

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.



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
- 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
Nordstrom 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

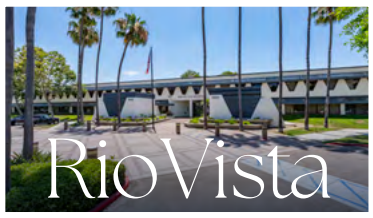
Location

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



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





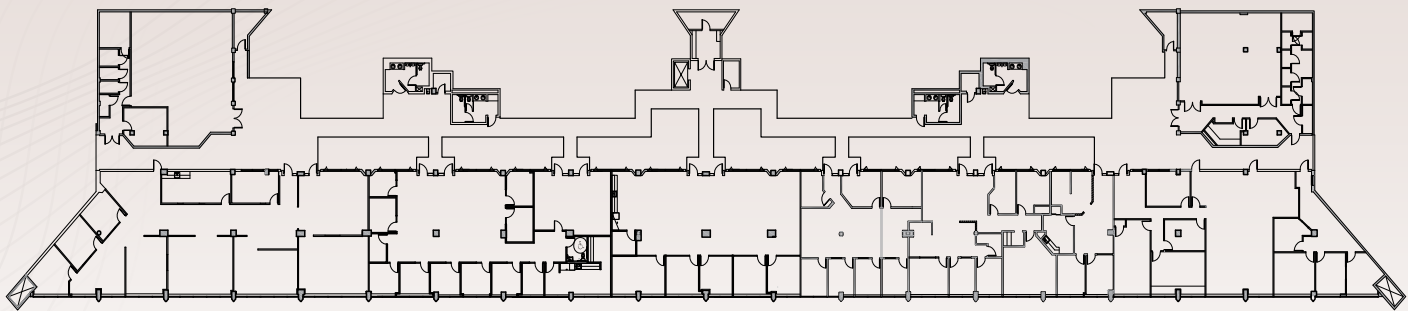
Availabilities

AT RIO VISTA

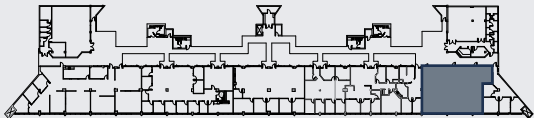
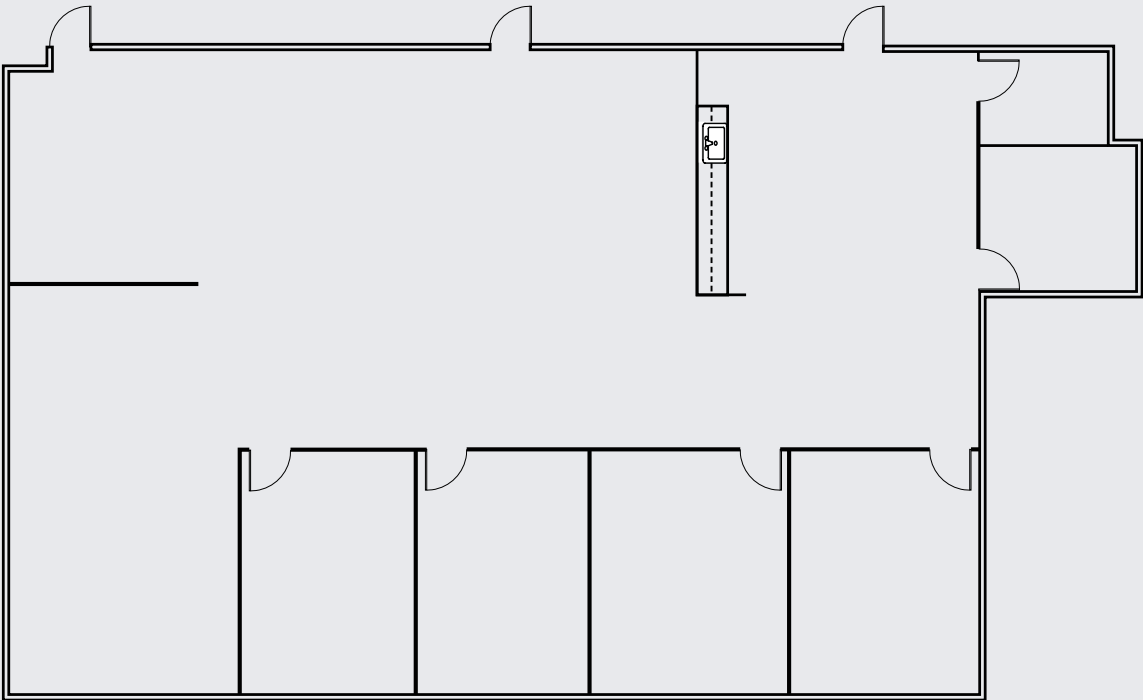
SUITE	SIZE (RSF)	RATE (PSF)	AVAILABILITY	DESCRIPTION
107	2,595	\$2.85+U	Immediate	Newer improvements with 4 window-line private offices with glass fronts, reception area, open office area, break room and storage
133	3,937	\$2.85+U	Immediate	10 Private offices, reception area, break room, and open office area
170	1,641	\$2.85+U	Immediate	Shell Condition
201	5,151	\$2.85+U	Immediate	Newer improvements with 7 private offices, glass conference room, break room, reception, and open office area
232	2,109	\$2.85+U	12/1/2025	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 office area
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

