8889

Rio San Diego Dr.

Mission Valley Class A Office Building

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JLL

Amenity rich Mission Valley location

Rio
Vista Plaza II

Amenities

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 **Westfiled 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

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**

Property details

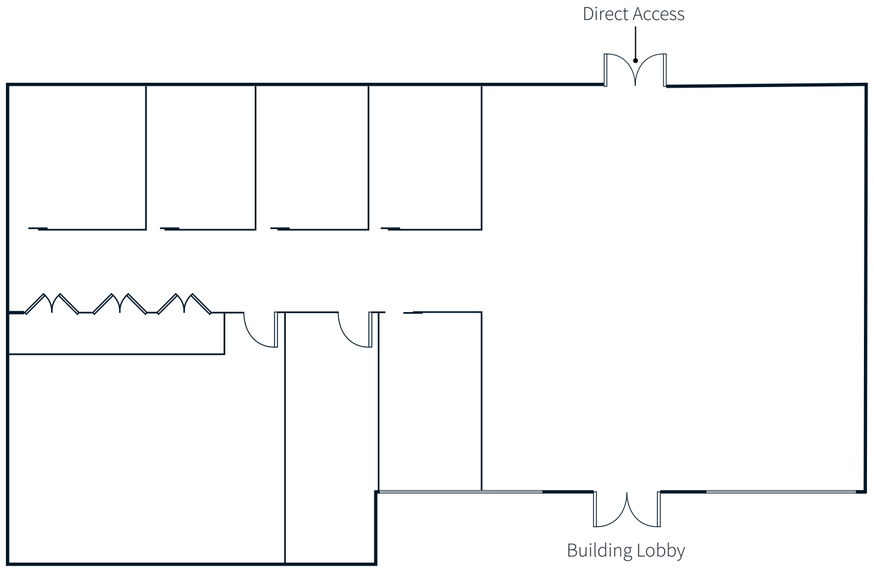
- 2 story - 29,639 s.f.
- Steel frame Class A construction
- On site building engineer
- High speed data
- Excellent freeway access to all of San Diego's major freeways
- Walking distance to restaurants & retail services including the Marriott Hotel, Rio Vista Center, San Diego Trolley, Rio Vista Station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

Highlights

Signage **Building signage opportunities**	4.0/1,000 **Parking ratio**	Amenity rich **Mission Valley location**
Creative office & **Open office buildout**	Building & monument **High image, Newer construction**	

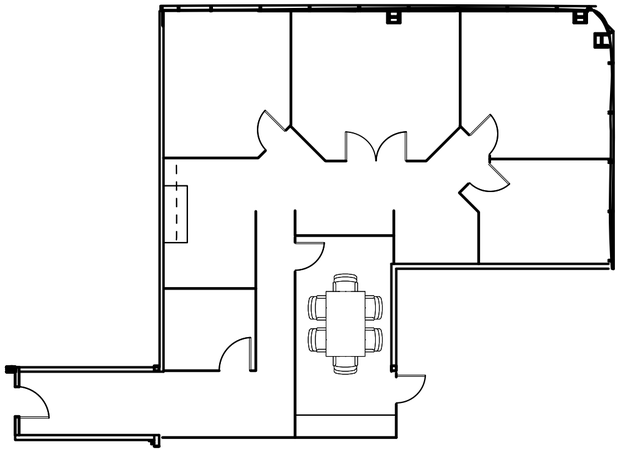
Property details

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



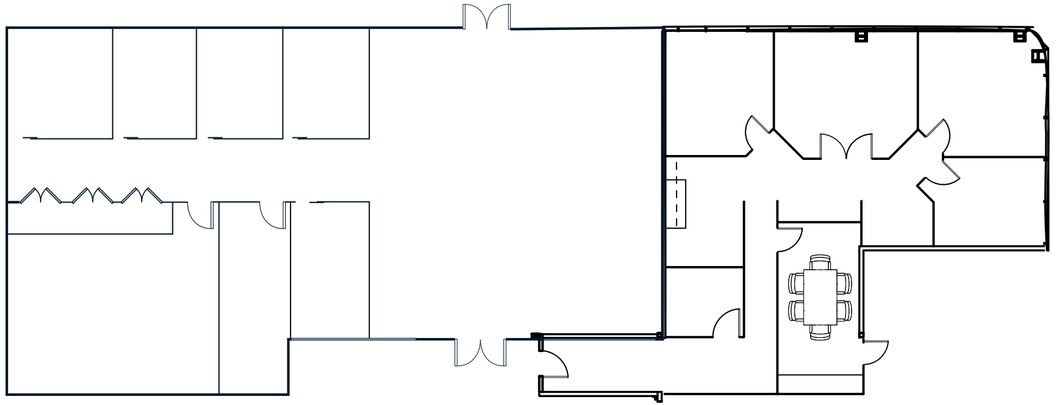
Property details

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



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