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RIO SAN DIEGO



MISSION VALLEY CREATIVE OFFICE SPACE
FOR LEASE



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Property Overview

Rio Vista Building is one of Mission Valley's most centrally located office projects. This uniquely designed office project is located adjacent to the San Diego River, offering spectacular south facing river views and is within walking distance to the Rio Vista Trolley Station. Rio Vista Building also fronts a jogging path which connects Fenton Marketplace to Mission Bay.

Other Features



Lush Tropical
Landscape



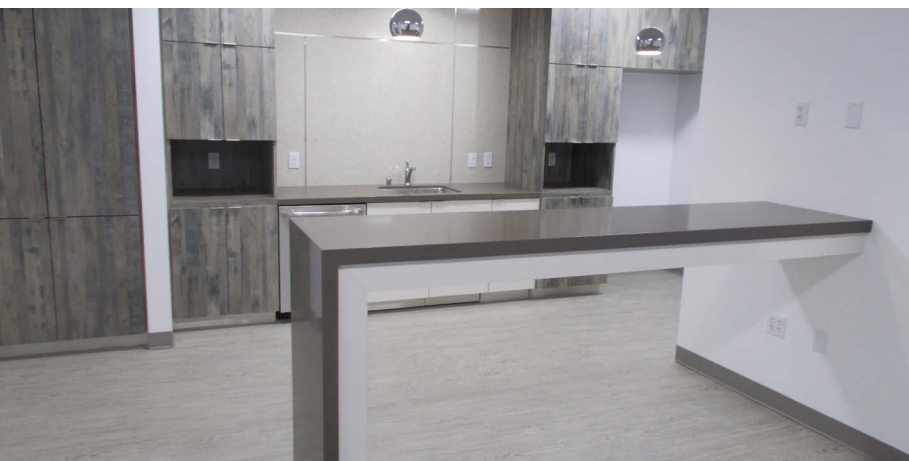
On-Site
Gourmet Deli



Conference
Facility



Storage



Project Information

Address	8885 Rio San Diego Drive, San Diego, California 92108
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Size	108,550 SF Rentable
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Total stories	Three
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Typical Floor Plate	36,000 SF
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Parking	4/1,000 USF
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Walking Distance Amenities

1. Promenade at Rio Vista
Wahoo's Fish Tacos
Starbucks
2. Trolley Stop
3. Marriott Hotel
Cafe Del Sol
Gratz Restaurant
4. Cooked Goose Deli

Rio Vista Plaza

260,000 SF of Retail Amenities

Little Caesar's Pizza
Anthony's Express
Dragon Chef
Pat & Oscar's Restaurant
Sombrero Mexican Food
Submarina Sub's & Sandwiches
Wendy's

Fenton Market Place

560,000 SF of Retail Amenities

Subway Sandwiches
Dragon Chinese
Cold Stone Creamery
Juice Shop
IHOP
Stuft Pizza
Taco Del Mar
Starbucks Coffee
Fish Market Restaurant

Suite	Size (RSF)	Rate (PSF)	Comments
107	2,595	\$2.85 + U	Vacant Reception area, break room, conference room and 3 offices
170	1,641	\$2.85 + U	Vacant Shell Condition
201	5,151	\$2.85 + U	Vacant Creative plan with exposed ceilings. Contiguous with Suite 207
207	1,120	\$2.85 + U	Vacant Contiguous with Suite 201
270	10,304	\$2.85 + U	Available 1/1/25
300	5,354	\$2.85 + U	Available with 30 days notice. Contiguous with Suite 340
340	5,518	\$2.85 + U	Available with 30 days notice. Contiguous with Suite 300
347	1,568	\$2.85 + U	Available with 30 days notice
365	1,120	\$2.85 + U	Available 6/1/24
375	3,147	\$2.85 + U	Vacant Creative Spec Suite Completed! Exposed ceilings throughout, indoor/outdoor with patio access off breakroom

