

# RIO

SAN DIEGO  
PLAZA



8954 Rio San Diego Drive



Jones Lang LaSalle Brokerage, Inc. RE license #01856260





# RIO SAN DIEGO PLAZA

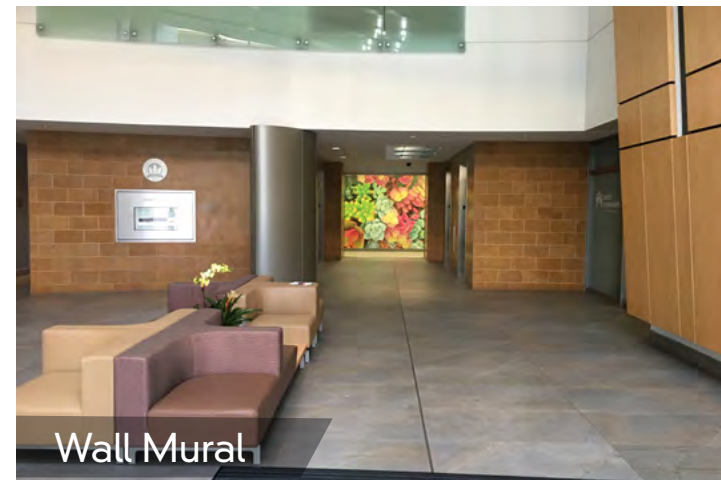
One of Mission Valley's premier office projects, Rio San Diego Plaza, is a 6-story 190,000 SF Class "A" building. Rio San Diego Plaza offers tenants a centrally located Mission Valley address, with immediate access to an abundant amenity base. The project has excellent regional access with close proximity to Interstate 805, Interstate 8, and Highway 163, as well as the San Diego trolley and bus transportation systems.



8954 Rio San Diego Drive

# FEATURES

- Class "A" office building
- Freeway access to Interstate 8, Interstate 15 and Highway 163
- Walking distance to major shopping centers, restaurants, and banking
- Mass transit nearby (bus and trolley)
- 4/1,000 parking, free of charge, surface parking
- Large efficient floor plates
- Fitness facility
- Showers and lockers
- On-site property management
- Fiber optics to the building through TimeWarner
- Complimentary WIFI in the building lobby
- BOMA Toby Award Winner ; Building of the Year
- LEED Silver Certified by the US Green Building Council



# FLOORPLAN

## SUITE 106

FIRST FLOOR

4,853 s.f.



VIRTUAL TOUR

SUITE 106



# FLOORPLAN

## SUITE 400

FOURTH FLOOR

17,838 s.f.

Available 9/1/22

\*Contiguous with Suite 500 for 51,529 s.f.



# FLOORPLAN

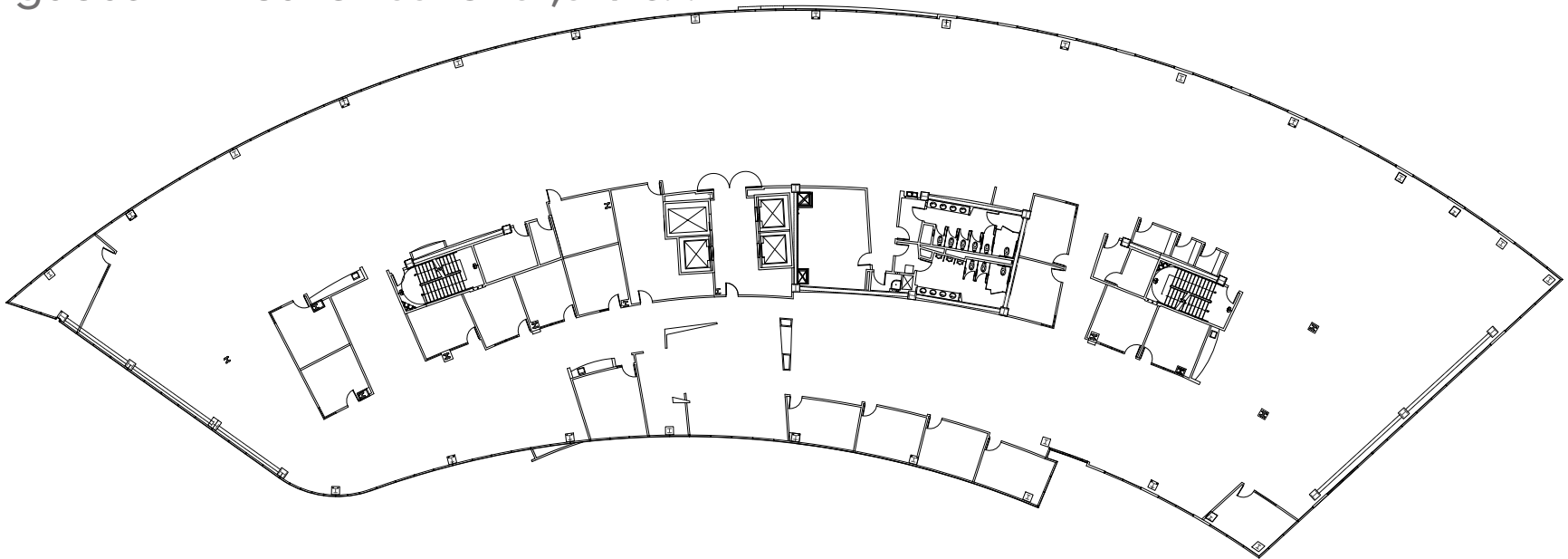
## SUITE 500

FIFTH FLOOR

33,691 s.f.

