



HYUNDAI
TRANSLAD



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



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Your Hub for Ideas

Collaborate and Innovate


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Recharge and Renew



**New State-of-the-Art
Fitness Center**



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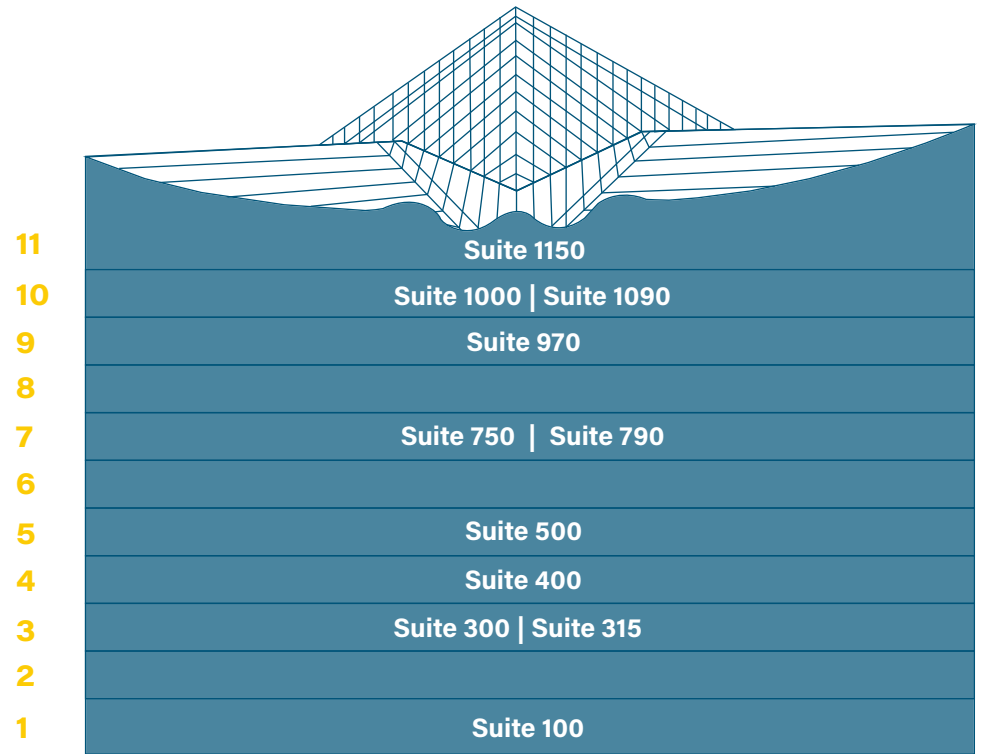
8880 Rio San Diego Drive
San Diego, CA 92108

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Bess Wakeman
Executive Vice President
bess.wakeman@jll.com
+1 858 410 1245
CA RE License #01177659

Tim Olson
Senior Managing Director
tim.olson@jll.com
+1 858 410 1253
CA RE License #01364117