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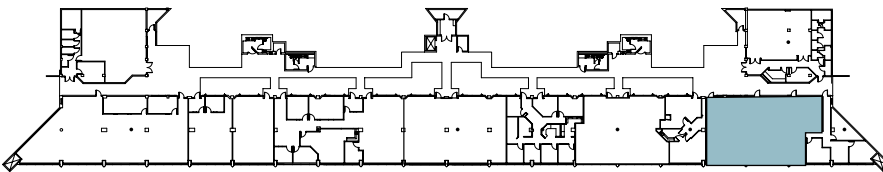
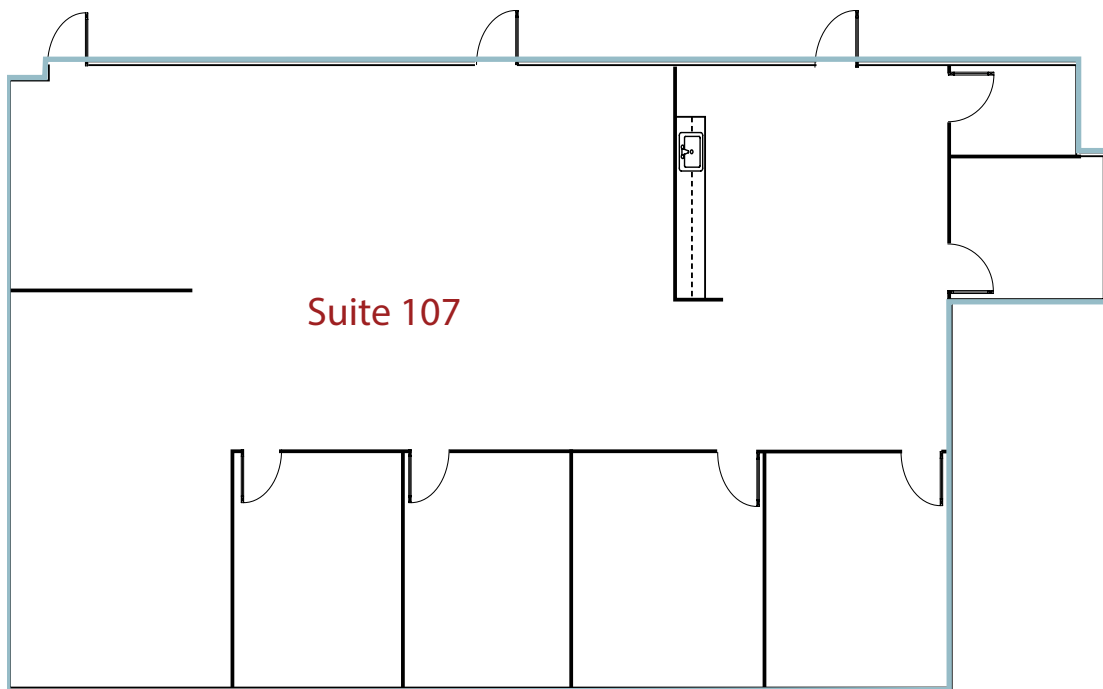
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Suite 107 Virtual Tour



<https://my.matterport.com/show/?m=UzS8cw9gm81>

Suite 107 | 2,595 SF | \$2.85 + U | Reception area, break room, conference room and 3 offices.