Available 9/1/22

\*Contiguous with Suite 400 for 51,529 s.f.







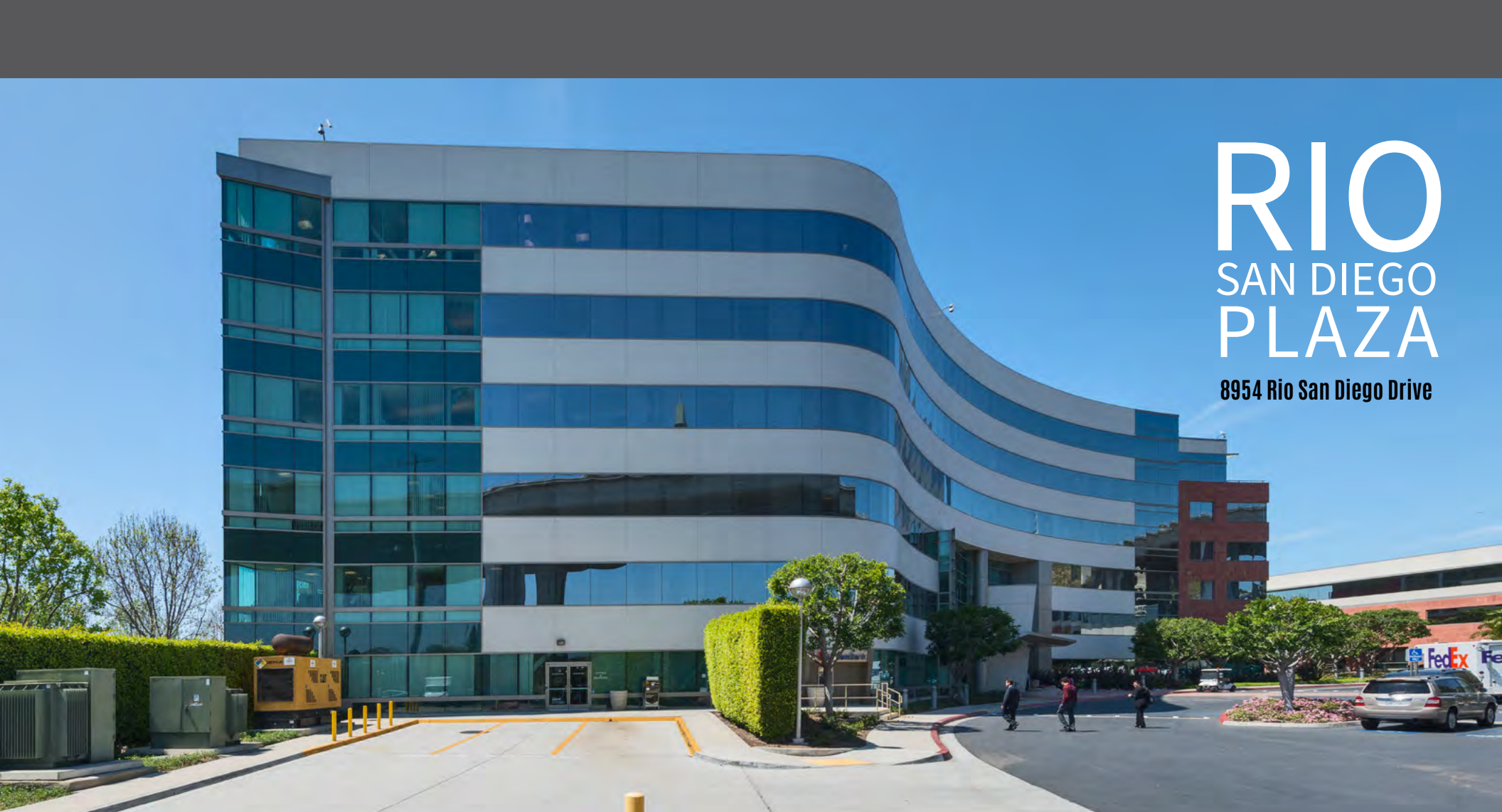
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- 1 Mission Valley YMCA**
- 2 Mr. Peabody's, Pizza**
- 3 Simon Fashion Valley Mall**  
Neiman Marcus, Nordstrom, Macy's, Bloomingdale's and JCPenney, Ted Baker, Omega, Tiffany & Co., Louis Vuitton, Tory Burch, Coach, Juicy Couture, Hugo BOSS, Gucci, 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 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
- 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

# AMENITIES



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## LEASING CONTACTS | JONES LANG LASALLE

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