



HYUNDA
TRANSEAD



RIO VISTA TOWER

Where Anything is Possible

8880 Rio San Diego Drive
San Diego, CA 92108



www.riovistaoffice.com

Tomorrow's Workspace

Today's Innovation

It's a new era for Rio Vista Tower. Connected, flexible and people-focused. Significant renovations are enhancing its position as a premier Class A office destination in Mission Valley. Offering a range of office spaces, Rio Vista Tower redefines the skyline and drives your business forward.



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Rio Vista Tower Offers:

WELL CONNECTED

Located near the 5,8,805 and 163 freeways, with the San Diego Trolley just minutes away, commuters have access to convenient transportation options.

ECO-INTELLIGENT DESIGN

Our Energy Star label, solar-covered parking and EV charging stations are our commitment to sustainable innovation.

ADAPTIVE SPACES

Flexible suite layouts empower your business to evolve and thrive as needed.

PEOPLE-FOCUSED AMENITIES

On-site dining, new state-of-the-art fitness center, a new conference center & lounge, under construction

Synergy of Innovation and Functionality



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Connect and Ignite Ideas



Conference Center

**Under construction*



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Your Hub for Ideas



Collaborate and Innovate

**Under construction*



Recharge and Renew



New State-of-the-Art
Fitness Center



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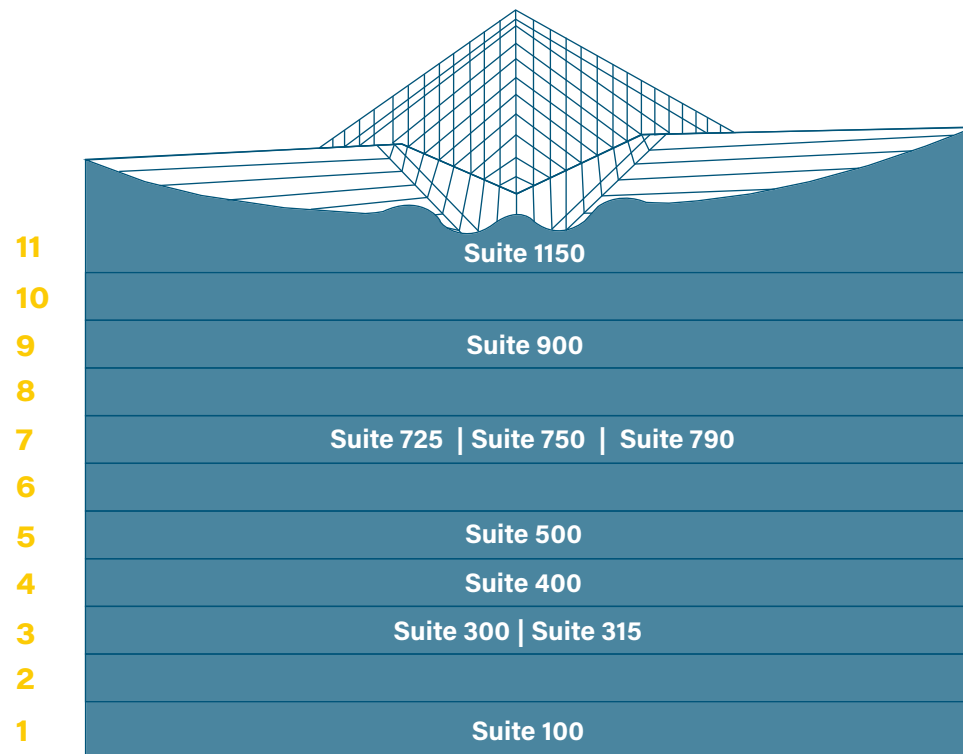
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Space Available