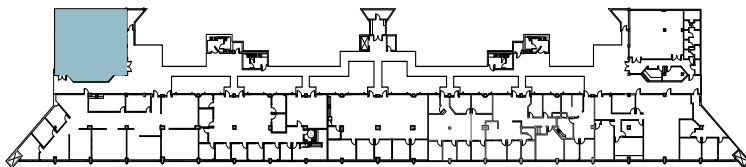
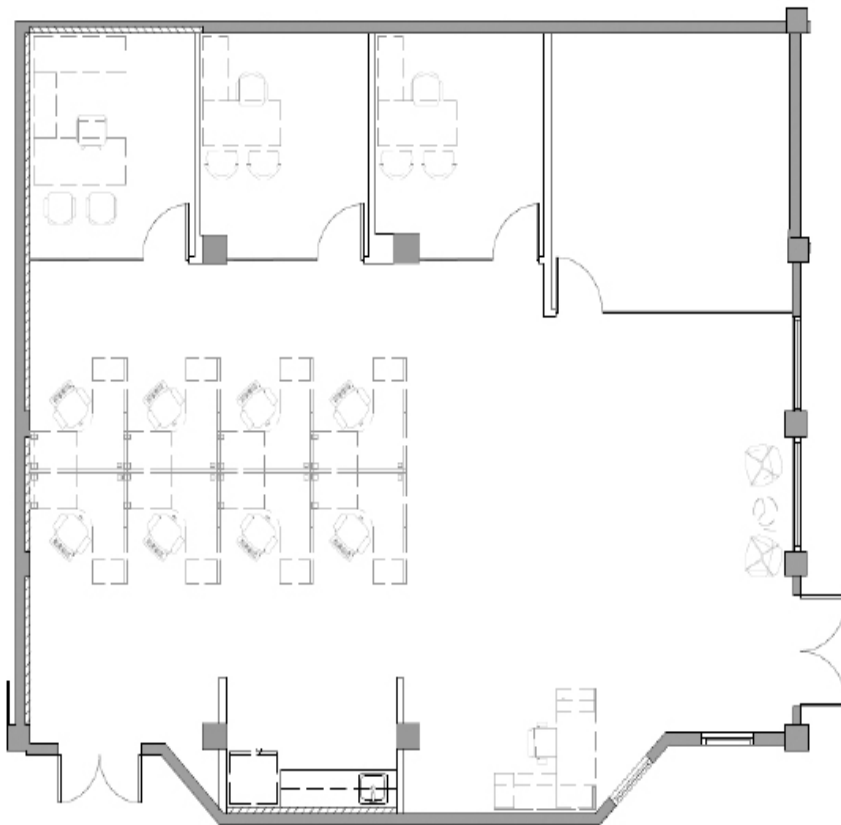


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Suite 170 | 1,641 SF | \$2.85 + U | Vacant | Shell Condition

Conceptual plan



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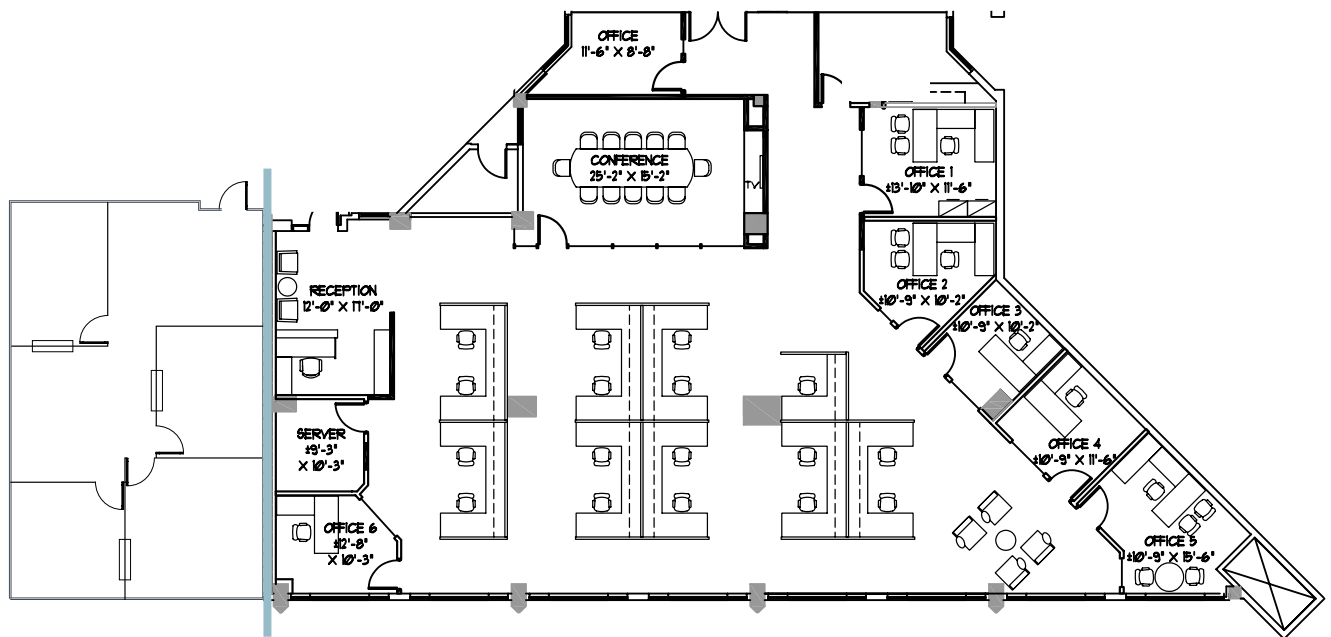
Suite 201 Virtual Tour



