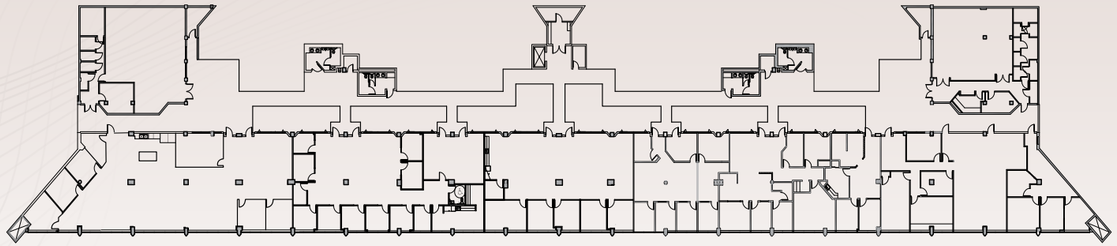
AT RIO VISTA

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
135	4,944	July 2027	Mostly open office with open to structure ceilings, 4 private offices, 2 conference rooms, break area and IT/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
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
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.
347	1,568	Immediate	6 private offices, break room and open office area
365	1,120	Immediate	Reception and 5 private offices

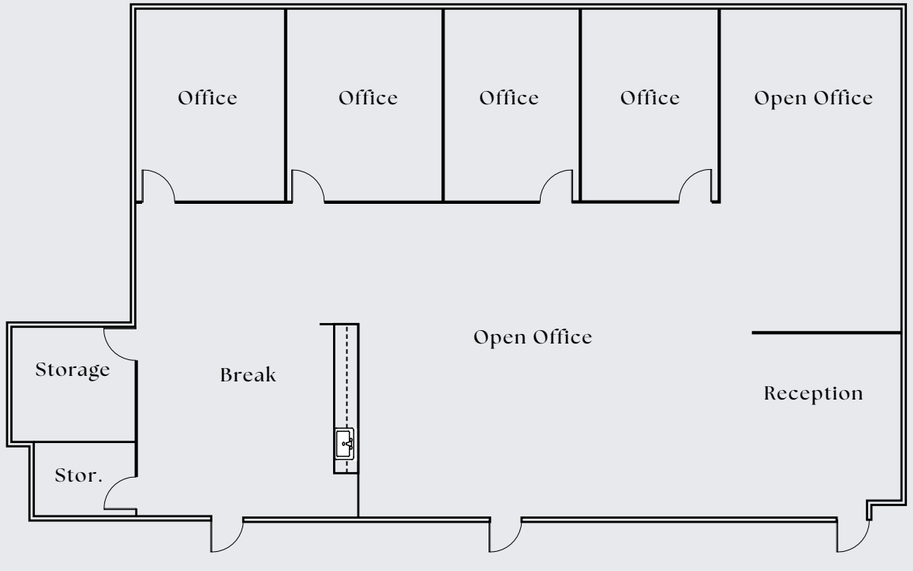
$2.85 +U

