



RIO

SAN DIEGO
PLAZA

8954 RIO SAN DIEGO DRIVE, SAN DIEGO, CA



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Rio San Diego Plaza, a notable office development that stands out as a six-story, 195,000 square foot, Class A building. With its prime location in Mission Valley, tenants of Rio San Diego Plaza enjoy the convenience of being centrally situated, providing easy access to a wealth of amenities. Additionally, this project boasts exceptional regional connectivity, thanks to its proximity to Interstate 805, Interstate 8, and Highway 163, as well as convenient access to the San Diego Trolley and bus transportation systems.

Rio San Diego Plaza is committed to providing a modern and inviting environment for its tenants. Common areas and suite spaces are undergoing updates, enhancing their aesthetic appeal and functionality. Tenants can expect refreshed and well-appointed areas, creating an inviting atmosphere for employees and visitors.

195,000
SF building

Full floor
opportunity available

**State-of-the-art
renovations**
delivering in 2023

Centrally Located
in the thriving
Mission Valley market





FEATURES

Renovated lobby and fitness facility
with showers and lockers delivering 2023

Class “A” office building

Convenient access to **Interstate 8, 15, 805, 163 and 52**

Short drive to major **shopping centers, restaurants, and banking**

Walking distance to the **San Diego Trolley, Metro bus service**, and is just minutes to the **San Diego Airport**.

672 parking spaces are available for a ratio of **3.9** stalls per **1,000** usable square feet

33,000 large efficient floor plates

On-site property management



NEW LOBBY AESTHETIC





Availability Summary

FOR MORE INFORMATION, CONTACT

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AVAILABILITY

SUITE	RSF	COMMENTS
106	4,853	Vacant
400	17,837	Vacant
500	33,691	Vacant
602	4,389	Available 12/1/23