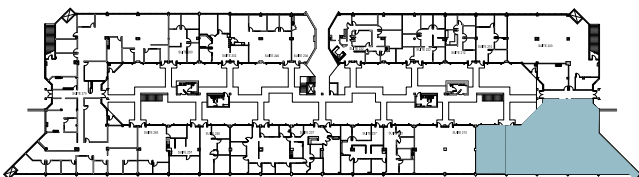
<https://bit.ly/8885ste201>

Suite 201 | 5,151 SF | \$2.85 + U | Vacant | Creative plan with exposed ceilings

Suite 207 | 1,120 SF | \$2.85 + U | Vacant



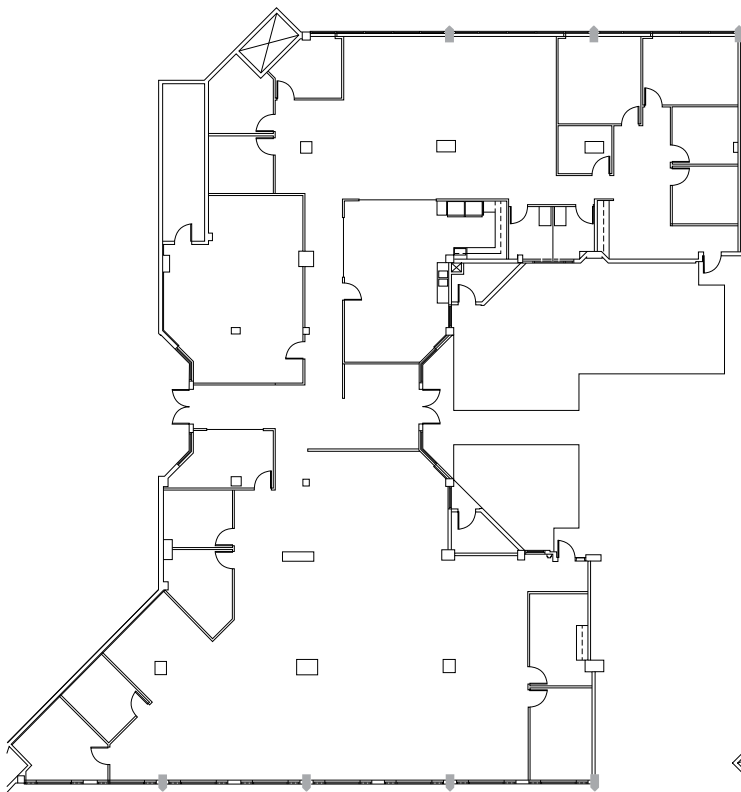
*Contiguous with Suite 201 to a total of 6,271 SF