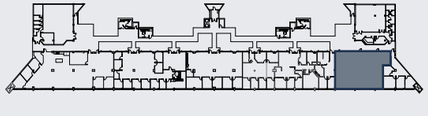
RioVista

First Floor



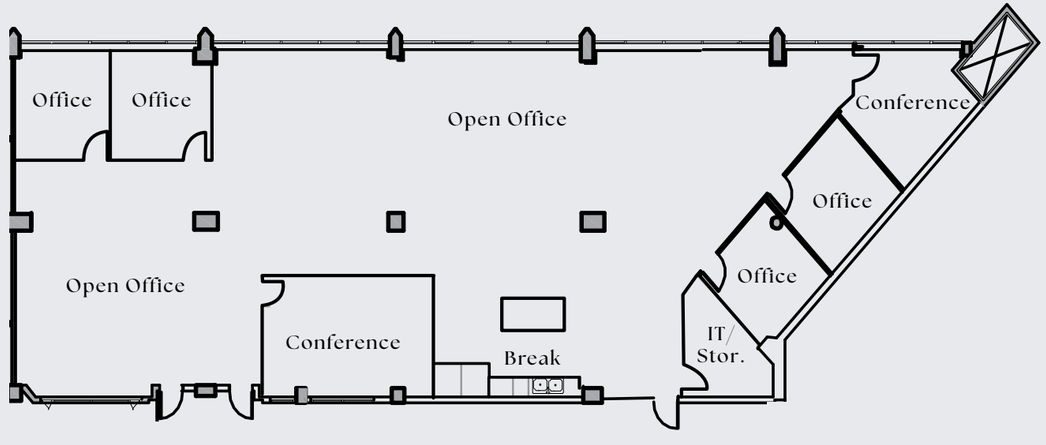
SUITE 107 | 2,595 RSF

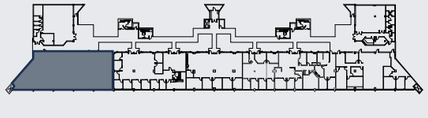




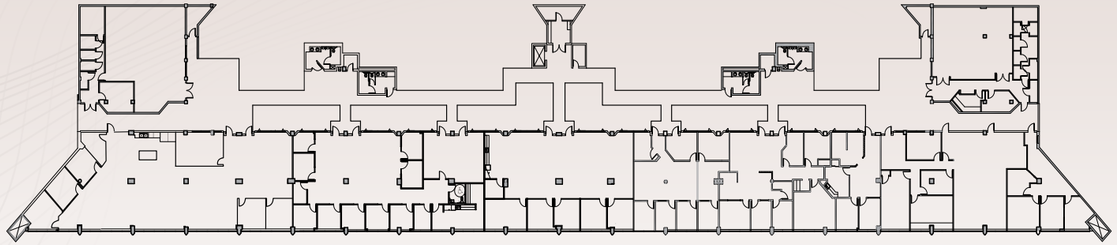
SUITE 135 | 4,944 RSF

AVAILABLE JULY 2027