Space Available



Suite 100 - 7,092 RSF
Available Now

Suite 300 - 2,871 RSF
Available Now

Suite 315 - 2,693 RSF
Available Now

Suite 400 - 18,918 RSF
Available Now

Suite 500 - 18,427 RSF
Available Now

Suite 750* - 6,202 RSF
Available Now

Suite 790* - 2,628 RSF
Available Now

Suite 970 - 2,445 RSF
Available Now

Suite 1000 - 2,677 RSF
Available 9/1/26

Suite 1090 - 3,240 RSF
Available 5/1/26

Suite 1150 - 3,691 RSF
Available Now

*Suites 750 & 790 are contiguous for 8,830 RSF



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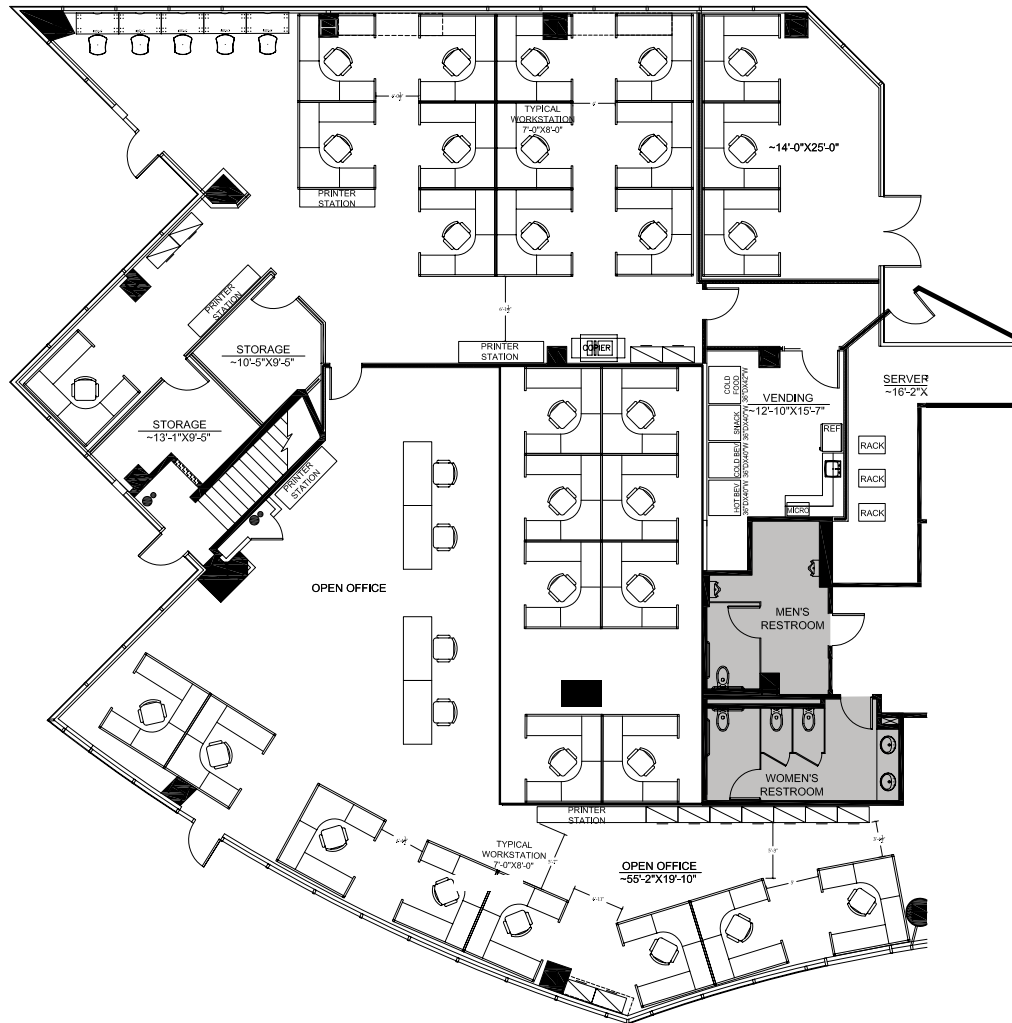
Executive Vice President
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CA RE License #0117659

