



HYUNDAI  
TRANSLAD



# RIO VISTA TOWER

Where Anything is Possible

8880 Rio San Diego Drive  
San Diego, CA 92108



[www.riovistaoffice.com](http://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.



**RIO VISTA**  
TOWER

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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**

*\*Under construction*





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# Your Hub for Ideas



**Collaborate and Innovate**

*\*Under construction*



  
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# Recharge and Renew



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



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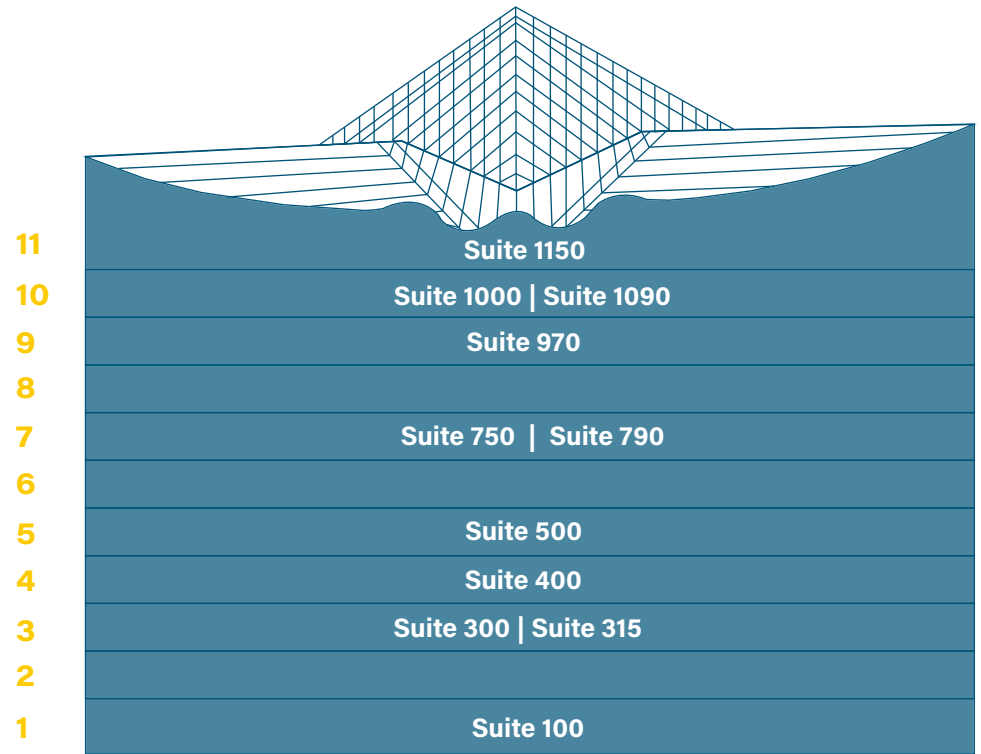
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Senior Managing Director  
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# Space Available



**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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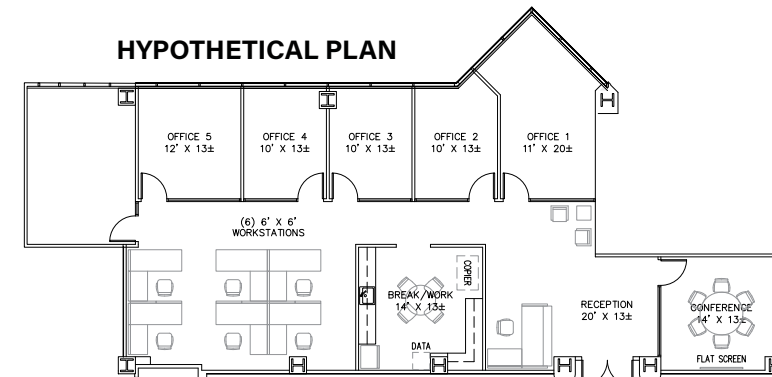
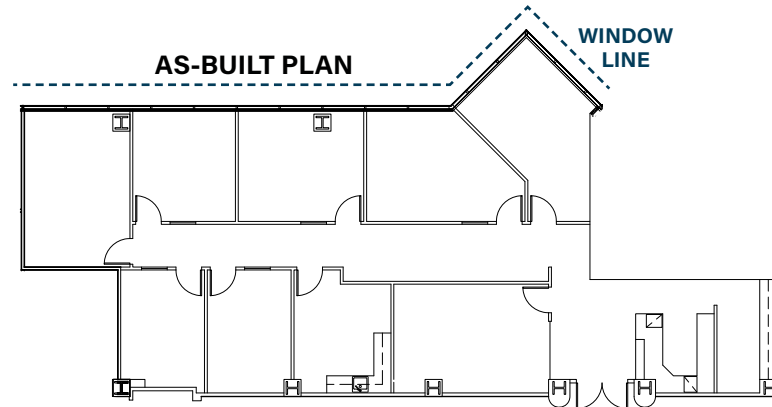
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Suite 300 - 2,871 RSF