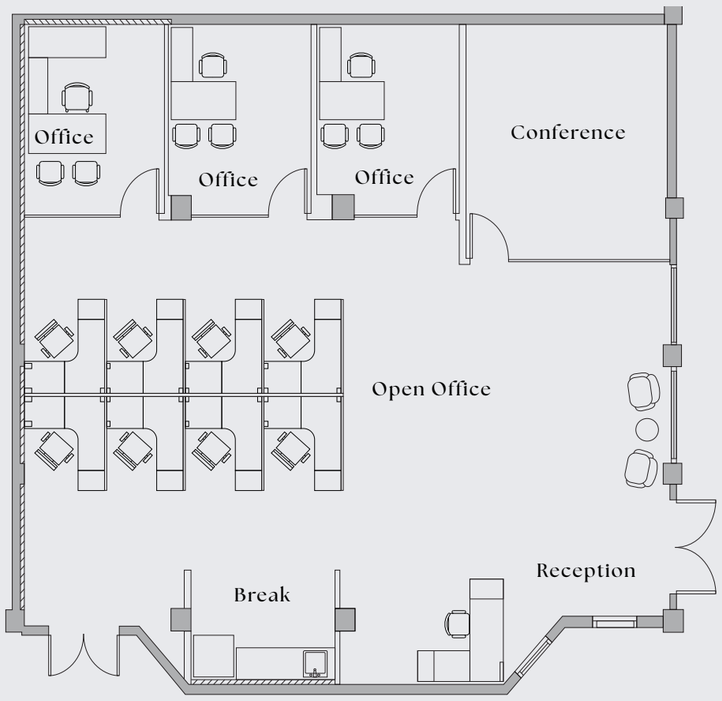


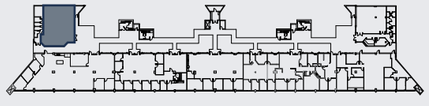
First Floor



SUITE 170 | 1,641 RSF

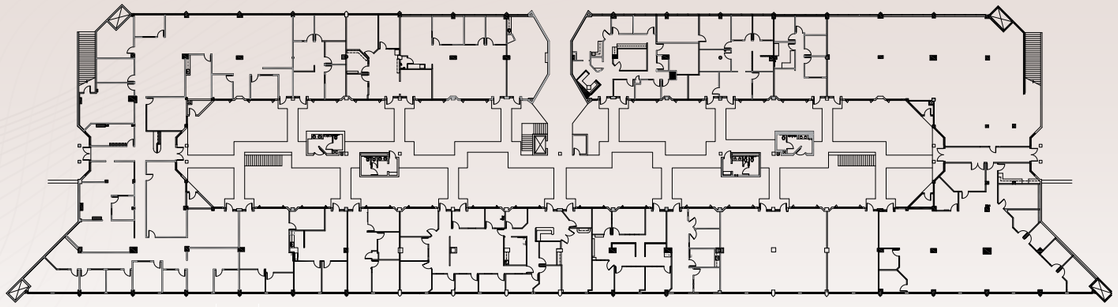
HYPOTHETICAL PLAN







Second Floor





SUITE 201

Contemporary Spec Finishes

IN SELECT SUITES



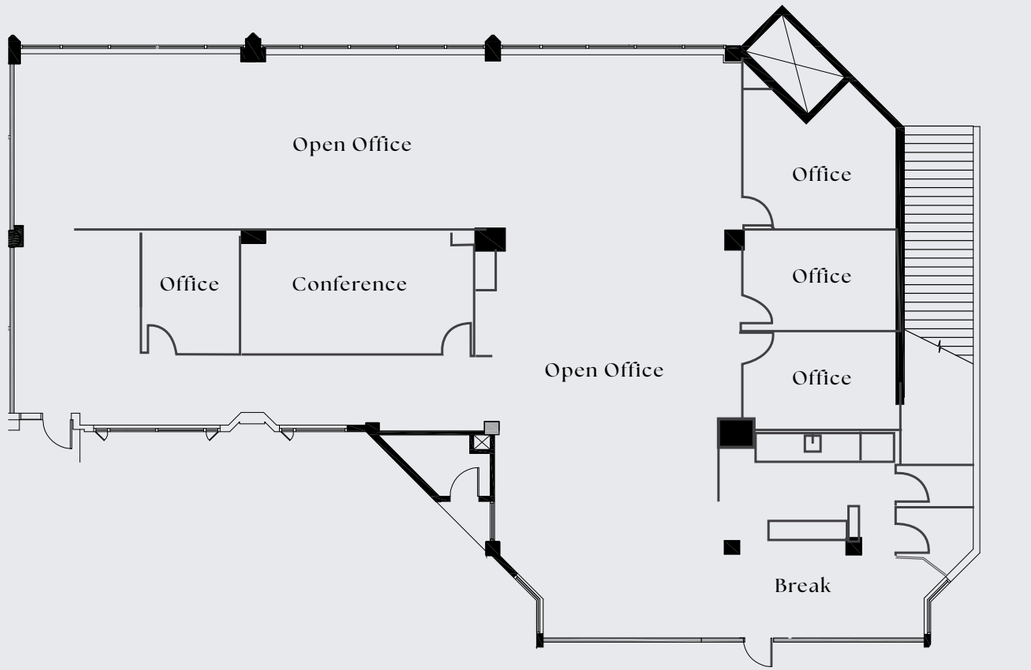