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Suite 100 - 7,092 RSF

AS-BUILT PLAN





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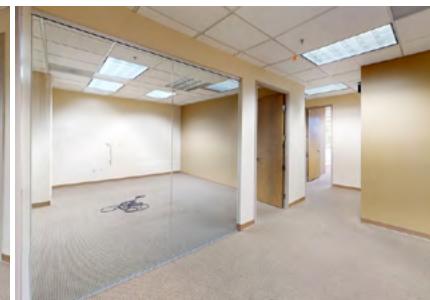
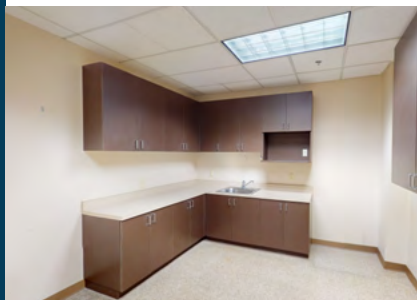
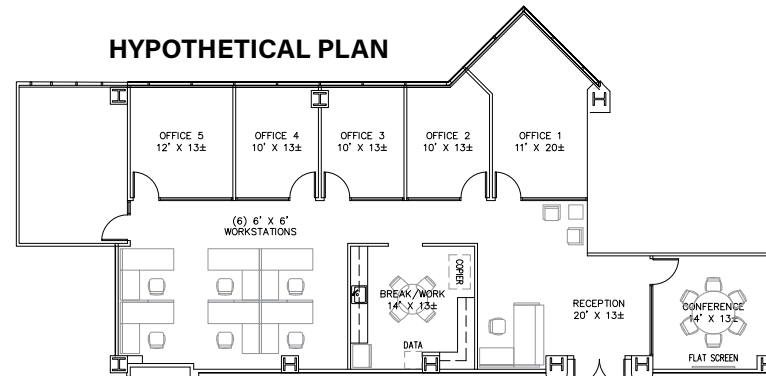
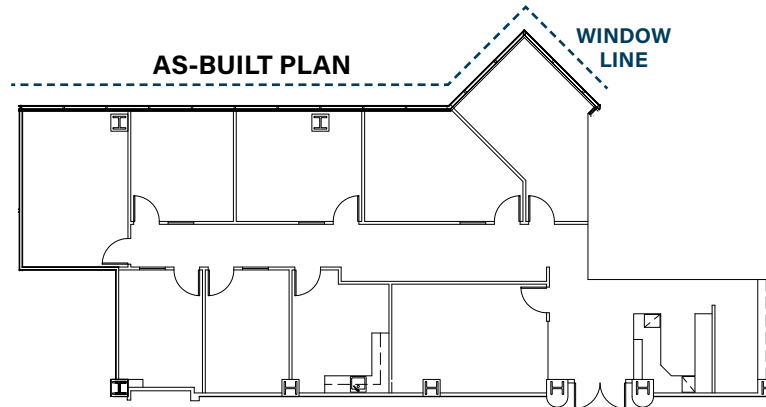
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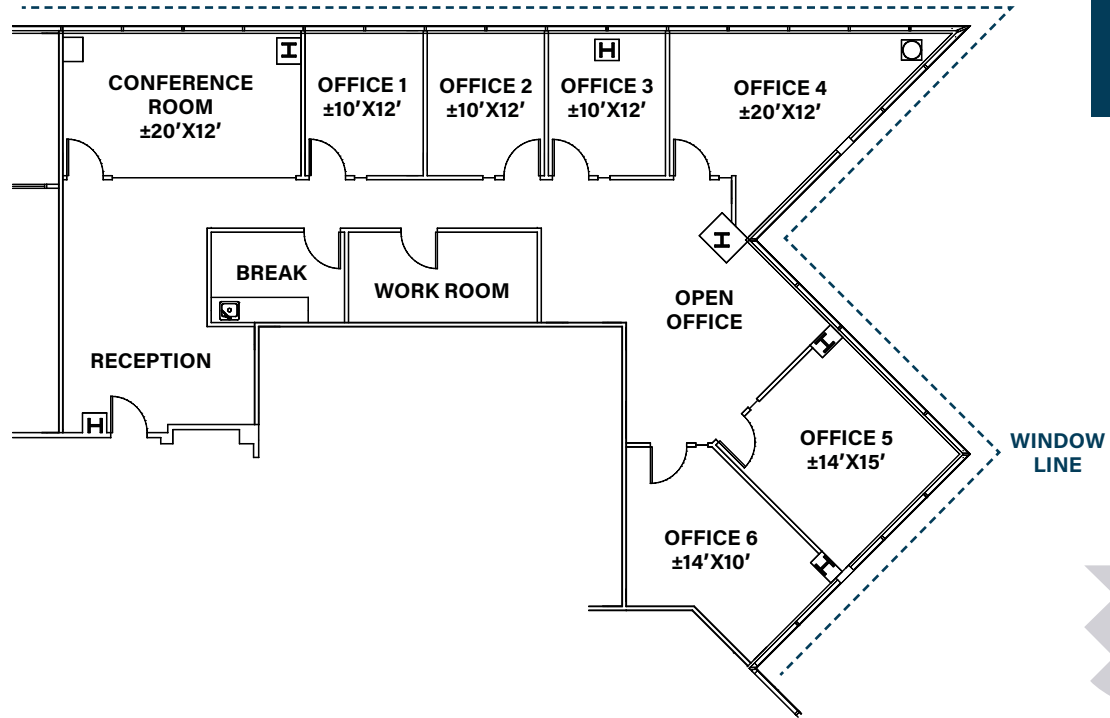
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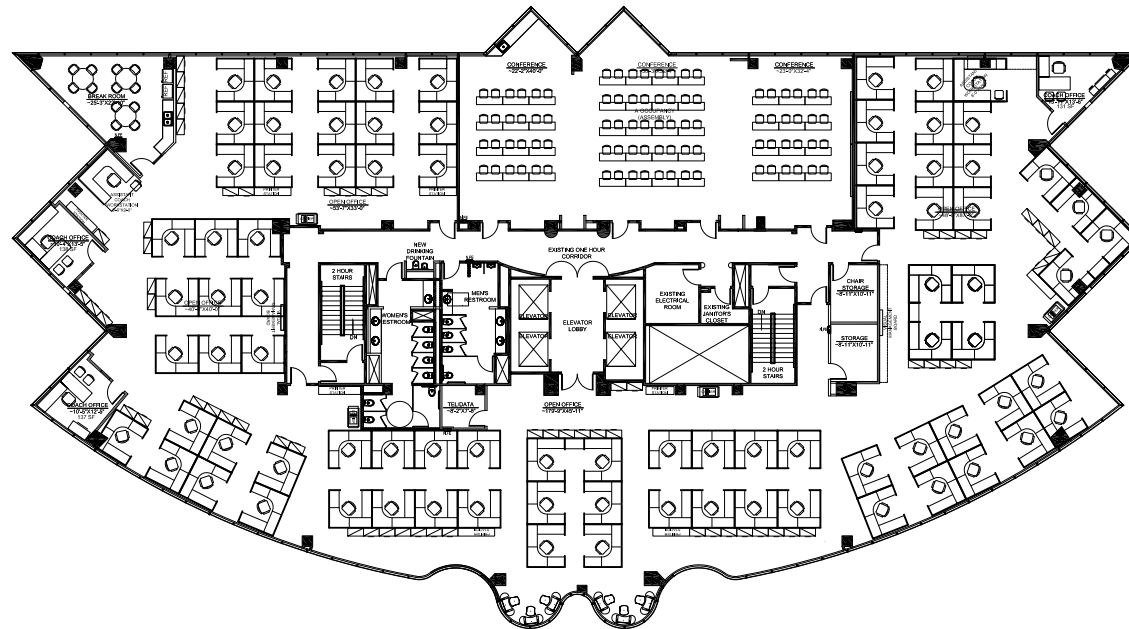
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San Diego, CA 92108

