



Rio
Vista Plaza II

8889

Rio San Diego Dr.

Mission Valley Class A Office Building

Richard Gonor
tel +1 858 410 1243
richard.gonor@jll.com
License #: 01142178

Tony Russell
tel +1 858 410 1213
tony.russell@jll.com
License #: 01275372







Property details

- 2 story - 29,639 s.f.
- Steel frame Class A construction
- On site building engineer
- High speed data
- Excellent freeway access to all of San Diego's major freeways
- Walking distance to restaurants & retail services including the Marriott Hotel, Rio Vista Center, San Diego Trolley, Rio Vista Station and Fenton Marketplace
- Residential opportunities in the surrounding area range from apartments to condos to single family homes

Highlights



Amenity rich
Mission Valley location



4.0/1,000
Parking ratio



Creative office &
Open office buildout



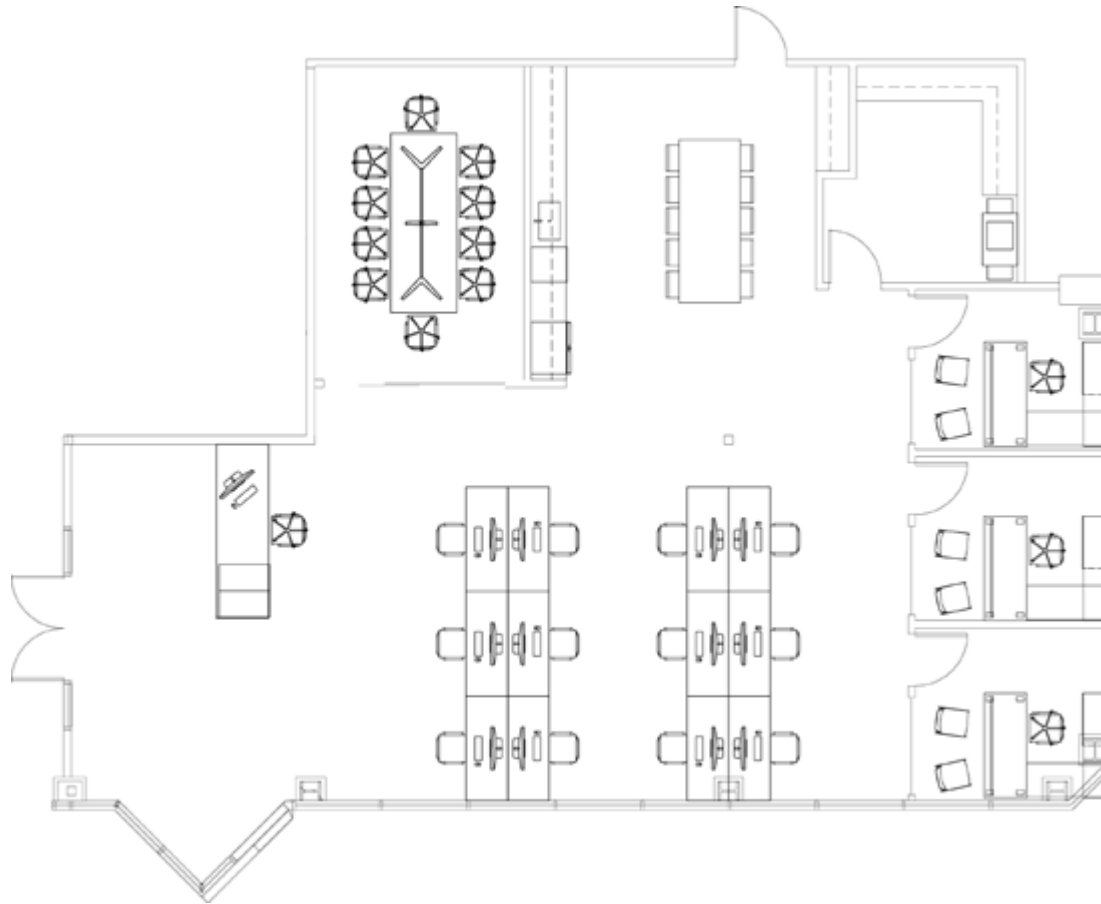
Building & monument
**High image,
Newer construction**