SUITE 240



SUITE 270

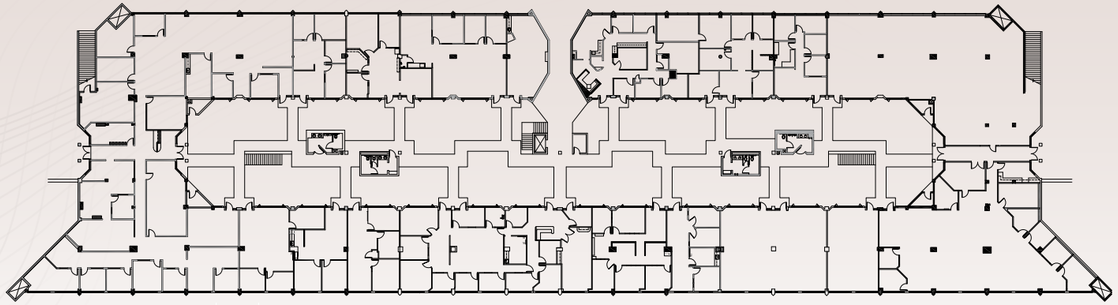
SUITE 200 | 5,225 RSF

SUITE HAS OPEN TO STRUCTURE CEILINGS

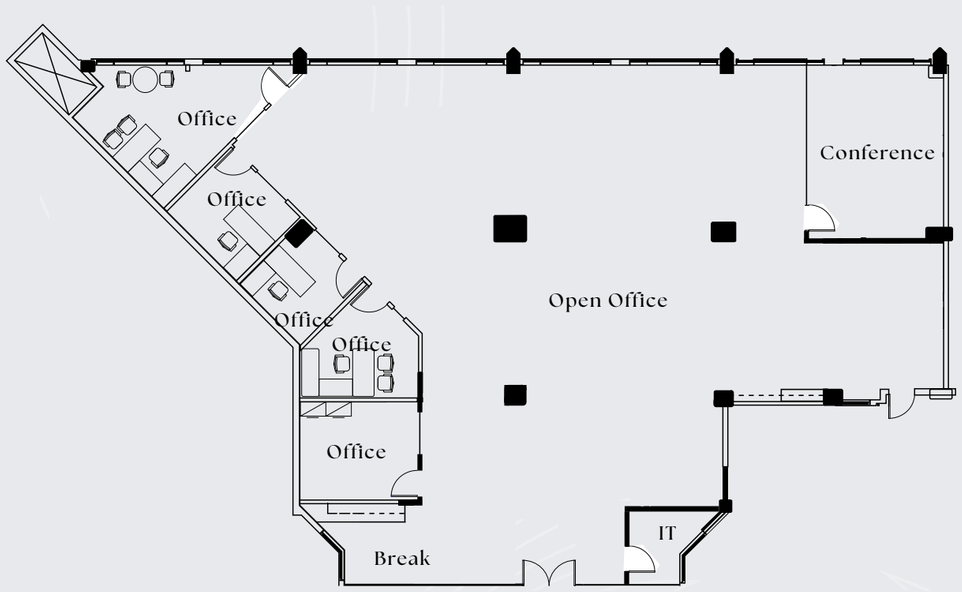


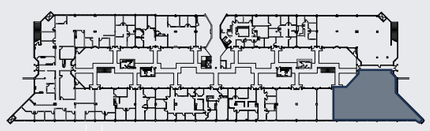


Second Floor

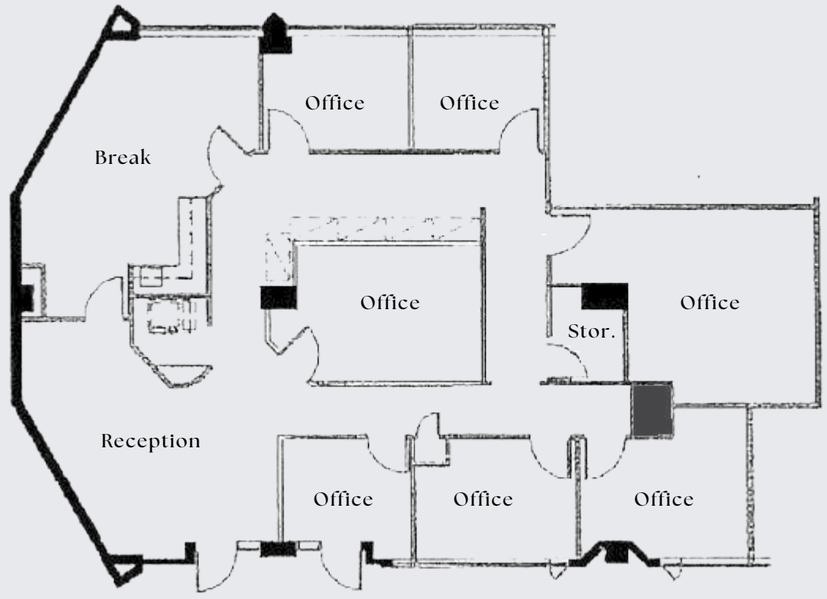