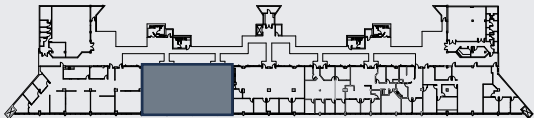
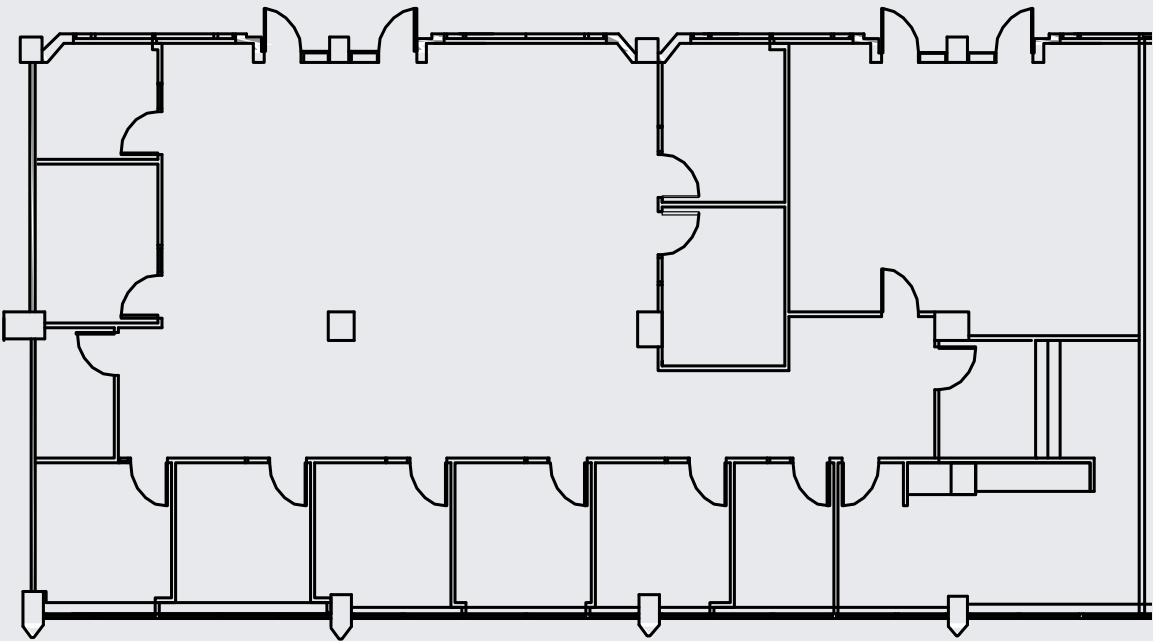
SUITES 107 & 133