Suite 100 • 7,092 RSF
Available Now

Suite 300 • 2,768 RSF
Available Now

Suite 315 • 2,597 RSF
Available Now

Suite 400 • 18,918 RSF
Available Now

Suite 500 • 17,787 RSF
Available Now

Suite 725 • 2,649 RSF
Available Now

Suite 750* • 5,978 RSF
Available Now

Suite 790* • 2,533 RSF
Available Now

Suite 970 • 2,445 RSF
Available Now

Suite 1150 • 3,471 RSF
Available Now

*Suites 750 & 790 are contiguous for 8,511 RSF



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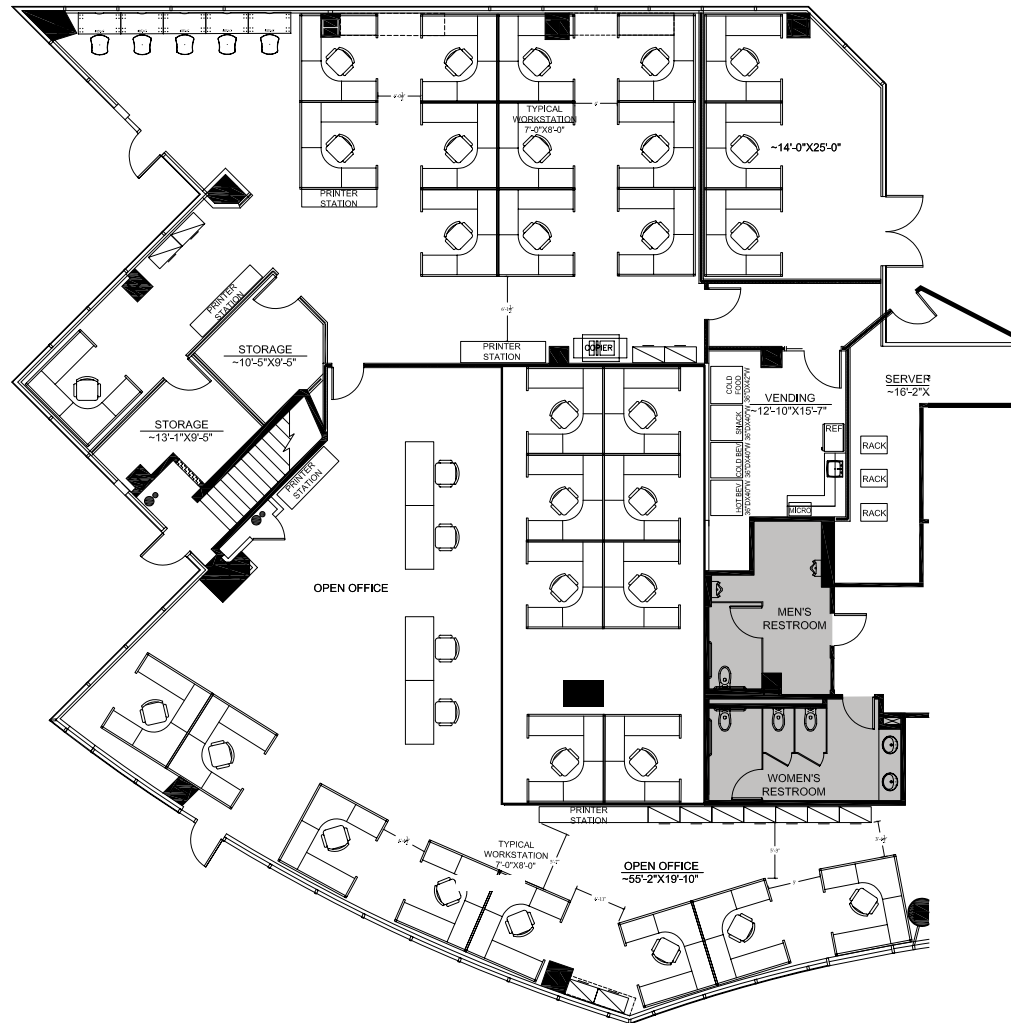
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AS-BUILT PLAN





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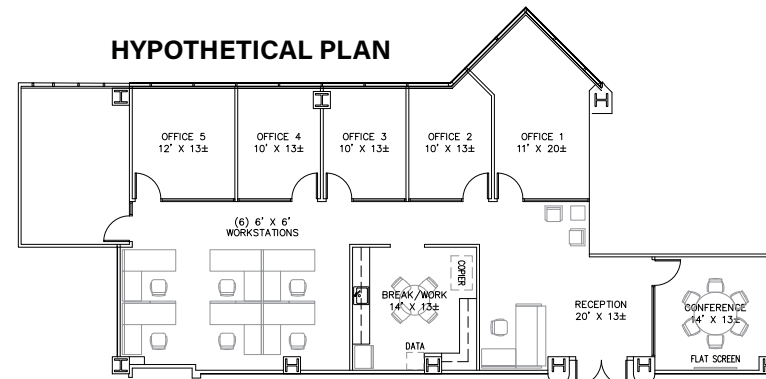
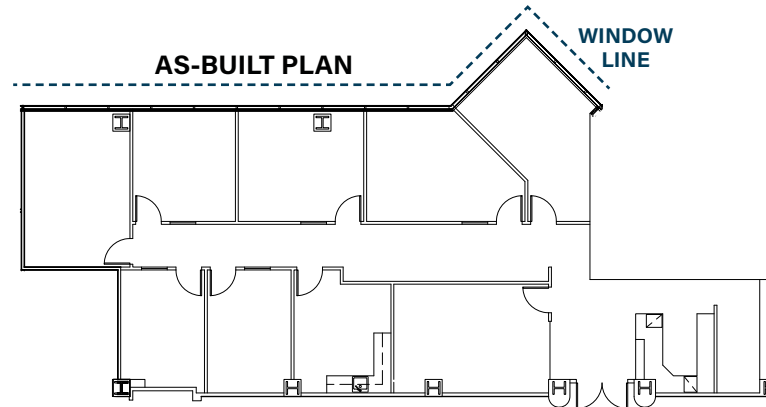
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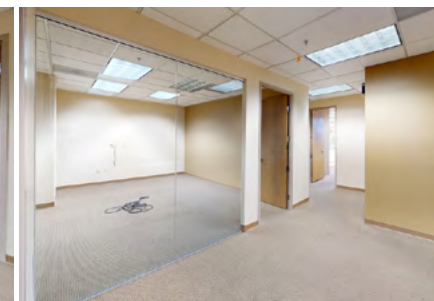
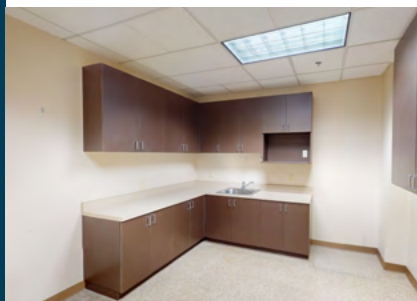
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 **Virtual Tour**