FLOOR PLAN

SUITE 106

4,853 SQUARE FEET

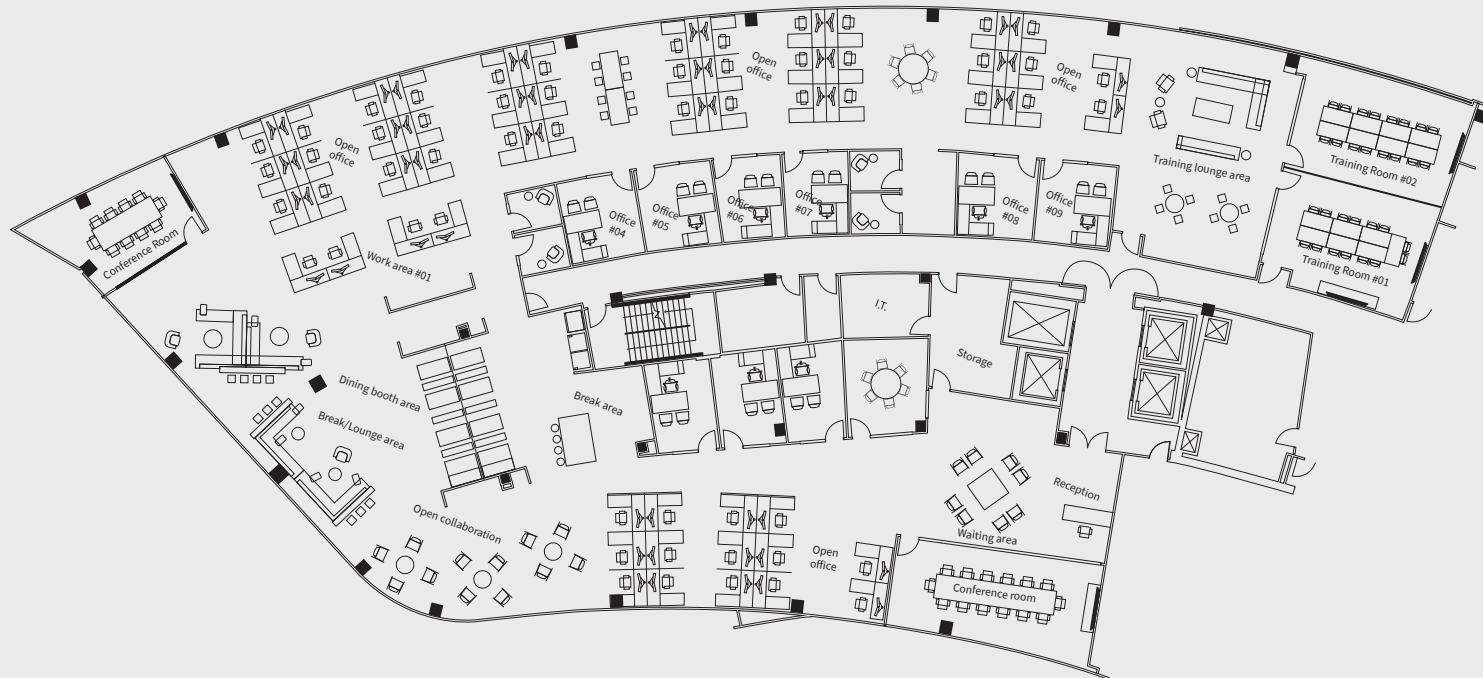


CONCEPTUAL PLAN

SUITE 400

17,837 SQUARE FEET

*Contiguous with Suite 500 for 51,528 s.f.



CONCEPTUAL DEMISE PLAN

SUITE 400

17,837 SQUARE FEET

*Contiguous with Suite 500 for 51,528 s.f.

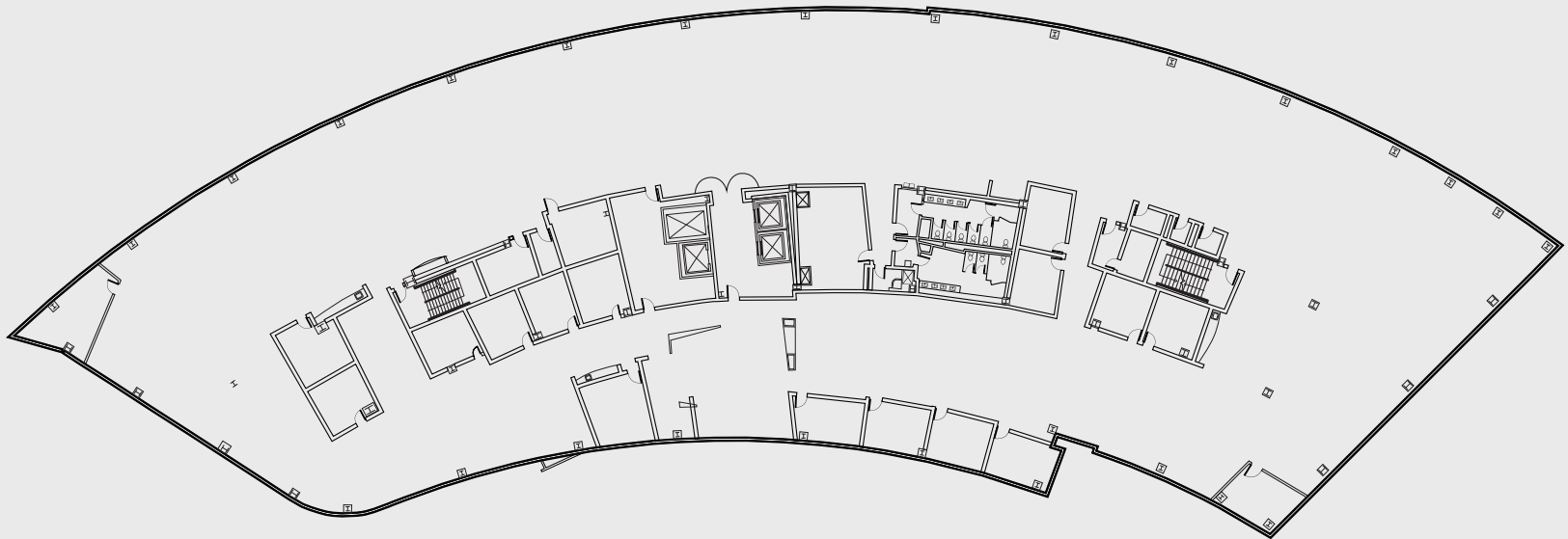
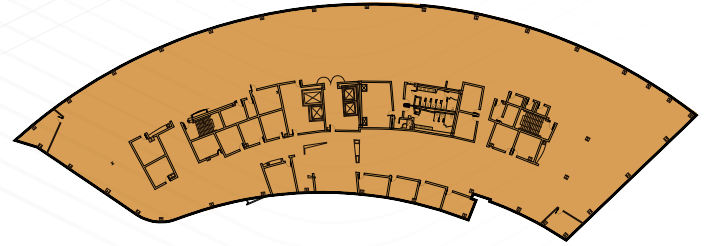