SUITE 107 | 2,595 RSF



SUITE 133 | 3,937 RSF



First Floor

SUITE 170

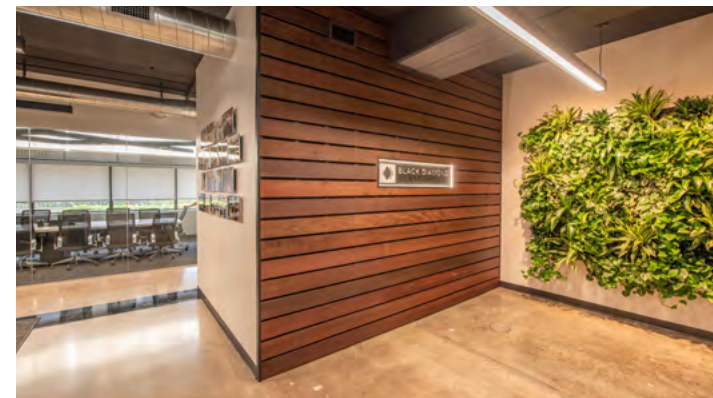
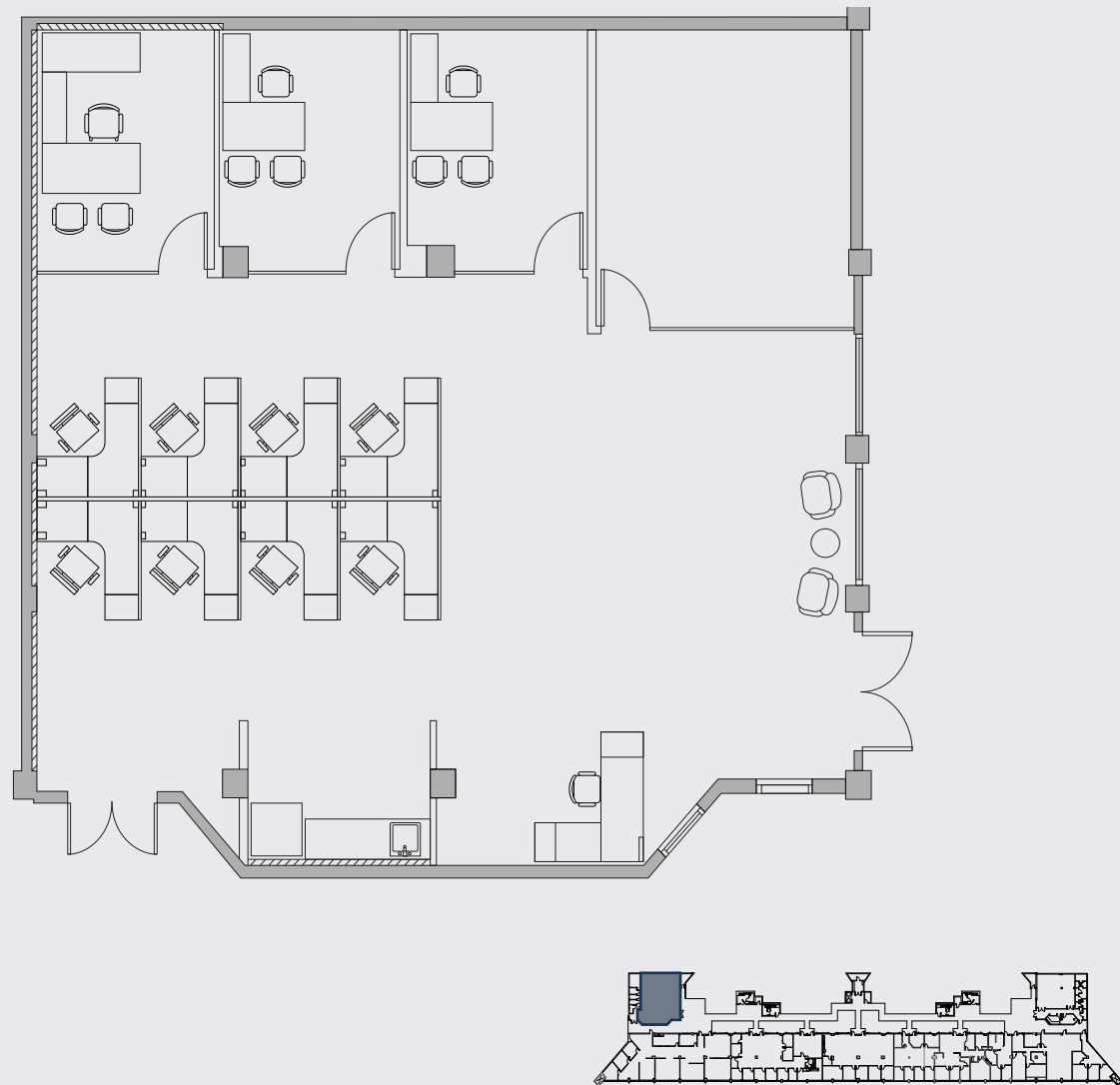
Customized Suite