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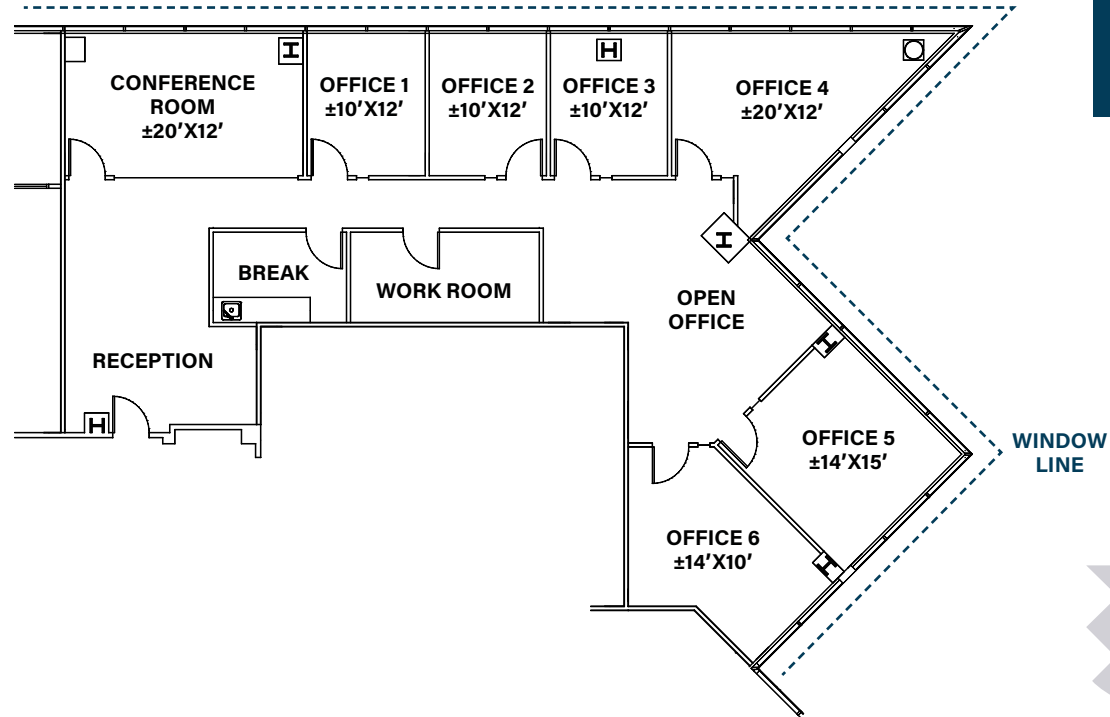
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Suite 315 • 2,597 RSF

AS-BUILT PLAN



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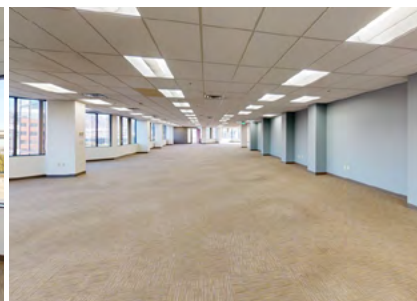
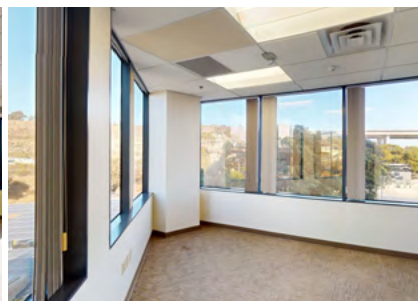
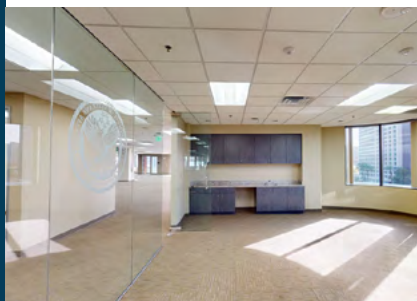