Floor plans

1st Floor

Suite 100 - 2,597 SF

New creative spec suite under construction

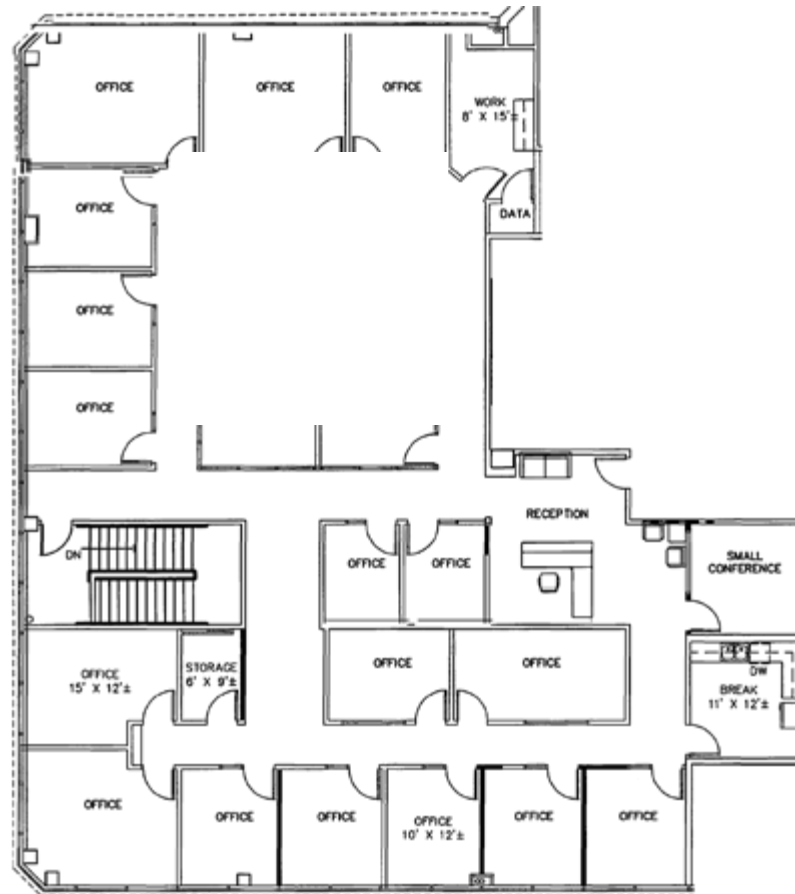


Floor plans

2nd Floor
Suite 202 - 5,536 SF

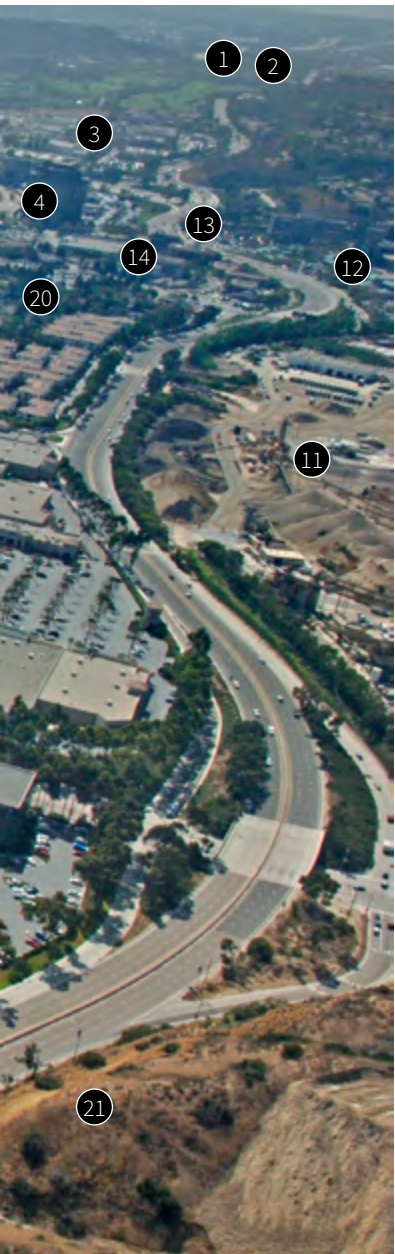


Virtual Tour



Amenity rich **Mission Valley** location





Amenities

Rio
Vista Plaza II

1 Mission Valley YMCA

2 Mr. Peabody's, Pizza

3 Simon Fashion Valley Mall

Neiman Marcus, Nordstrom, Macy's, Bloomingdale's and JCPenney, Ted Baker, Omega, Tiffany & Co., Louis Vuitton, Tory Burch, Coach, Juicy Couture, Hugo BOSS, Gucci, Henri Bendel, The Cheesecake Factory, PF Chang's China Bistro, California Pizza Kitchen, Stacked Well Built, and Love Boat Sushi

4 Hazard Center

Applebee's, Joe's Crab Shack, Randy Jones All American Sports Grill, Smashburger, Starbucks, Yogurtland, Barnes & Noble, Lakeshore Learning, UltraStar Cinemas, YMCA, Apadana Cleaners, Arthur Murray Dance Studio, FedEx Office, and Massage Envy

5 Westfield Mission Valley W

BevMo!, Chevy's Fresh Mex, Coffee Bean & Tea Leaf, DSW Shoe Warehouse, Fuddruggers, Golfsmith, Gordon Biersch, iTan, King's Fish House, Marshalls, Old Navy, and West Elm

6 Westfield Mission Valley

Bed Bath & Beyond, Loehmann's, Macy's, Macy's Home Furniture, Michaels, Nordstrom Rack, Target, 24 Hour Fitness, AMC Theatres, Bath & Body Works, Charlotte Russe, GNC, Sport Chalet, Tilly's, Bennigan's, Chipotle, Corner Bakery, Outback Steakhouse, Pei Wei, Ruby's Diner, See's Candies, and Tilted Kilt