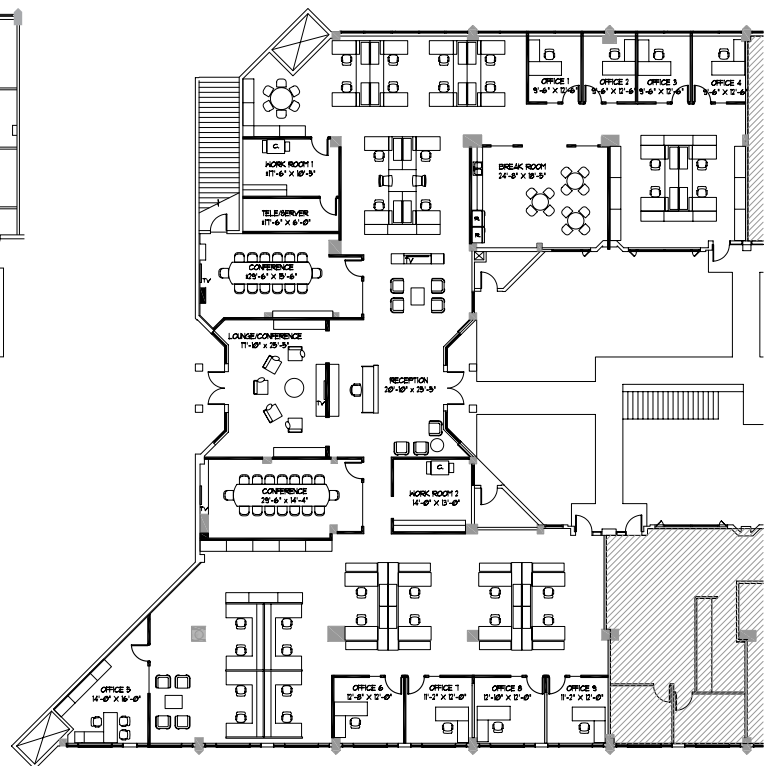
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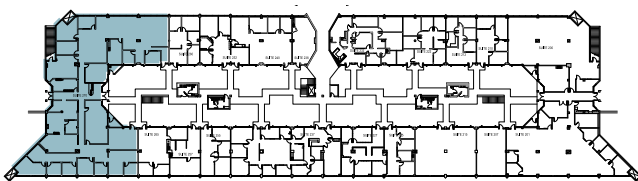
Suite 270 | 10,304 SF | \$2.85 + U | Available 1/1/25



As-Built Plan



Conceptual plan

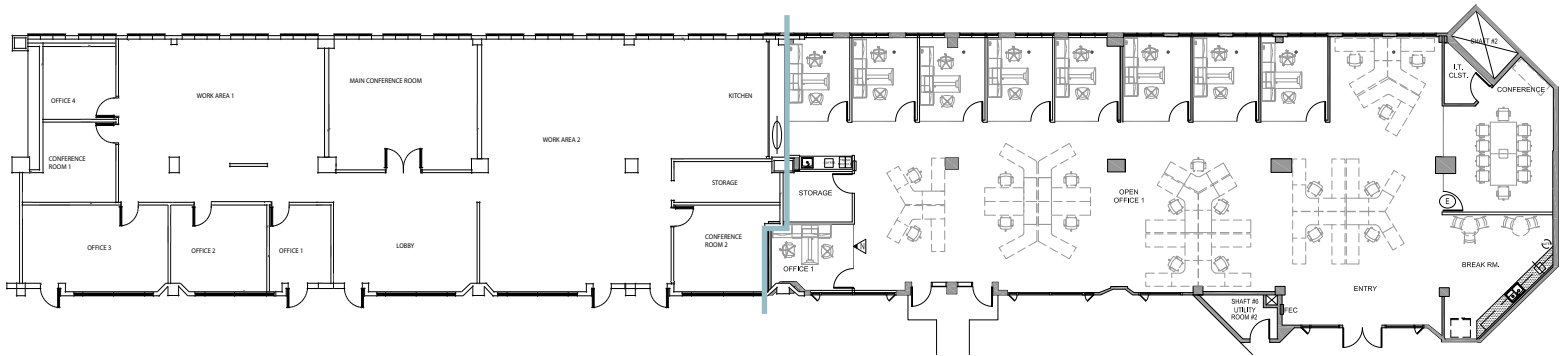


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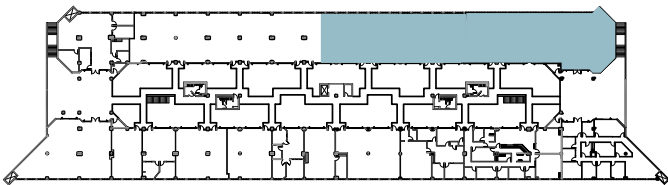
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Suite 300 | 5,354 SF | \$2.85 + U | Available with 30 days notice.