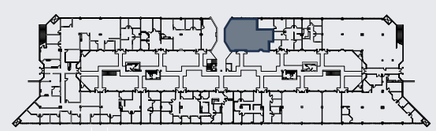
SUITE 201 | 5,151 RSF





SUITE 232 | 2,109 RSF



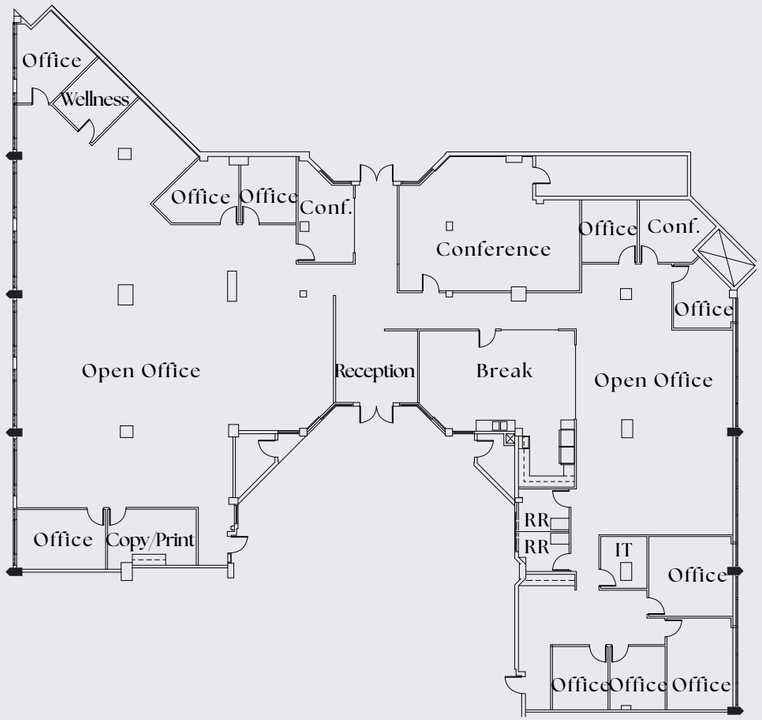


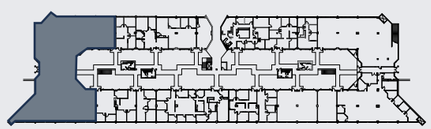
Second Floor

Customized

BUILD-OUT OPPORTUNITIES

SUITE 270 | 10,304 RSF





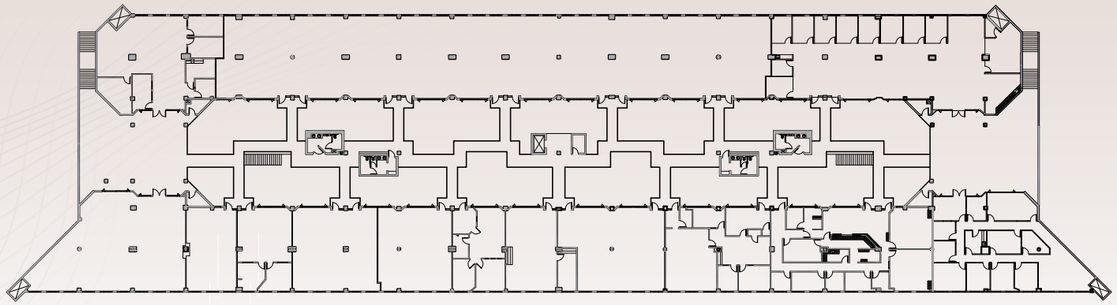