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Suite 500 - 18,427 RSF

 **Virtual Tour**

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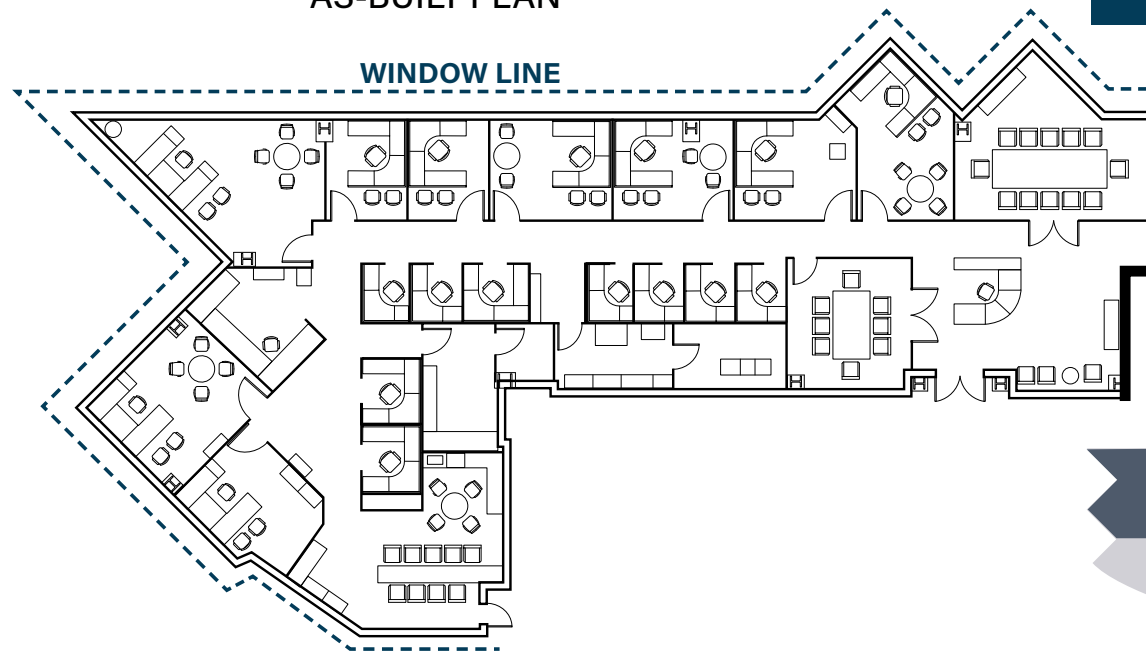
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Suite 750 • 6,202 RSF