BUILD-OUT OPPORTUNITY

SUITE 170

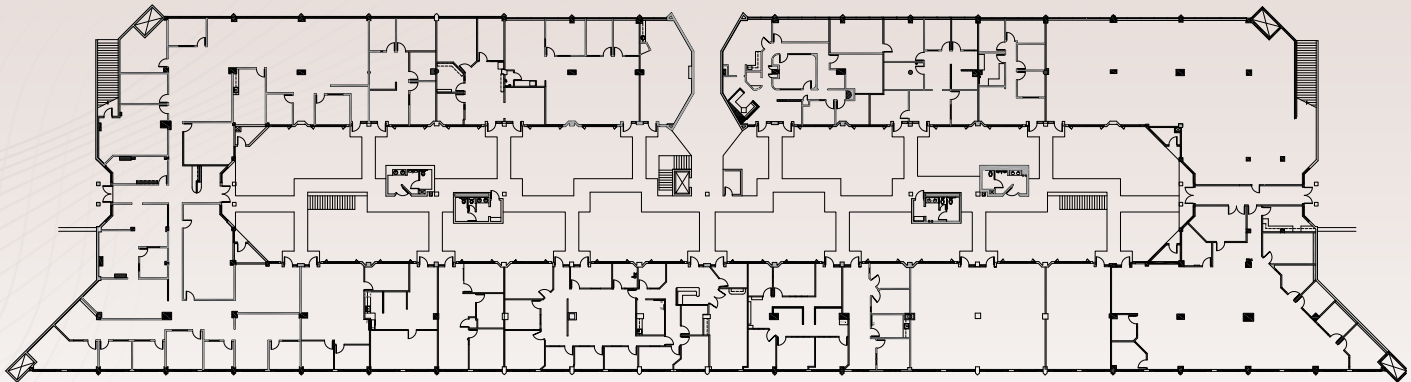
1,641 RSF

HYPOTHETICAL PLAN

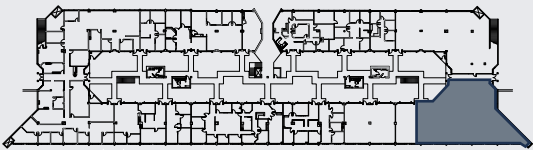
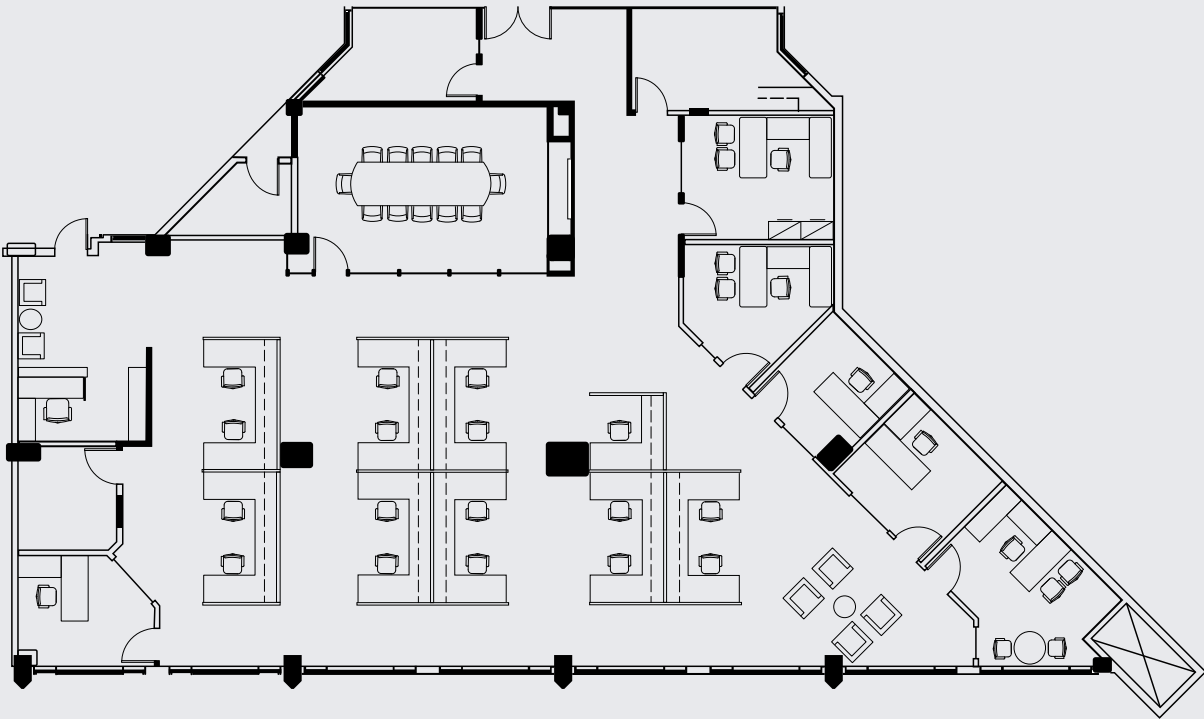