Virtual Tour

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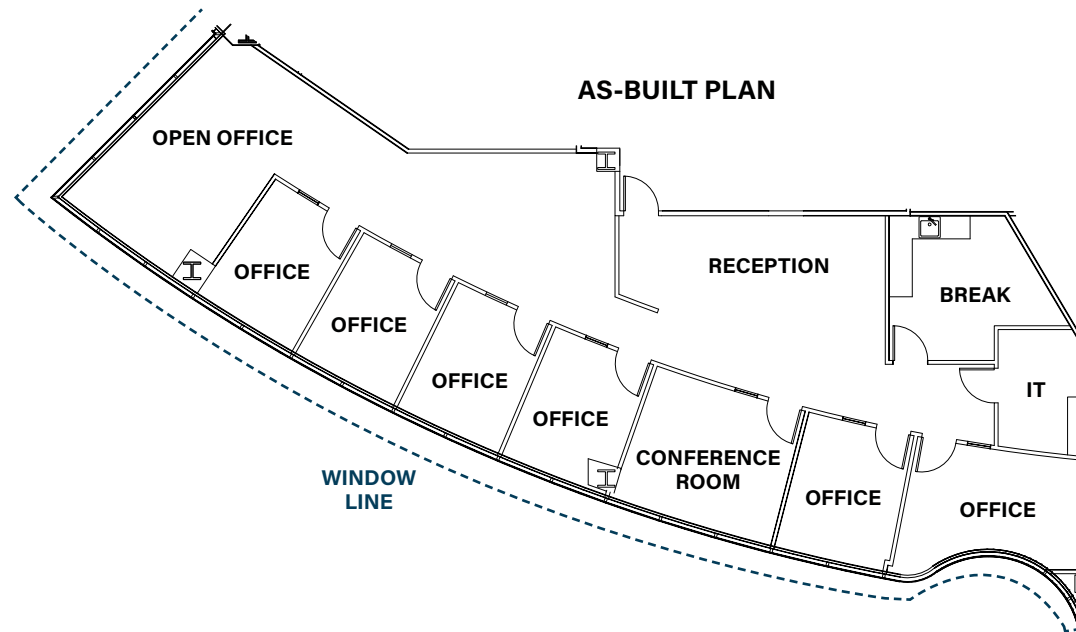
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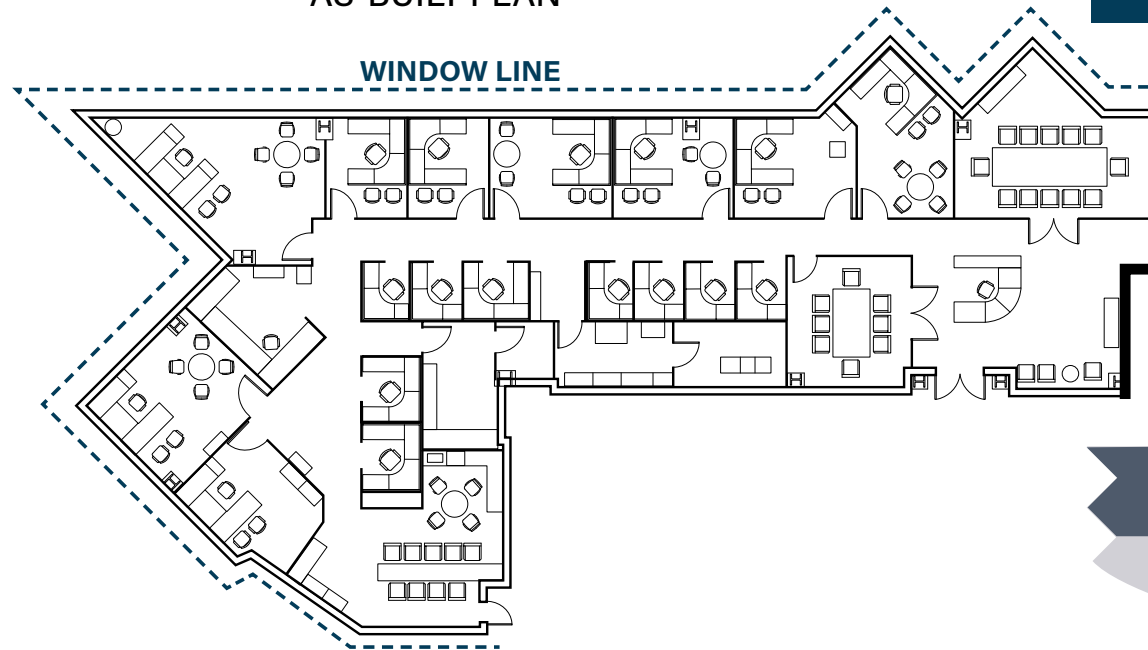
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AS-BUILT PLAN