 **Virtual Tour**





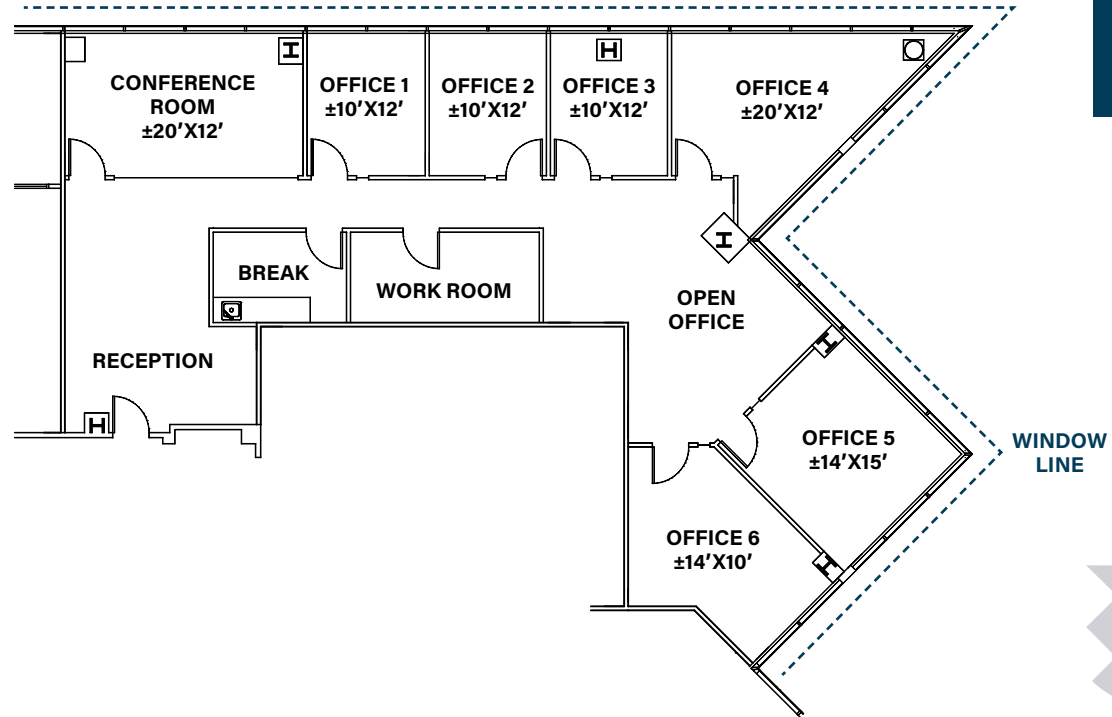
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AS-BUILT PLAN







