

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



Amenity rich Mission Valley location



Amenities



- | | | |
|---|--|---|
| 1 Mission Valley YMCA | 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 | 12 Friars Mission Center
Ralph's Grocery, CVS Pharmacy, Burger King, Einstein's Bagels, Jamba Juice |
| 2 Mr. Peabody's, Pizza | 7 Park In The Valley
Pier One, Lazy Boy, Staples, Men's Warehouse, Sammy's Woodfired Pizza, On the Border, Saks Off 5th | 13 Denny's |
| 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 | 8 Mission Valley Center East
In N' Out Burger, Taco Bell, Pick up Stix, Rubio's | 14 Hazard Center East
Food 4 Less, Postal Annex, Jack in the Box, San Sai Japanese Grill |
| 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 | 9 Rio Vista Shopping Center
Pat & Oscars, Sears Essentials, Office Depot, Sports Authority, Ross, Party City, Wendy's | 15 TGI Friday's
Bally's Fitness, Benihana's, El Torito |
| 5 Westfield Mission Valley W
BevMo!, Chevy's Fresh Mex, Coffee Bean & Tea Leaf, DSW Shoe Warehouse, Fuddruckers, Golfsmith, Gordon Biersch, iTan, King's Fish House, Marshalls, Old Navy, and West Elm | 10 Fenton Marketplace
Costco, IKEA, Lowes, Island's, Oggi's Pizza, IHOP, SD Library | 16 Denny's
Wendy's |
| | 11 Civita
Currently under construction. Will offer over 380k SF of retail amenities and 150 hotel rooms | 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 |