WINDOW LINE





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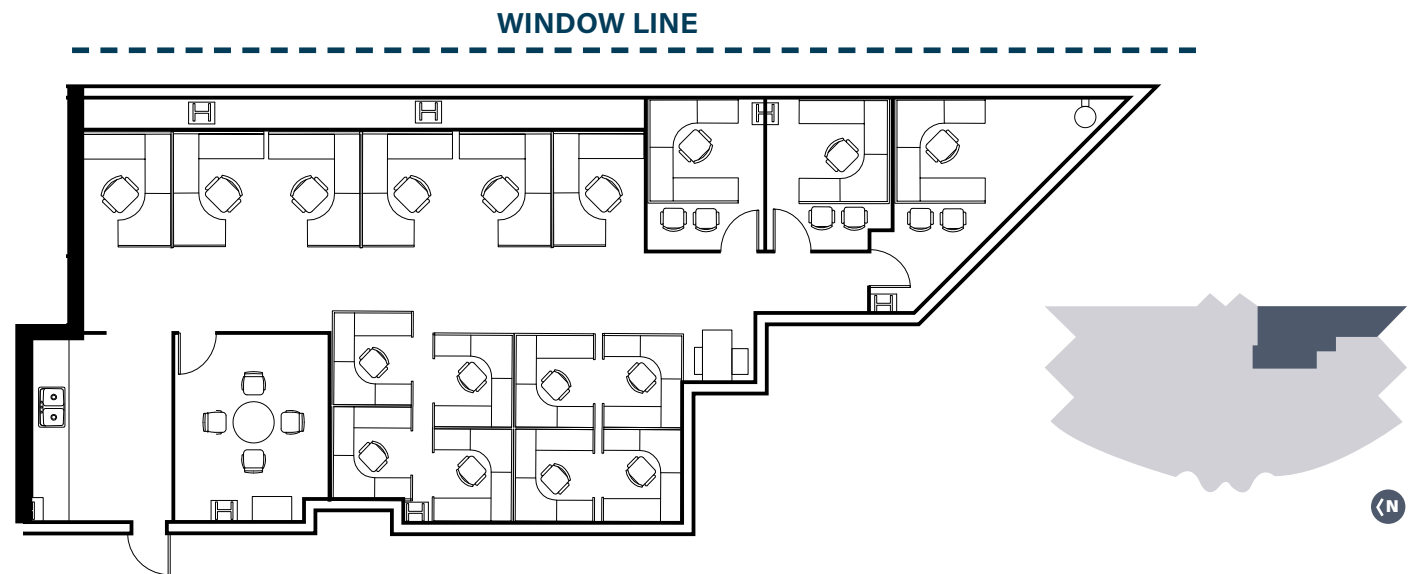
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AS-BUILT PLAN