Second Floor

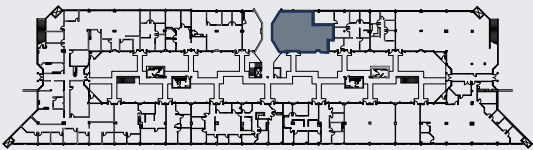
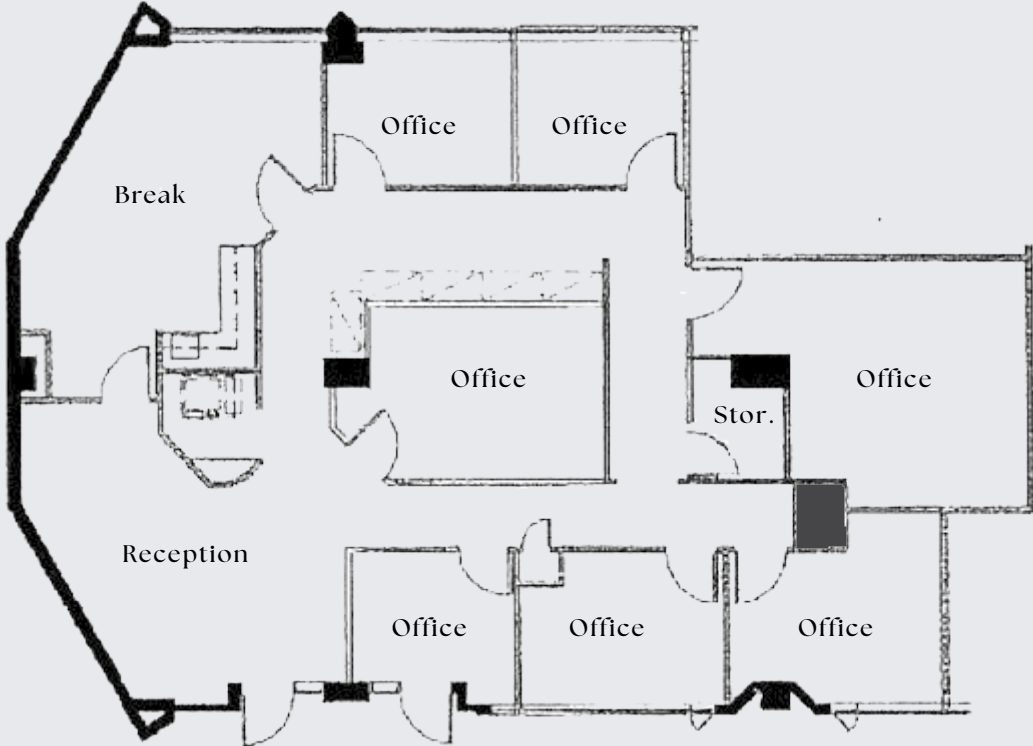
SUITES 201 & 232



SUITE 201 | 5,151 RSF

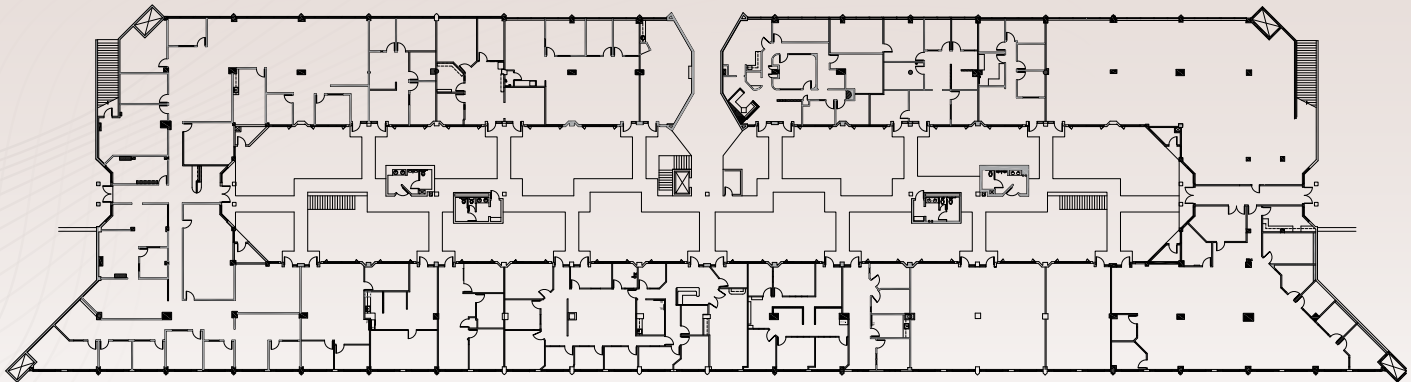


SUITE 232 | 2,109 RSF

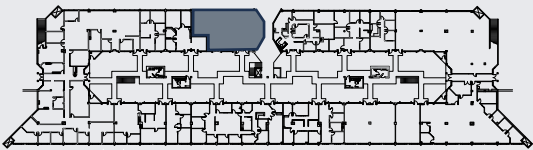
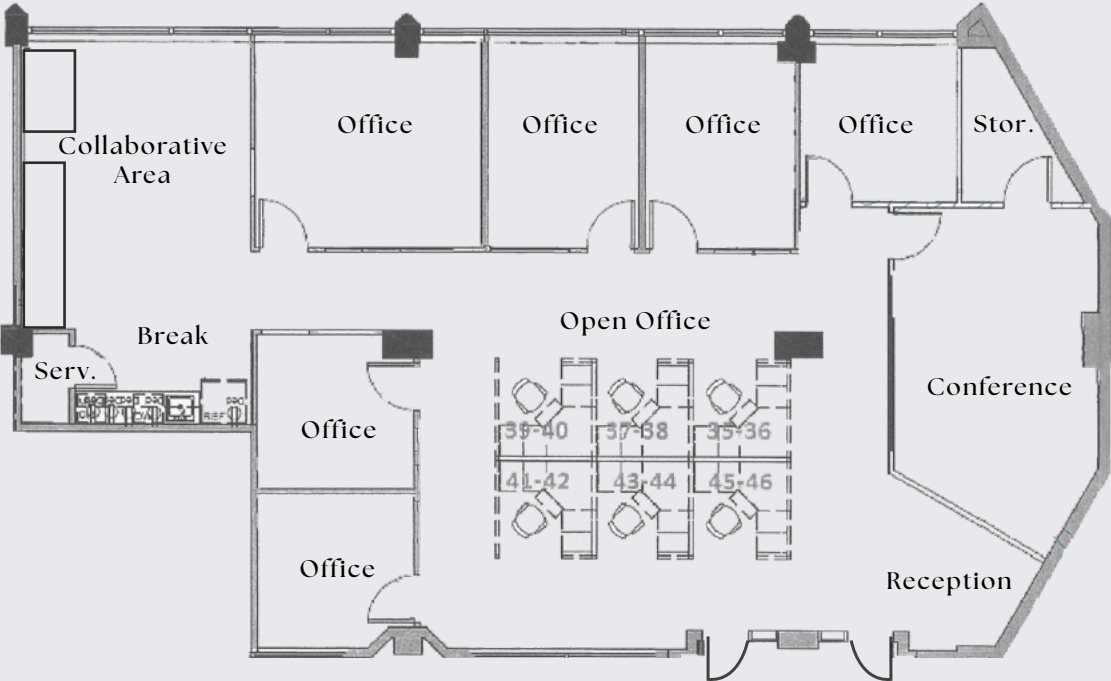