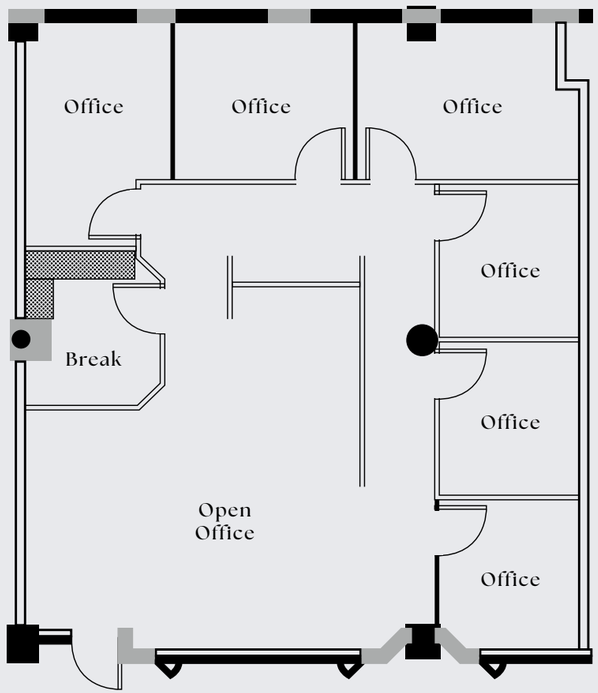


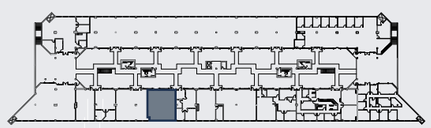


Third Floor

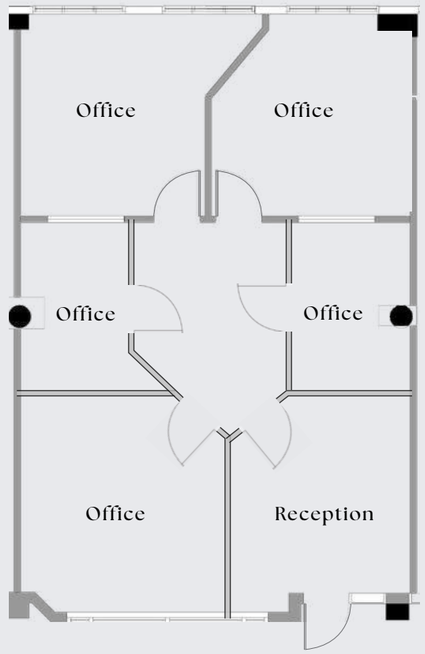


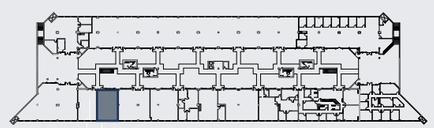
SUITE 347 | 1,568 RSF

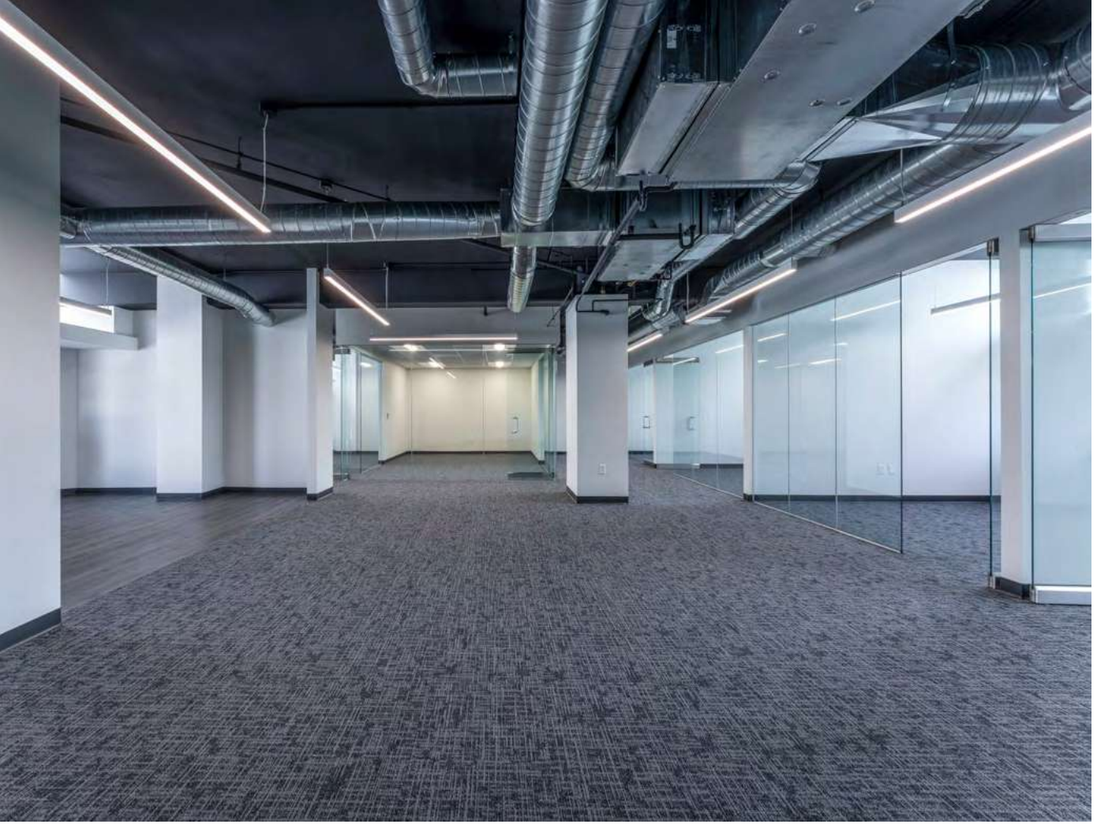


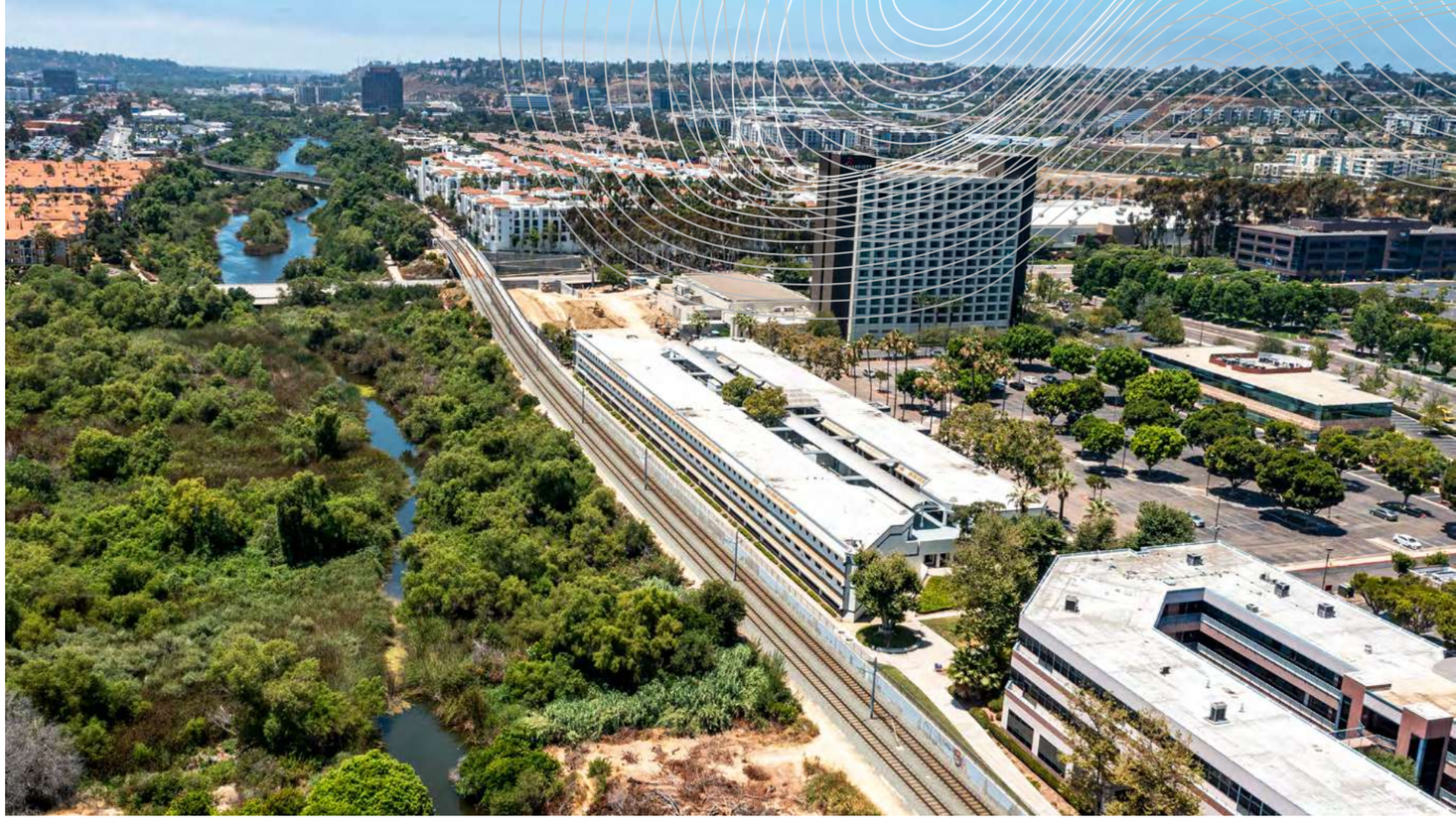