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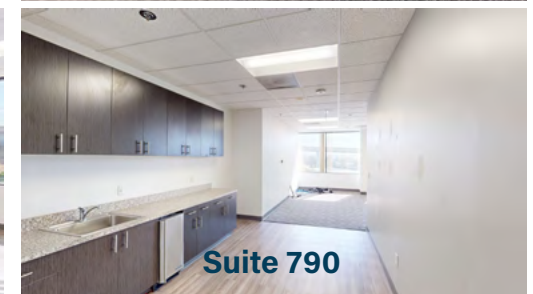
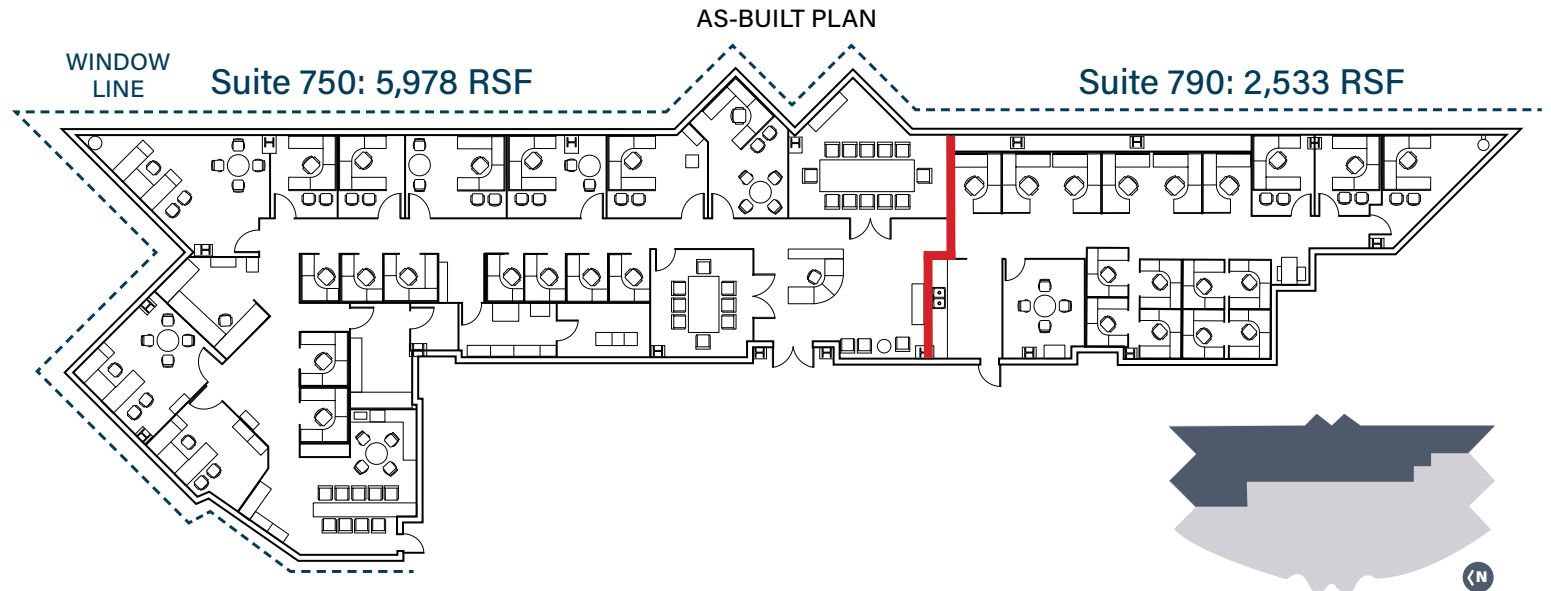
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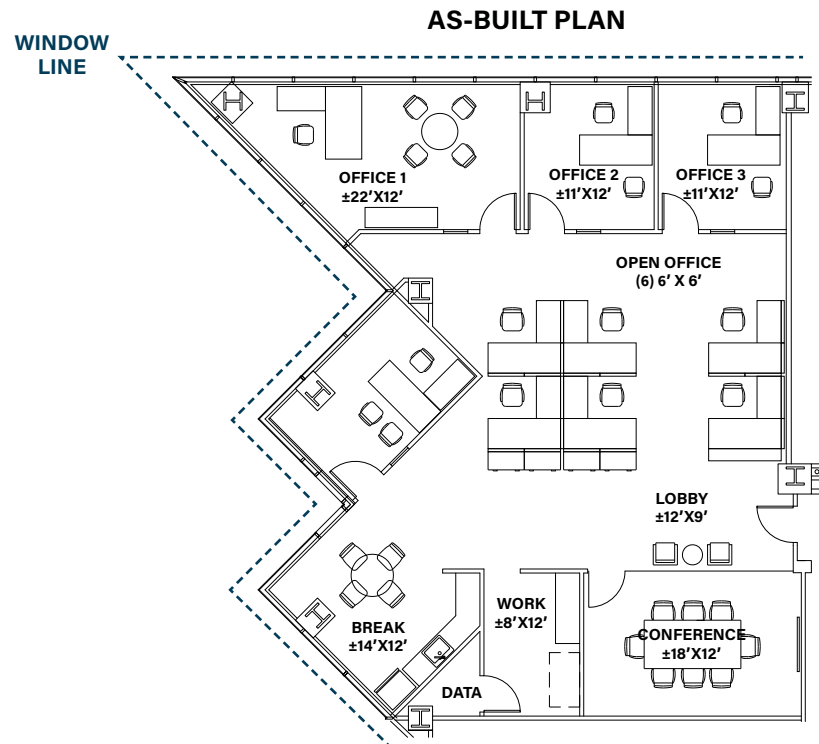
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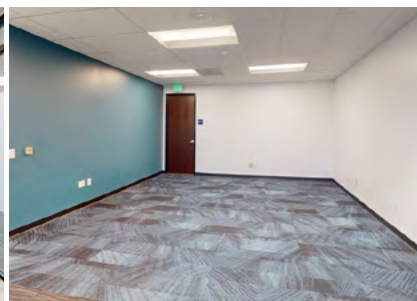
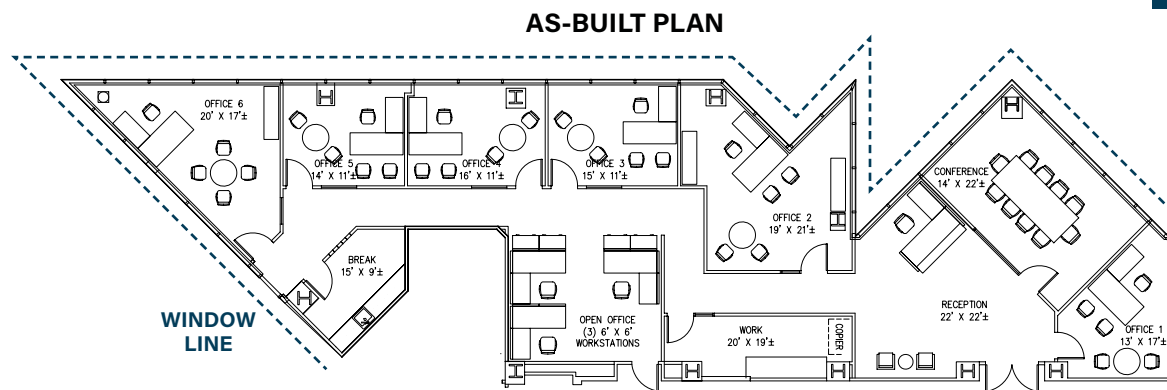
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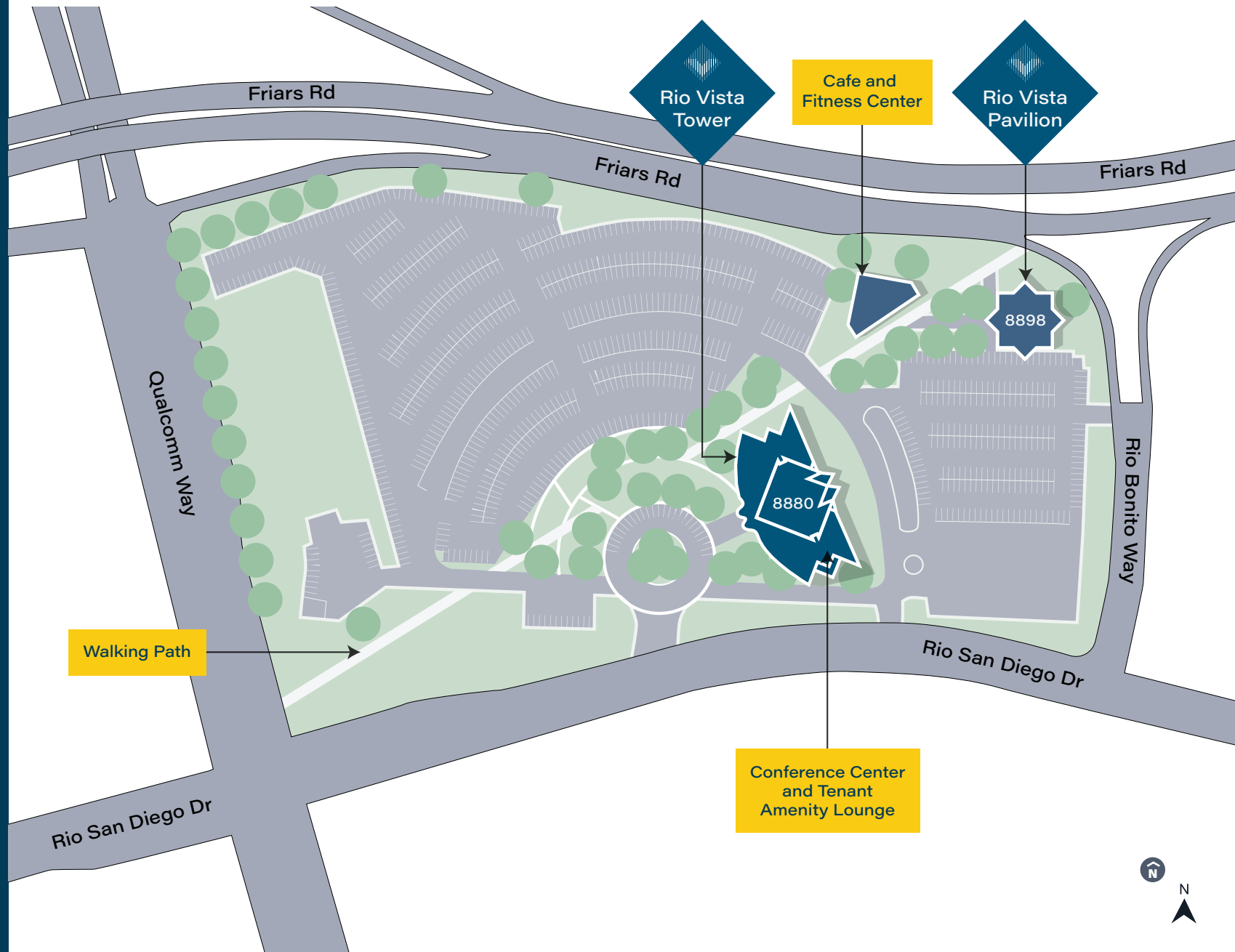
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Site Plan