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



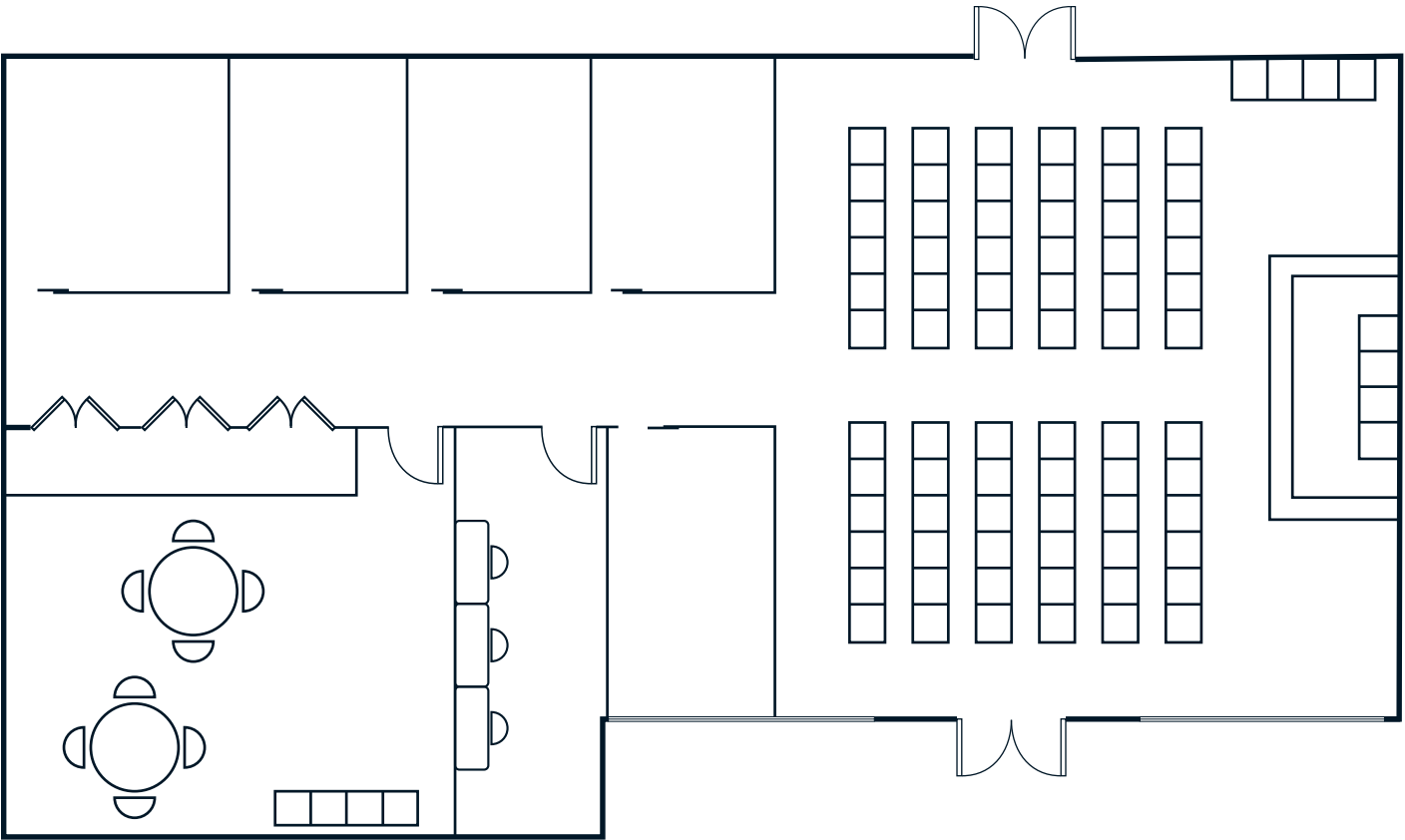
Creative office &
Open office buildout



Building & monument
High image, Newer construction

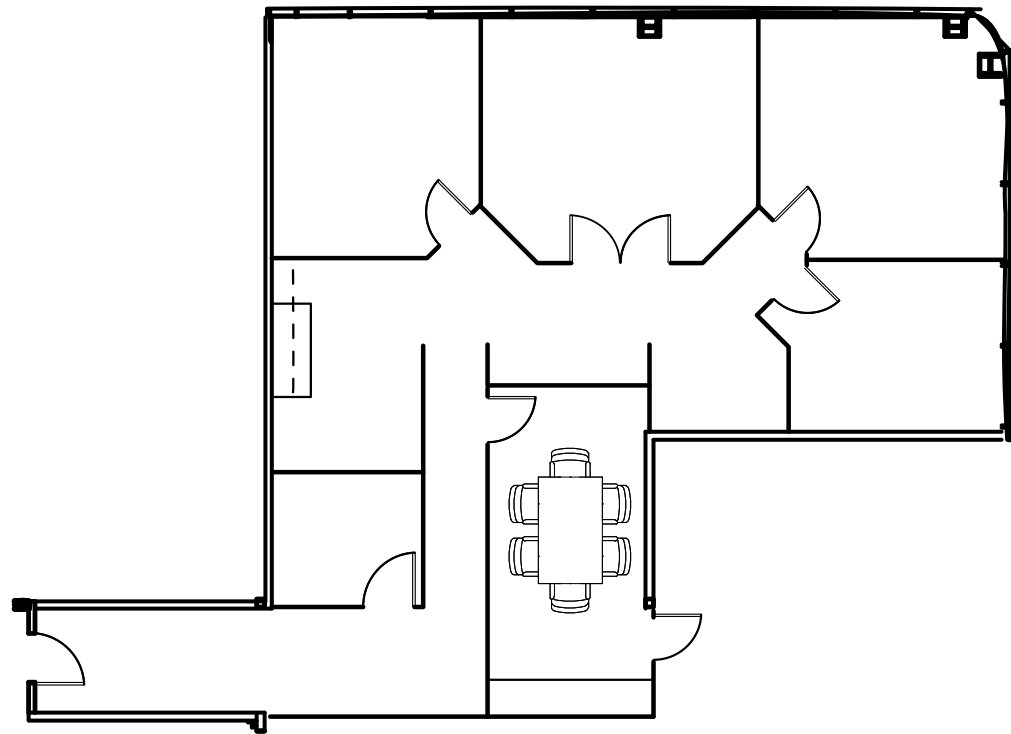
Property details

1st Floor
Suite 102 - 3,373 SF | Available 8/1/27
**Contiguous with suite 104 for up to 5,414 SF*



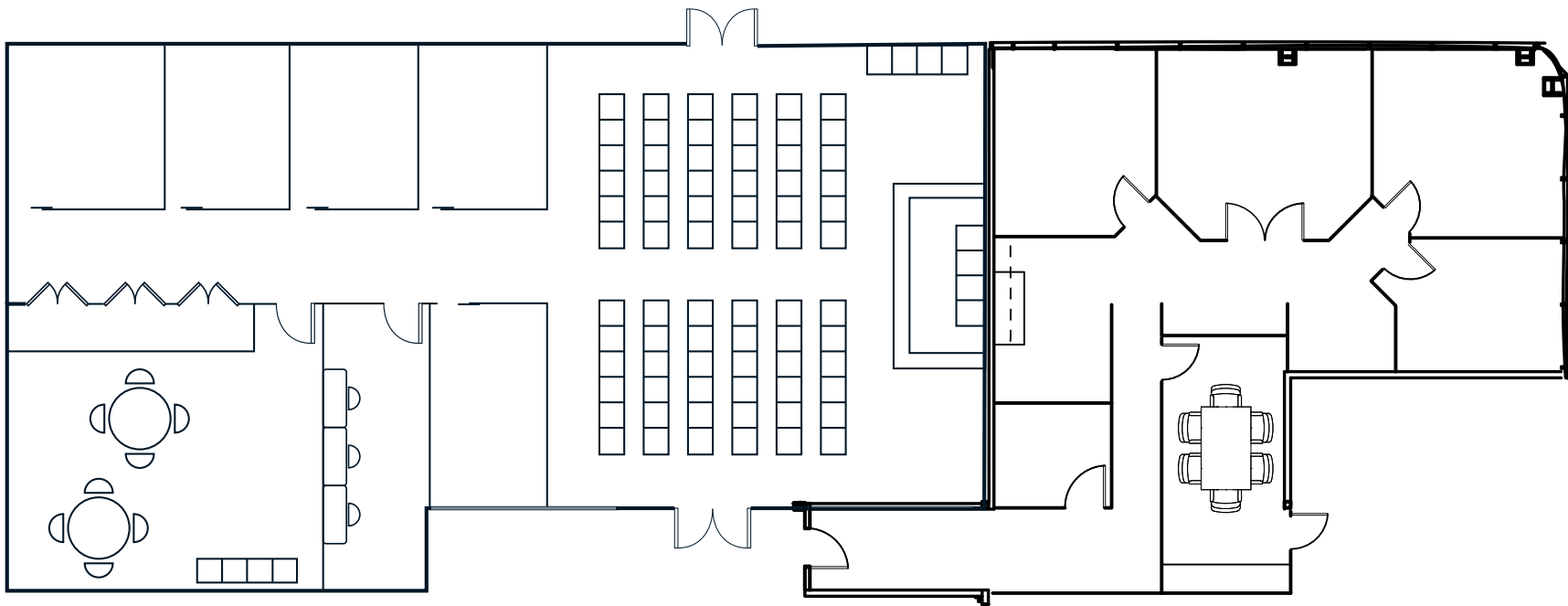
Property details

1st Floor
Suite 104 - 2,041 SF | Available with 30 days notice
**Contiguous with suite 102 for up to 5,414 SF*



Property details

1st Floor
Suite 102 & 104 Combined - 5,414 SF





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.