Second Floor

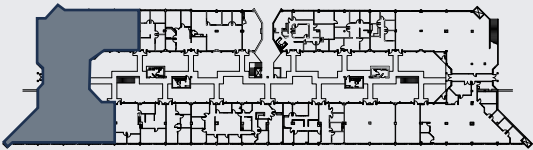
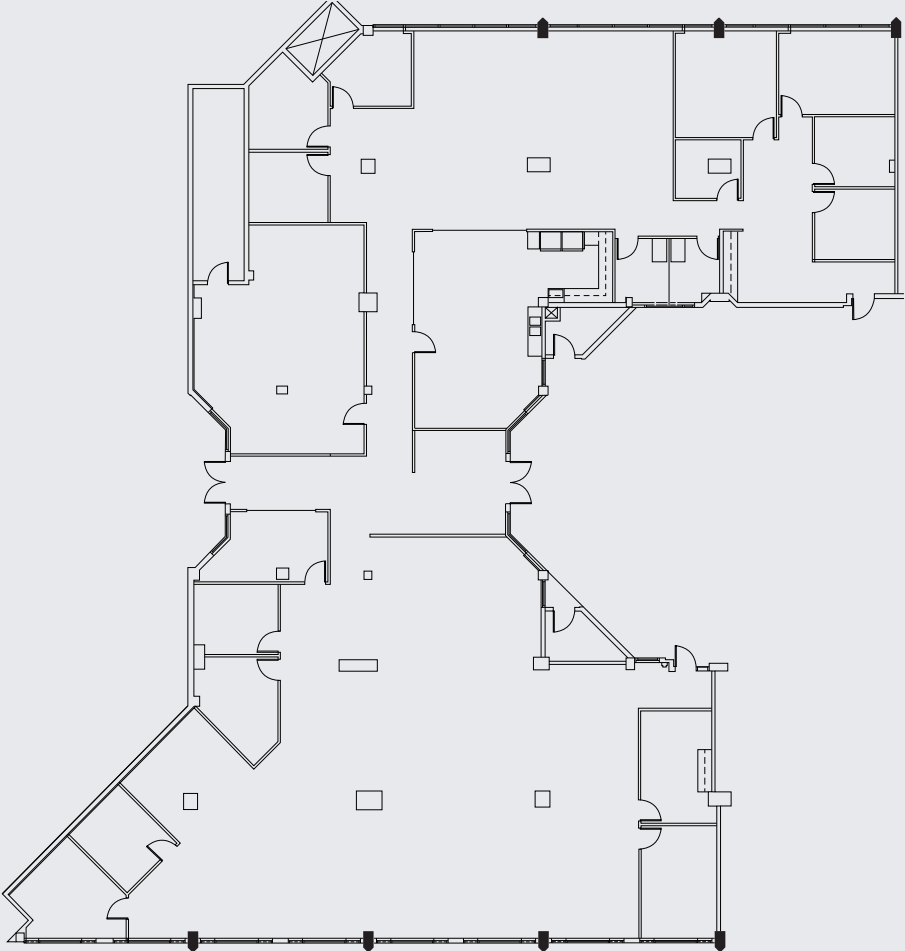
SUITES 240 & 270