RIO VISTA PAVILION

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Rio Vista Pavilion Offers:



Single occupant building
opportunity



Prominent building top signage
available facing Friars Road



Visitor parking immediately
adjacent to Pavilion



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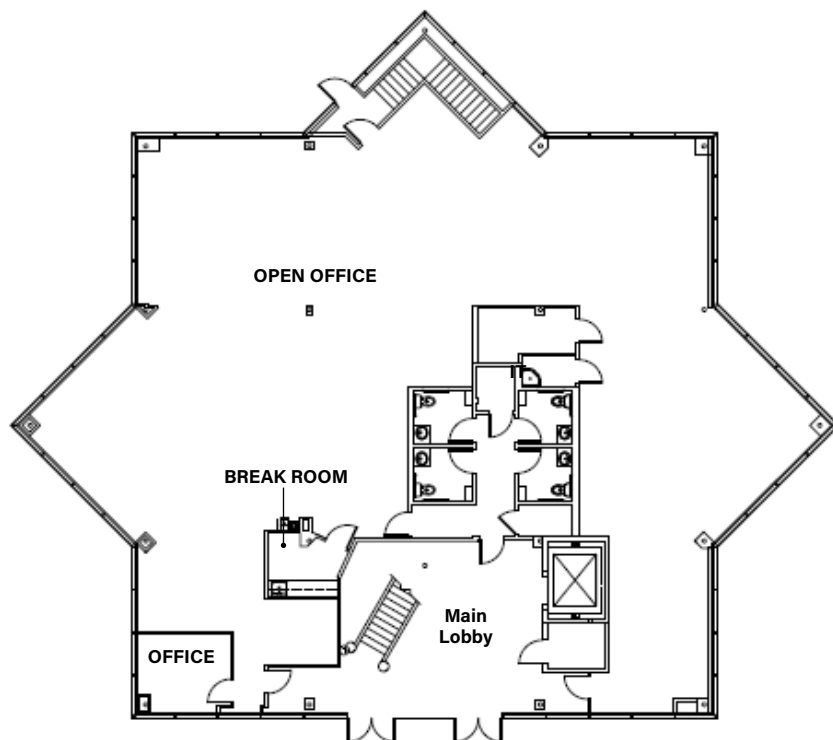
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Floor Plan • 12,193 SF

