



RIO VISTA PLAZA

8989
RIO SAN DIEGO DRIVE

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RIO VISTA PLAZA 1
MISSION VALLEY 3-STORY BUILDING

- 3-story, 78,388 SF building
- Excellent access to all major freeways
- Walking distance to many restaurants, retail amenities, & the Marriott Hotel
- Walking distance to Rio Vista trolley station
- Time Warner cable
- On-site building engineer
- Card-key access
- Atrium courtyard
- San Diego River views
- On-site coffee cart

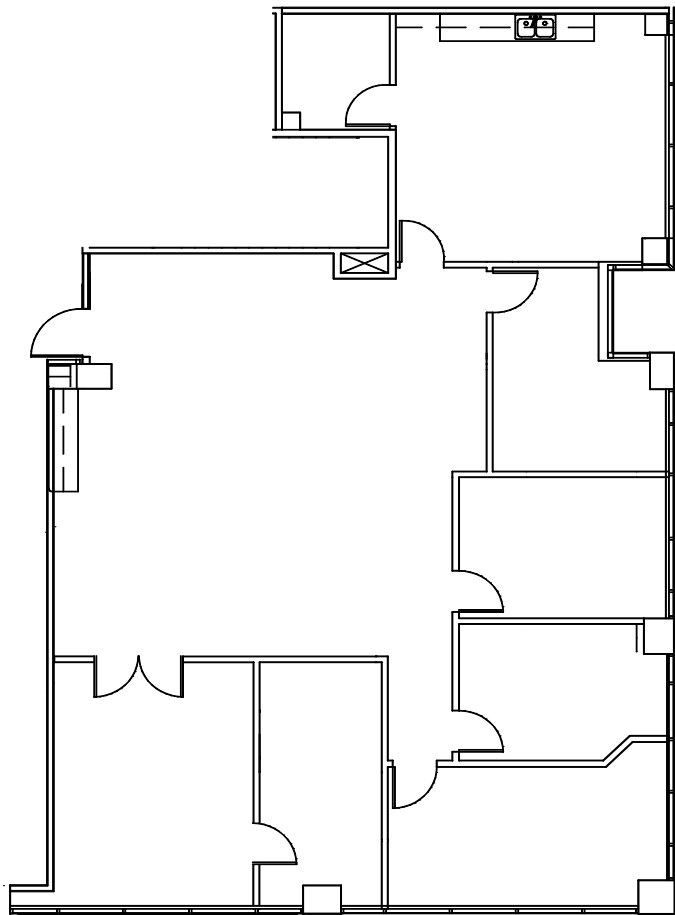
AVAILABILITY

Suite	SF	Rent	Comments
225	2,250	\$3.05 Full Service	Available 2/1/27



Suite	SF	Rent / SF / Month	Comments
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For additional information:
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Tony Russell, SIOR | tel +1 858 410 1213 | tony.russell@jll.com | RE Lic. #01275372





— Trolley line
 ● Trolley stops

Rio Vista Plaza I

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| <p>H Hotels</p> <ol style="list-style-type: none"> 1. Extended Stay 2. Double Tree 3. Hilton 4. Comfort Suites 5. Sheraton 6. Marriott <p>1 SDSU West</p> <p>2 Fenton Marketplace</p> <ul style="list-style-type: none"> IHOP Luna Grill Islands Restaurant Coldstone Creamery Los Primos Oggi's Starbucks McDonald's IKEA Costco Lowe's | <p>3 Rio Vista Plaza</p> <ul style="list-style-type: none"> Office Depot Pat & Oscar's Daphne's Greek Wendy's Marriott Hotel <p>4 Civita</p> <p>240+ acre planned mixed-use residential, shopping and commercial development</p> <p>5 Mission Valley East</p> <ul style="list-style-type: none"> Rubio's Pick Up Stix In-N-Out Taco Bell <p>6 Park in the Valley</p> <ul style="list-style-type: none"> Best Buy Staples Sammy's Woodfired Pizza Starbucks | <p>7 Westfield - Mission Valley Ctr.</p> <ul style="list-style-type: none"> Target Outback Steakhouse <p>8 Mission Valley Center West</p> <ul style="list-style-type: none"> Puesto King's Fish House Chipotle Mexican Grill Coffee Bean & Tea Leaf Fuddruckers <p>9 Hazard Center</p> <ul style="list-style-type: none"> Fedex/Kinkos Applebees All American Grill Joe's Crab Shack Barnes & Noble Doubletree Hotel | <p>10 Fashion Valley Regional Mall</p> <ul style="list-style-type: none"> Blanco Tacos + Tequila Bibigo Kitchen NM Cafe NoRTH Italia So Sushi Stacked True Food Kitchen 59th & Lex The Cheesecake Factory PF Chang's China Bistro California Pizza Kitchen |
|--|---|--|--|



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