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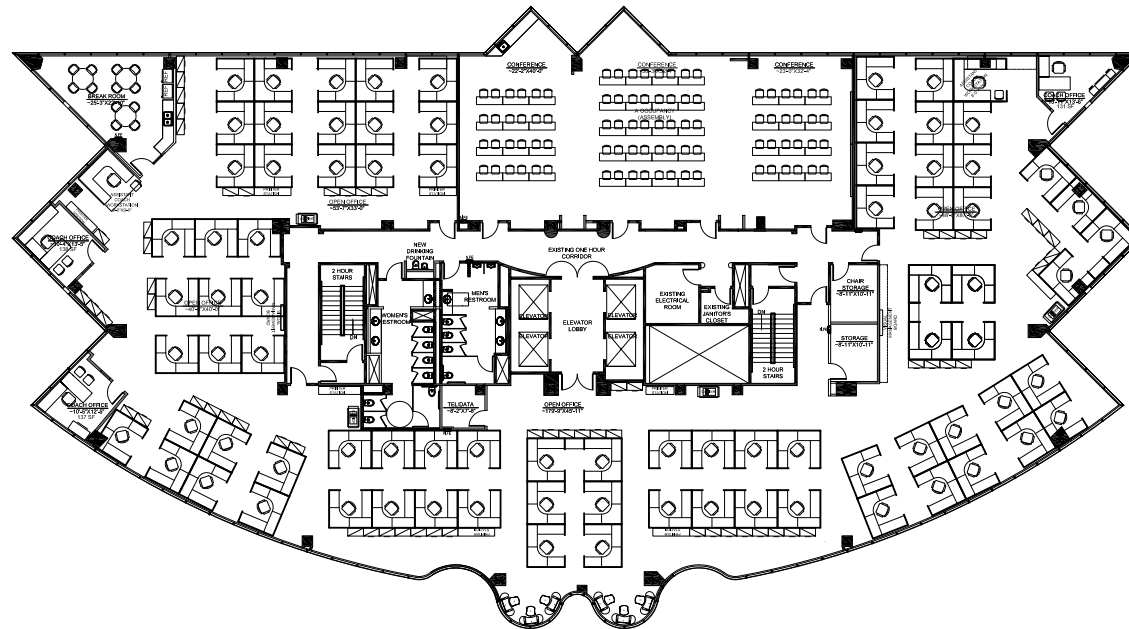
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Suite 500 - 18,427 RSF