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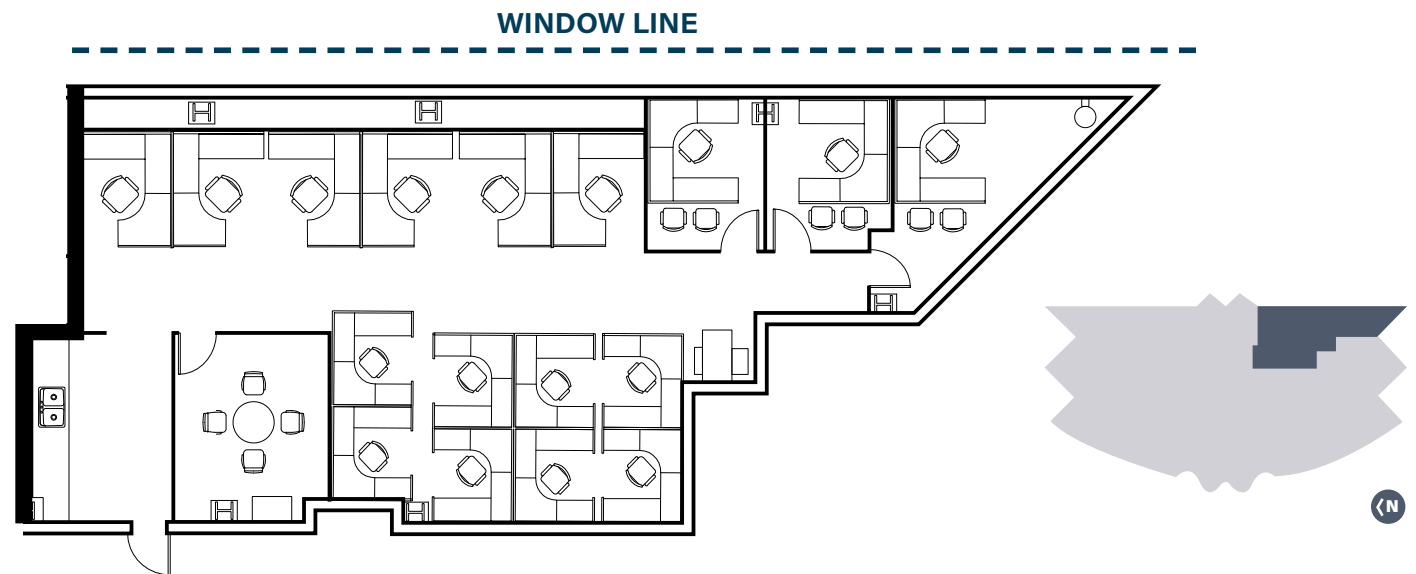
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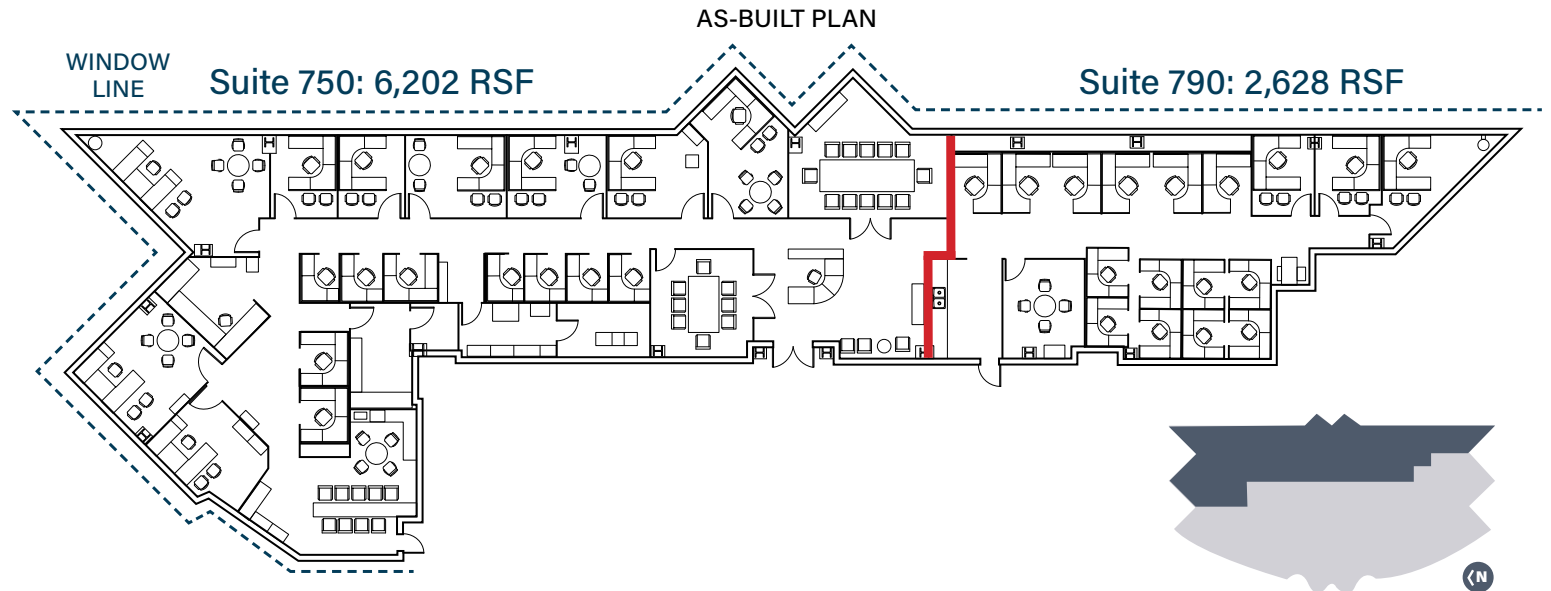
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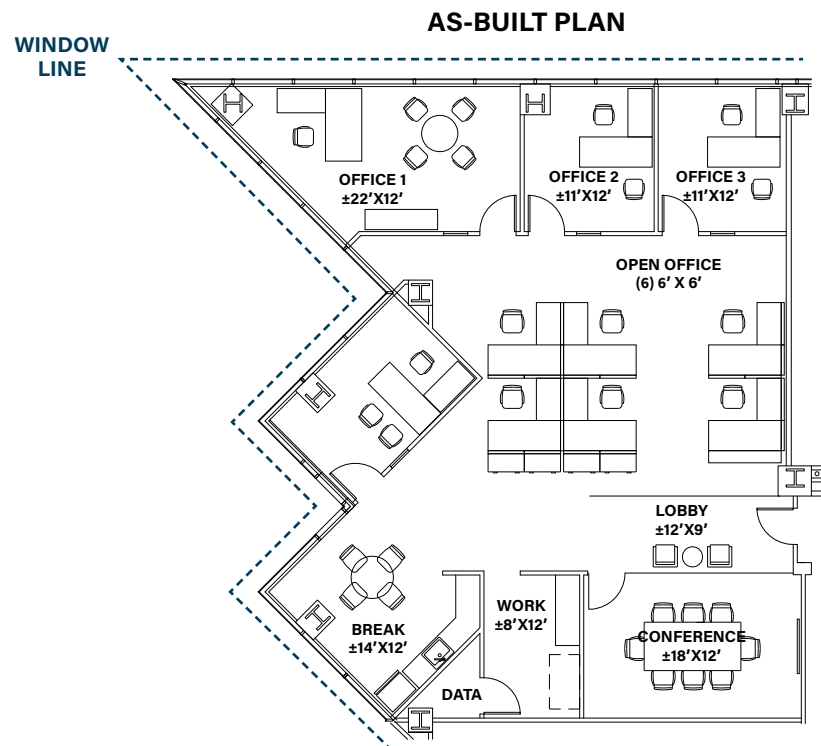