SUITE 240 | 2,733 RSF

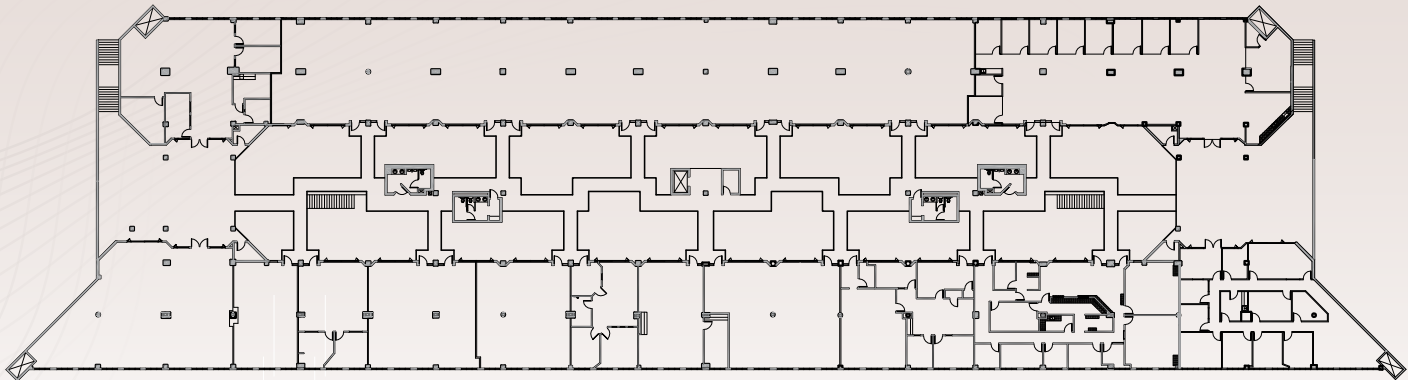


SUITE 270 | 10,304 RSF

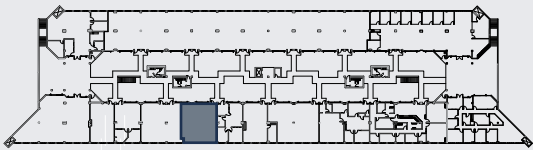
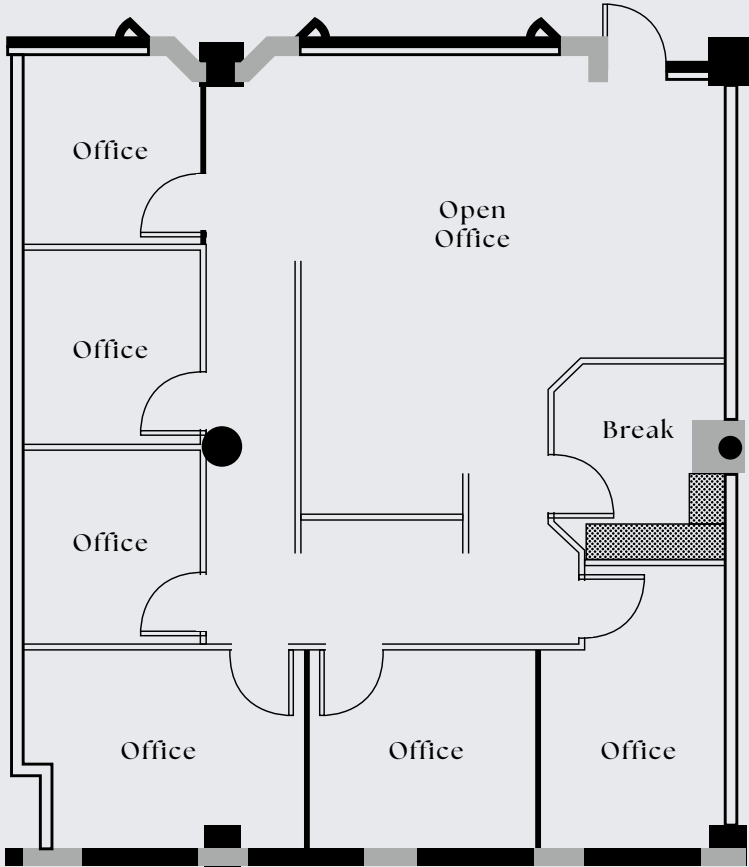