Suite 340 | 5,518 SF | \$2.85 + U | Available with 30 days notice



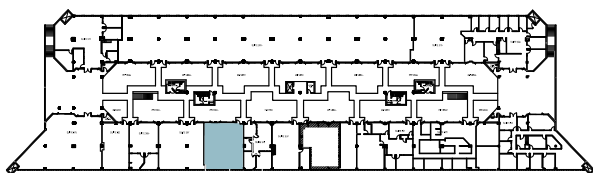
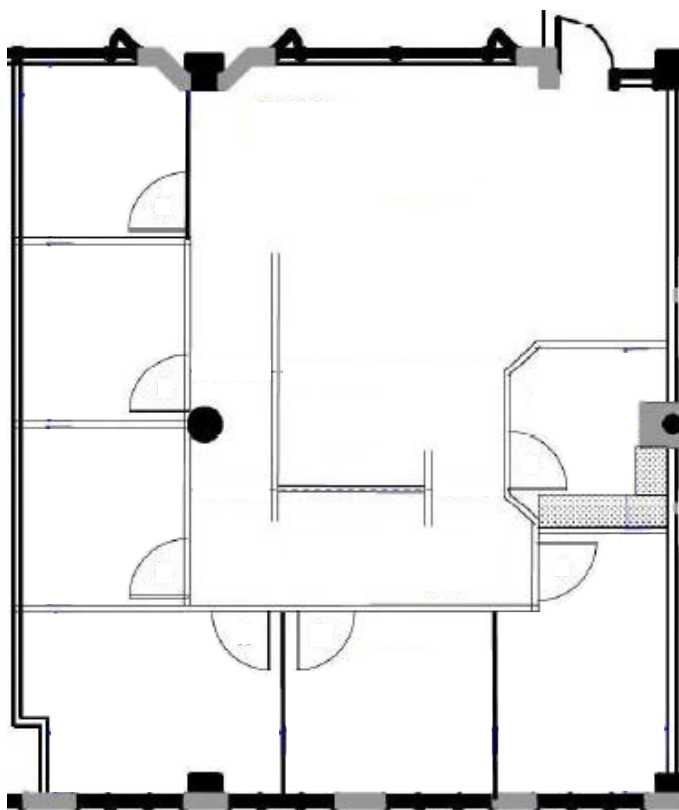
*Contiguous with Suite 340 to a total of 10,872 SF.



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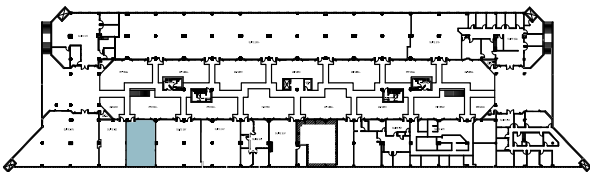
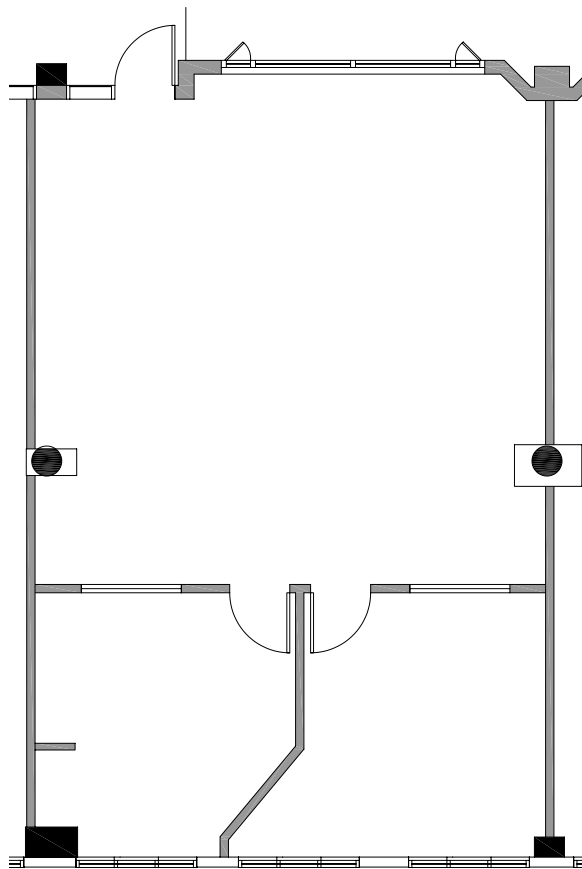
Suite 347 | 1,568 SF | \$2.85 + U | Available with 30 days notice