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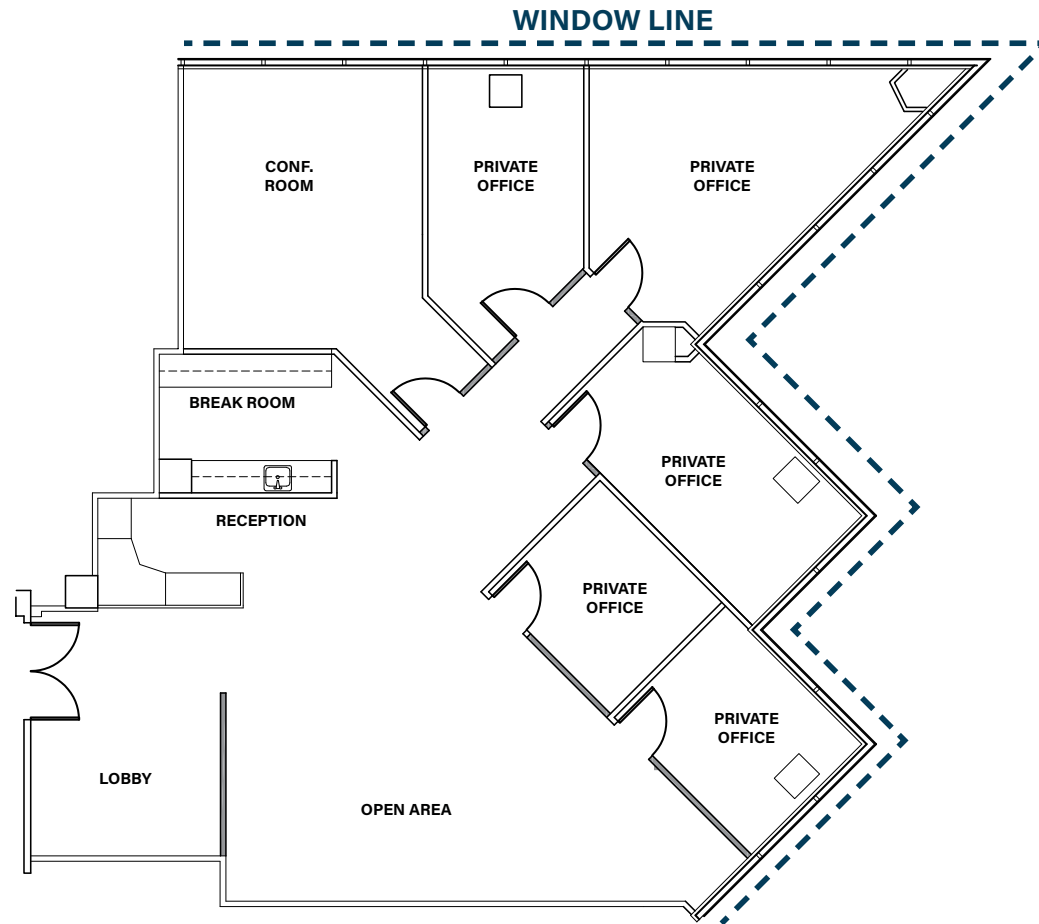
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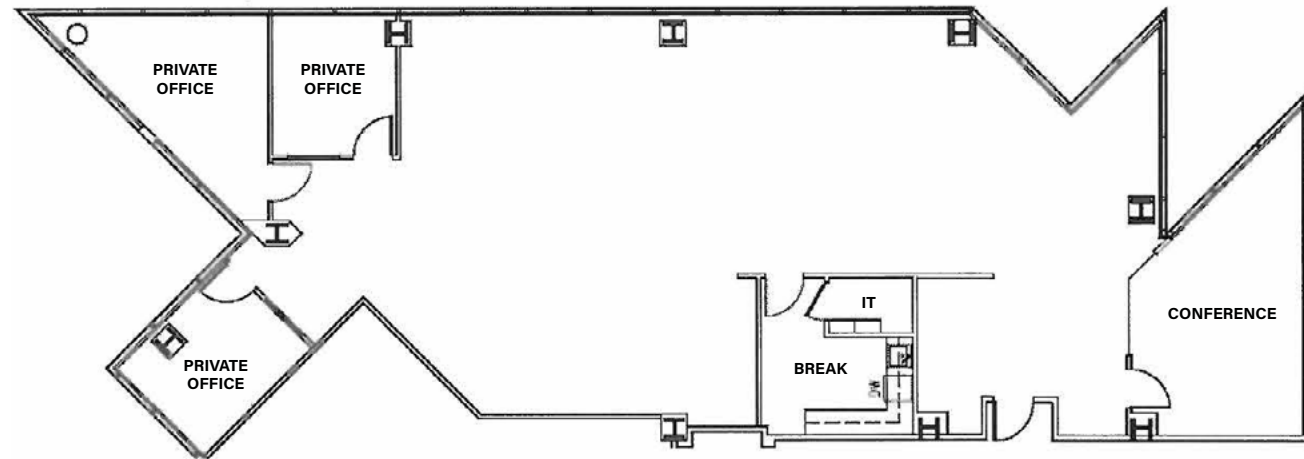
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