Third Floor

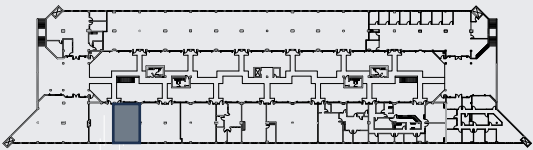
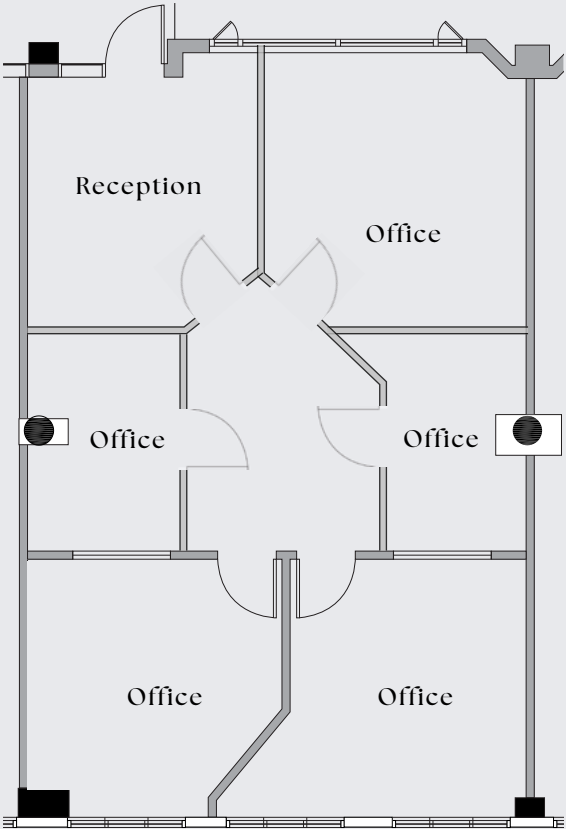
SUITES 347 & 365

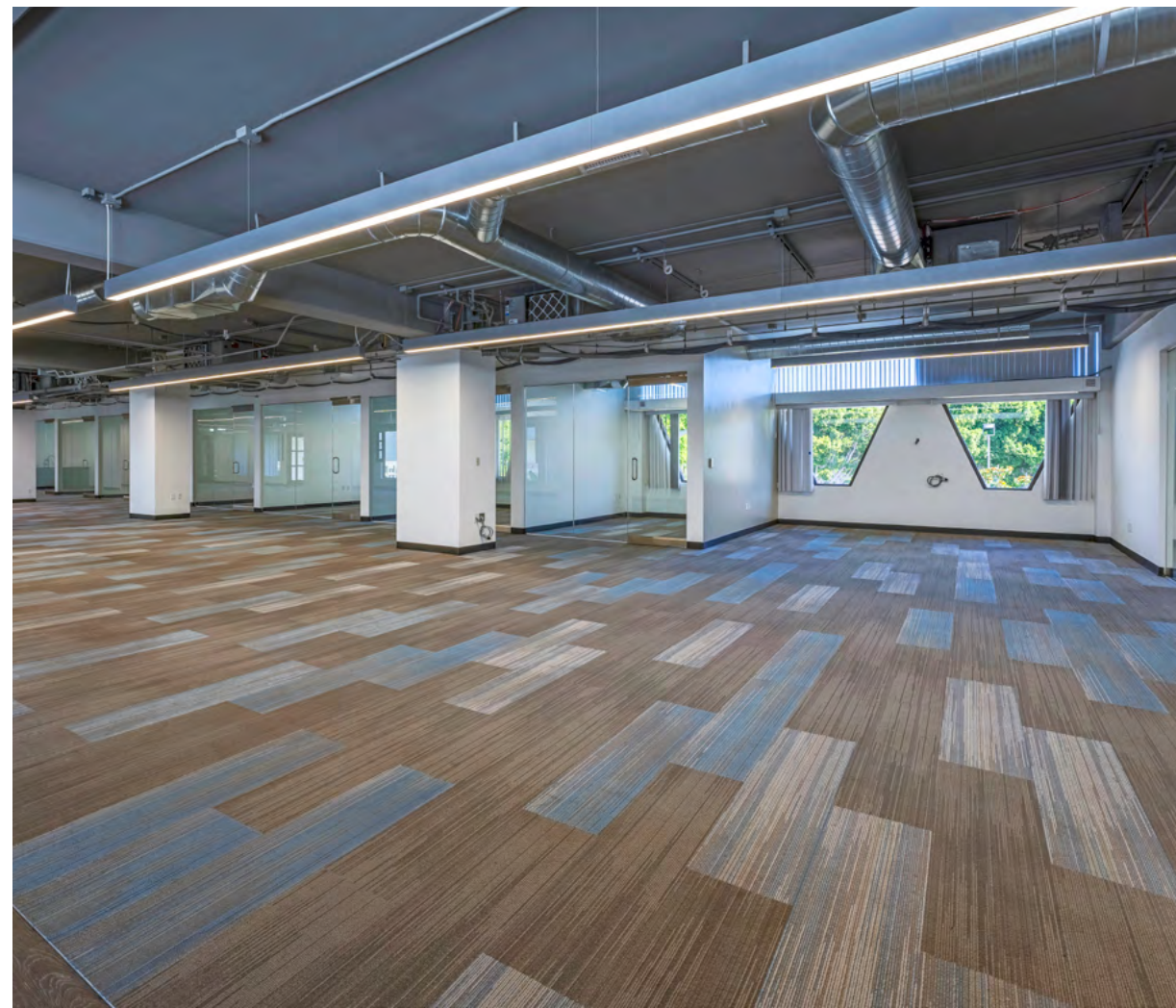


SUITE 347 | 1,568 RSF



SUITE 365 | 1,120 RSF





RioVista

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