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Suite 365 | 1,120 SF | \$2.85 + U | Available 6/1/24



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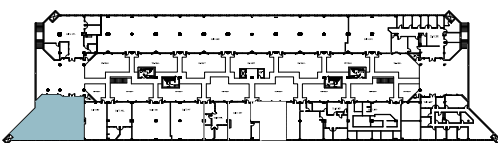
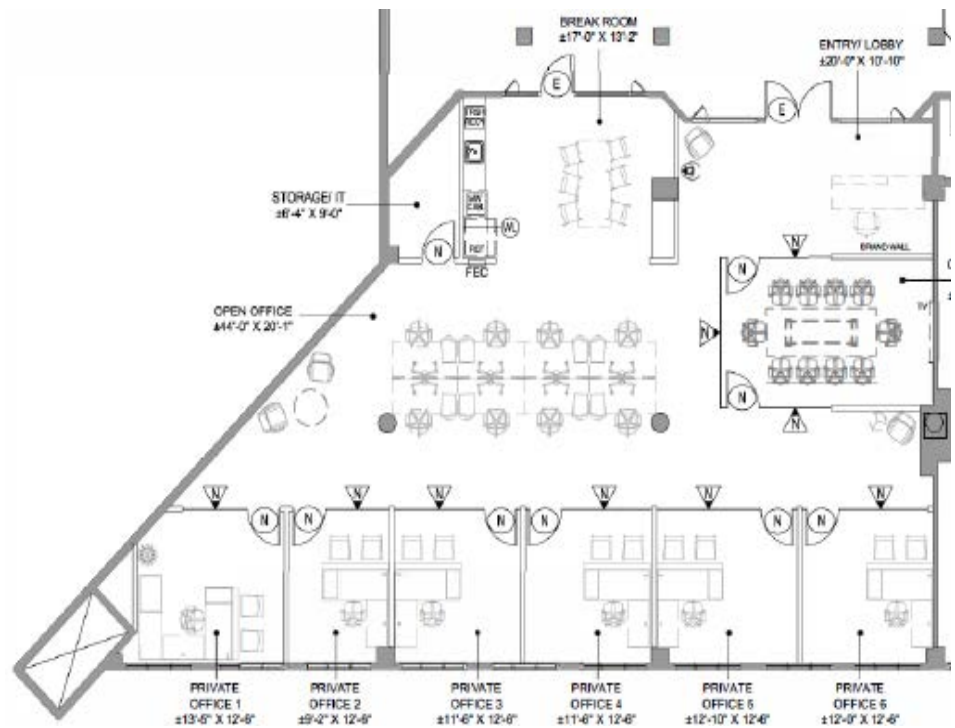
Suite 375 Virtual Tour



<https://bit.ly/8885ste375>

Suite 375 | 3,147 SF | \$2.85 + U | Vacant | Creative Spec Suite Completed! Exposed ceilings throughout, indoor/outdoor with patio access off breakroom.

Spec suite



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FOR ADDITIONAL INFORMATION:

RICHARD GONOR
+1 858 410 1243
richard.gonor@jll.com



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