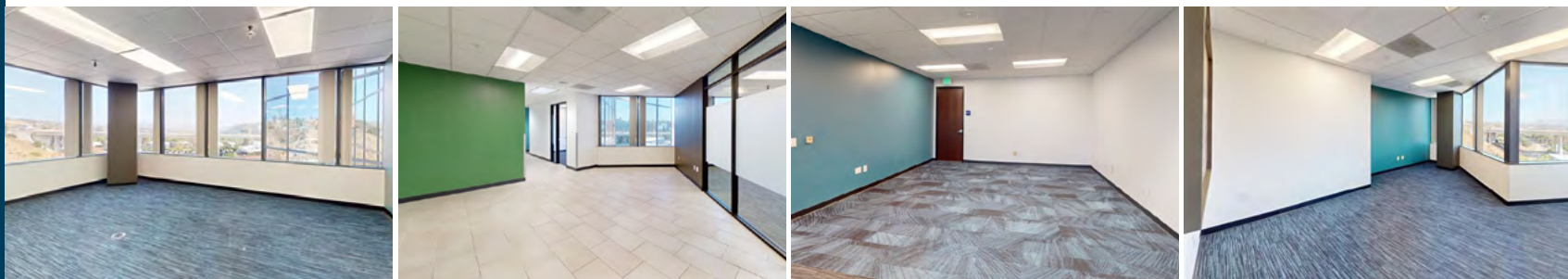
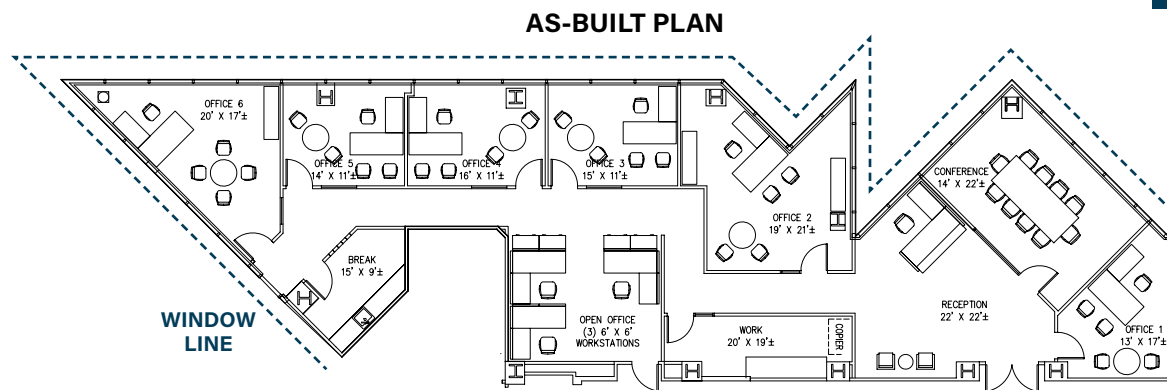
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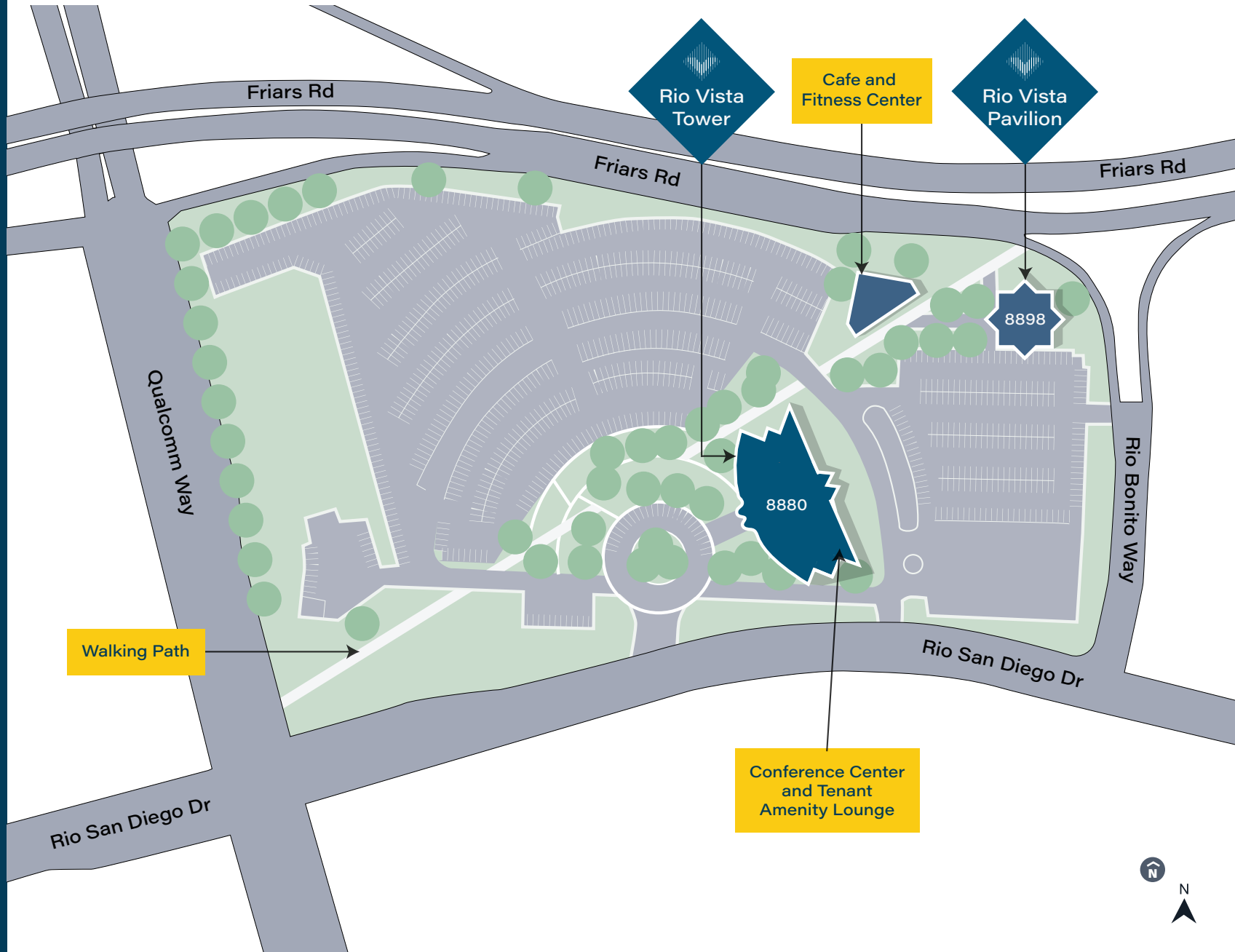
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Site Plan