SUITE 365 | 1,120 RSF

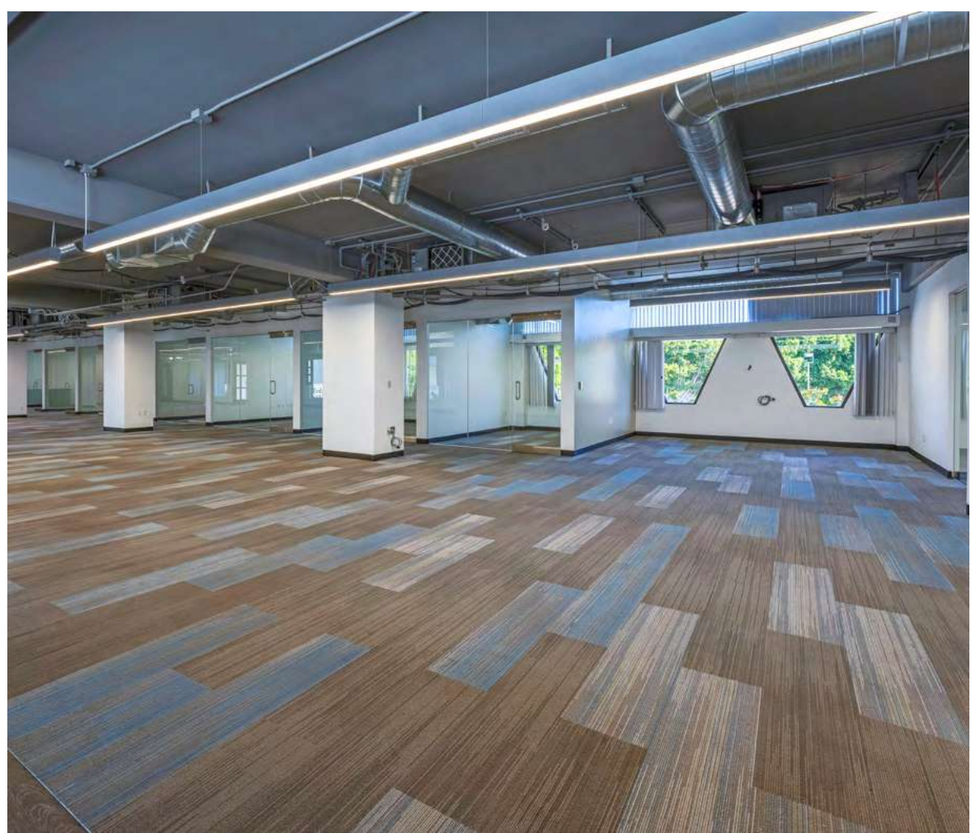


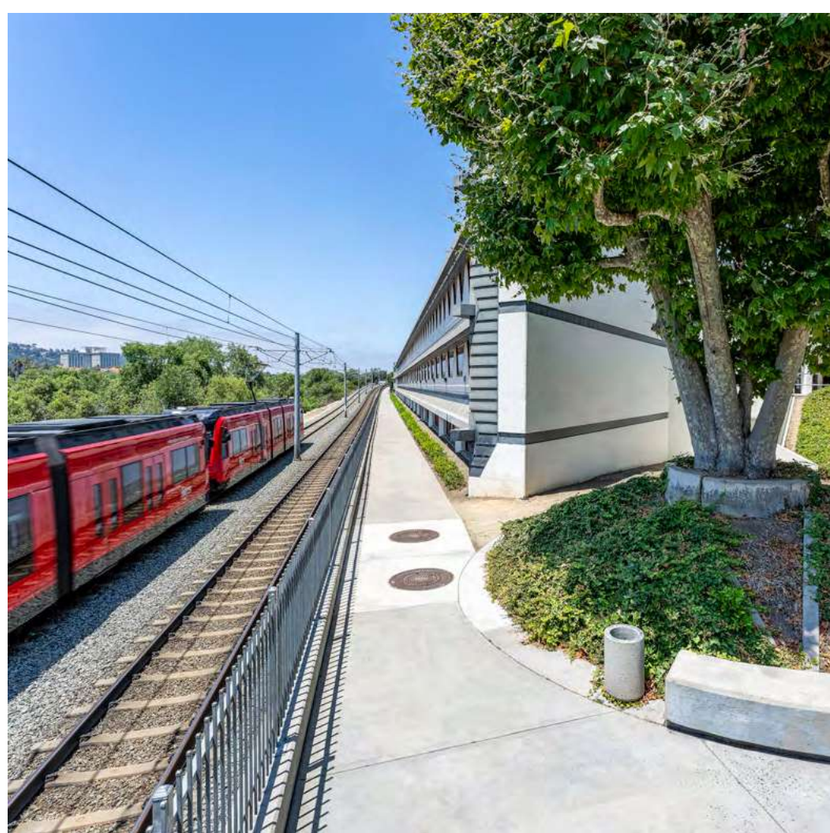












Rio Vista



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CUSHMAN & WAKEFIELD

M|I|G® Real Estate

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