FLOOR PLAN

SUITE 500

33,691 SQUARE FEET

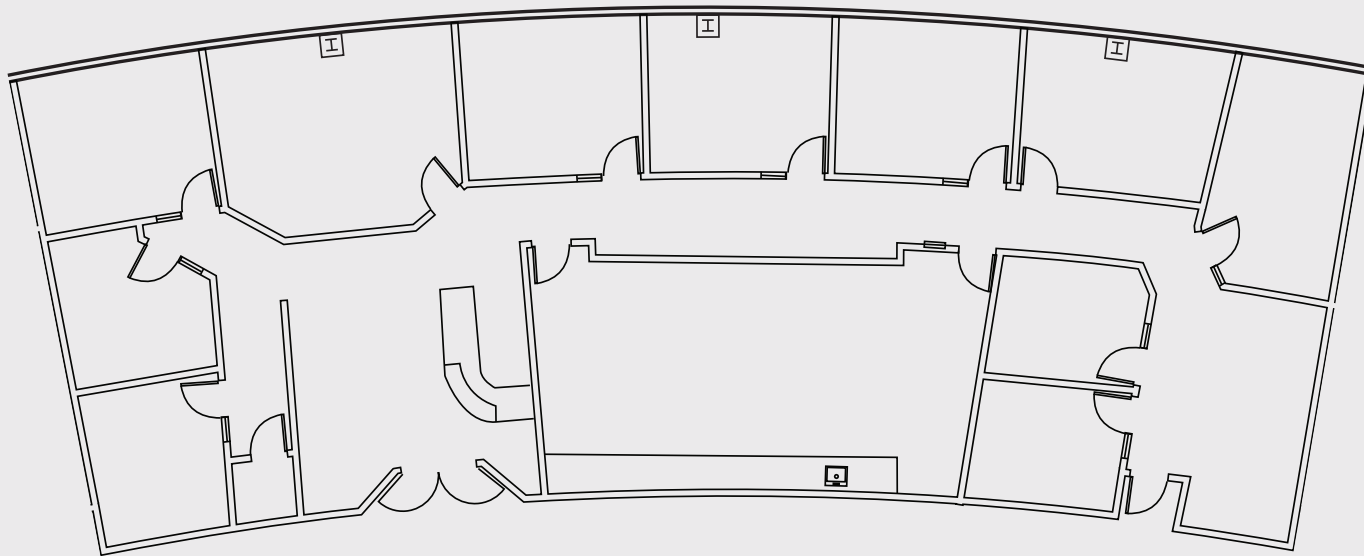
*Contiguous with Suite 400 for 51,528 s.f.



FLOOR PLAN

SUITE 602

4,389 SQUARE FEET



MISSION VALLEY AERIAL MAP



NEW DEVELOPMENTS

1 RIVERWALK GOLF COURSE

2 TOWN & COUNTY

3 FAIRFIELD RESIDENTIAL

4 ALEXAN FASHION VALLEY

5 WITT - MISSION VALLEY

6 CIVITA

7 SDSU MISSION VALLEY



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