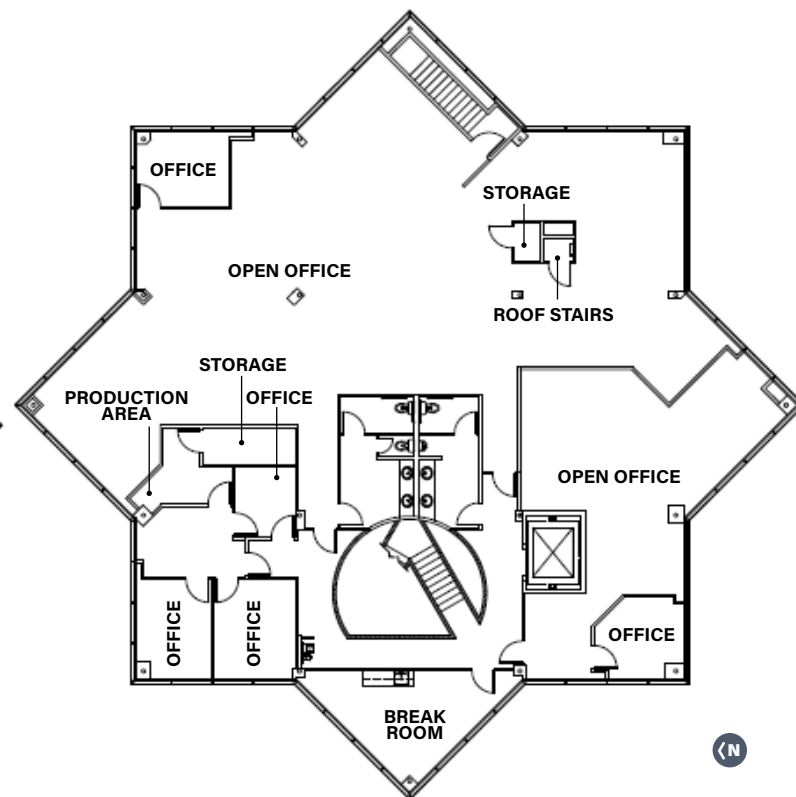


Virtual Tour

1st Floor



2nd Floor



Accessible Location



RIO VISTA
TOWER

5 RIO VISTA
SHOPPING
CENTER

1 MARRIOTT
MISSION
VALLEY

3 HAZARD
CENTER

2 MISSION
VALLEY MALL

4 FASHION
VALLEY MALL

6 Fenton
Marketplace
Cold Stone Creamery
IHOP
Ka Prao Thai Cuisine
Living Spaces
Party City
Wendy's

7 SnapDragon
Stadium and
SDSU Mission
Valley Campus

2 Mission Valley Mall
Buffalo Wild Wings
Chipotle
Corner Bakery
Dairy Queen
Onami Seafood
Outback Steakhouse
Panda Express
Panera Bread
Pei Wei Asian Diner
Starbucks
Target
Tender Greens
The Broken Yolk
Wetzel's Pretzels

3 Hazard Center
BJ's Restaurant
Orange Theory
Fitness
Smashburger
Starbucks
Which Wich
Wood Ranch BBQ
Yogurtland

4 Fashion Valley Mall
Bloomingdale's
Better Buzz Coffee
Blanco Tacos
Cheesecake Factory
Haagen-Dazs
Nordstrom Cafe
North Italia
Panda Express
P.F. Chang's
Pinkberry
Pressed Juicery
Pure Burger
Starbucks
True Food Kitchen

5 Rio Vista
Shopping Center
Jersey Mikes
T.J. Maxx
McDonald's
Oggi's Pizza
Sushi Kuchi
Starbucks

7 SNAPDRAGON
STADIUM

6 FENTON
MARKETPLACE

SDSU MISSION
VALLEY CAMPUS

STADIUM
STATION

FENTON
PARKWAY
STATION

RIO VISTA
STATION

FRIARS ROAD

SAN DIEGO RIVER

MISSION CENTER
STATION

MISSION
VALLEY
CENTER
STATION

CAMINO DEL RIO N

CAMINO DE LA REINA

TEXAS STREET

RIO SAN DIEGO DR

805

8



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