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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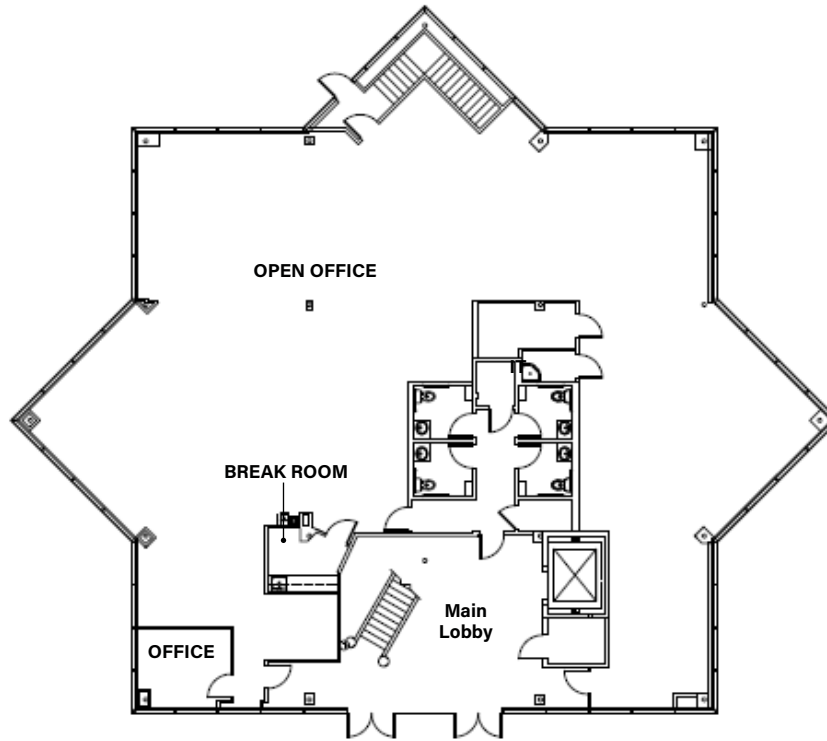
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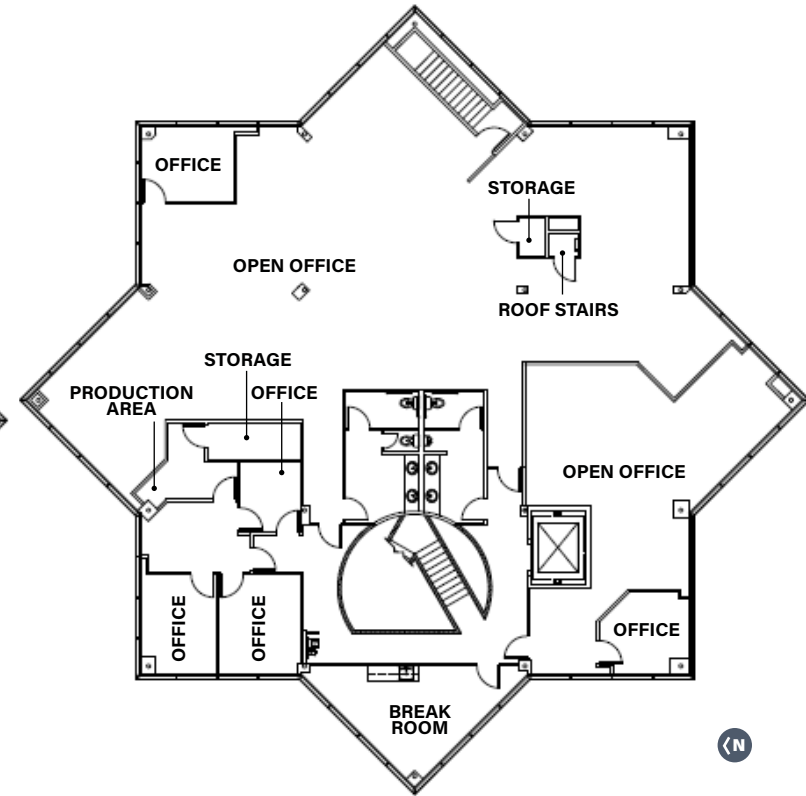
Floor Plan • 12,195 SF



1st Floor



2nd Floor



Accessible Location



- 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
 Wetzels 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

- 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**



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