7 Park In The Valley

Pier One, Lazy Boy, Staples, Men's Warehouse, Sammy's Woodfired Pizza, On the Border, Saks Off 5th

8 Mission Valley Center East

In N' Out Burger, Taco Bell, Pick up Stix, Rubio's

9 Rio Vista Shopping Center

Pat & Oscars, Sears Essentials, Office Depot, Sports Authority, Ross, Party City, Wendy's

10 Fenton Marketplace

Costco, IKEA, Lowes, Island's, Oggi's Pizza, IHOP, SD Library

11 Civita

Currently under construction. Will offer over 380k SF of retail amenities and 150 hotel rooms

12 Friars Mission Center

Ralph's Grocery, CVS Pharmacy, Burger King, Einstein's Bagels, Jamba Juice

13 Denny's

14 Hazard Center East

Food 4 Less, Postal Annex, Jack in the Box, San Sai Japanese Grill

15 TGI Friday's

Bally's Fitness, Benihana's, El Torito

16 Denny's

Wendy's

17 Old SD Convention Center

18 Mimi's Cafe

19 Best Buy

Hooters, Peking Dynasty

20 Del Taco

Carl's Jr., In Cahoots Dance Hall & Saloon

21 Civita



Rio

Vista Plaza II

8889

Rio San Diego Dr.

Richard Gonor

Tel +1 858 410 1243

richard.gonor@jll.com

License #: 01142178

Tony Russell

Tel +1 858 410 1213

tony.russell@jll.com

License #: 01275372

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.