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**AS-BUILT PLAN**



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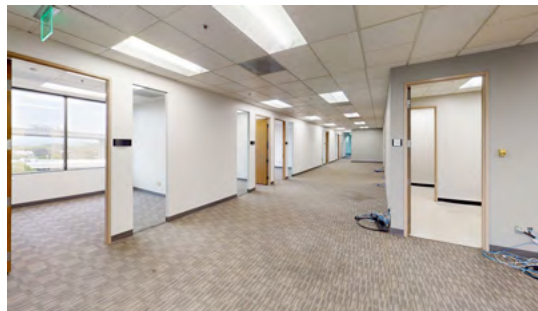
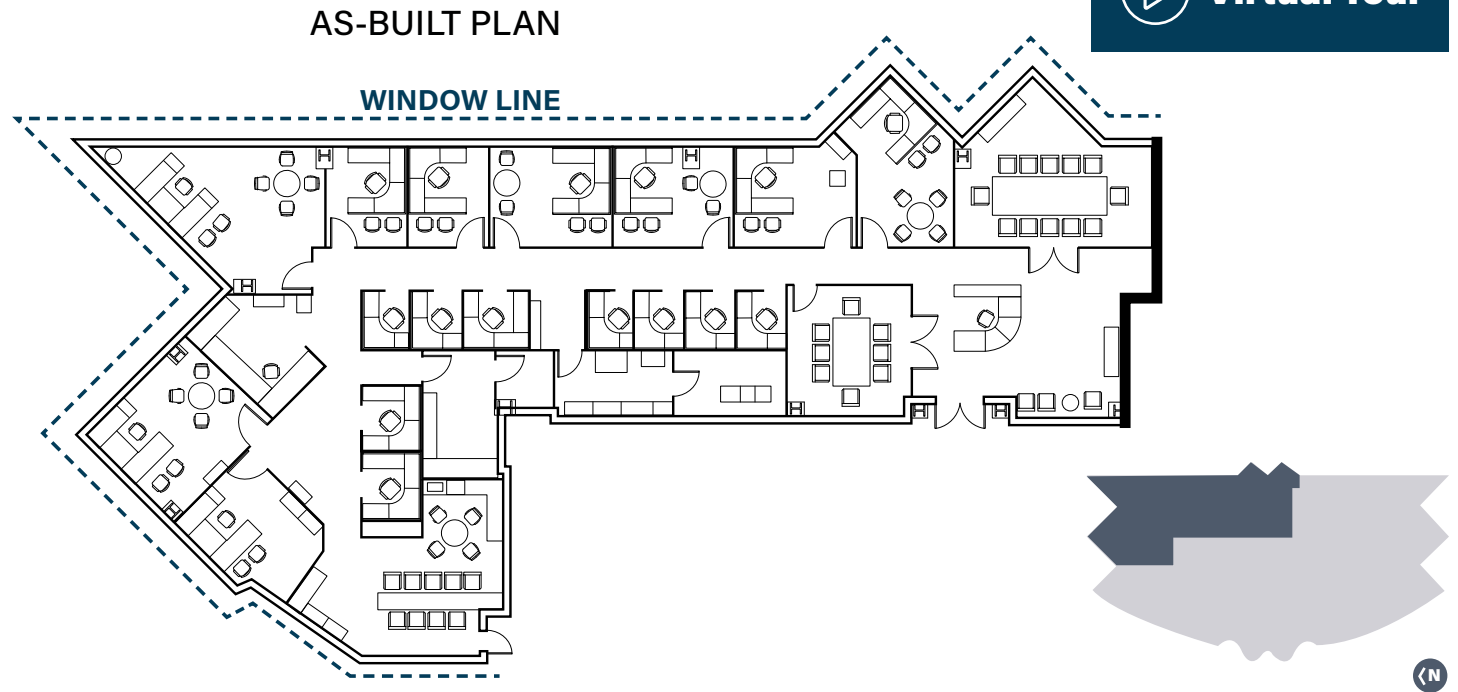
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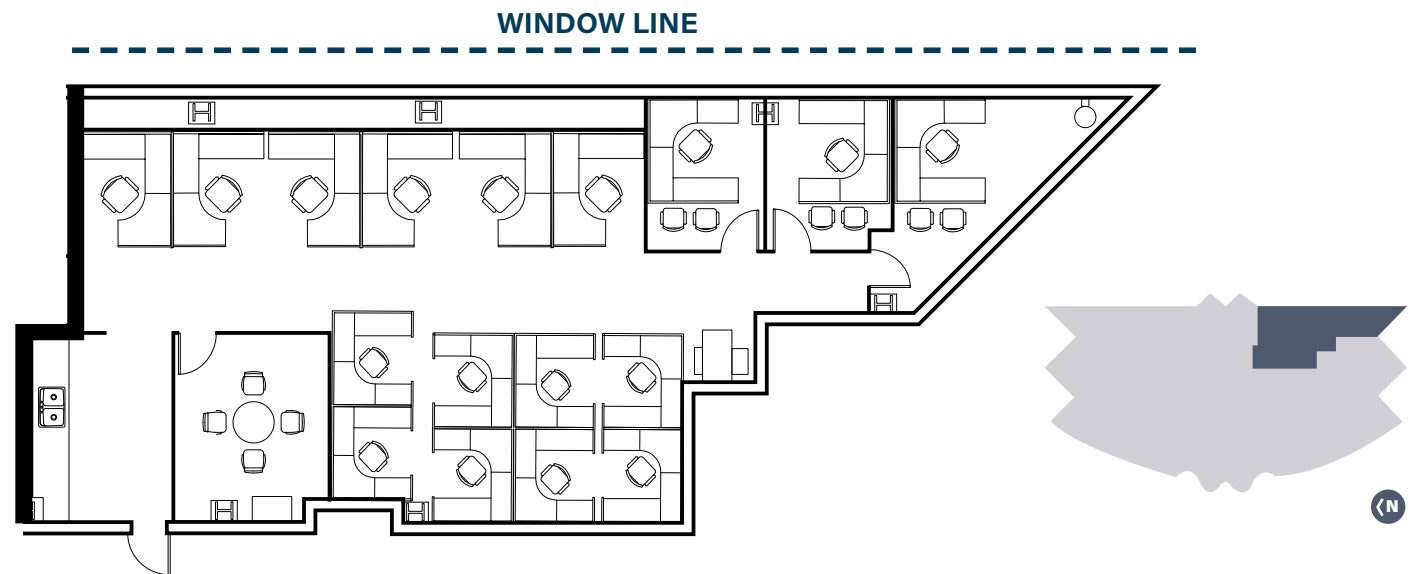
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## AS-BUILT PLAN





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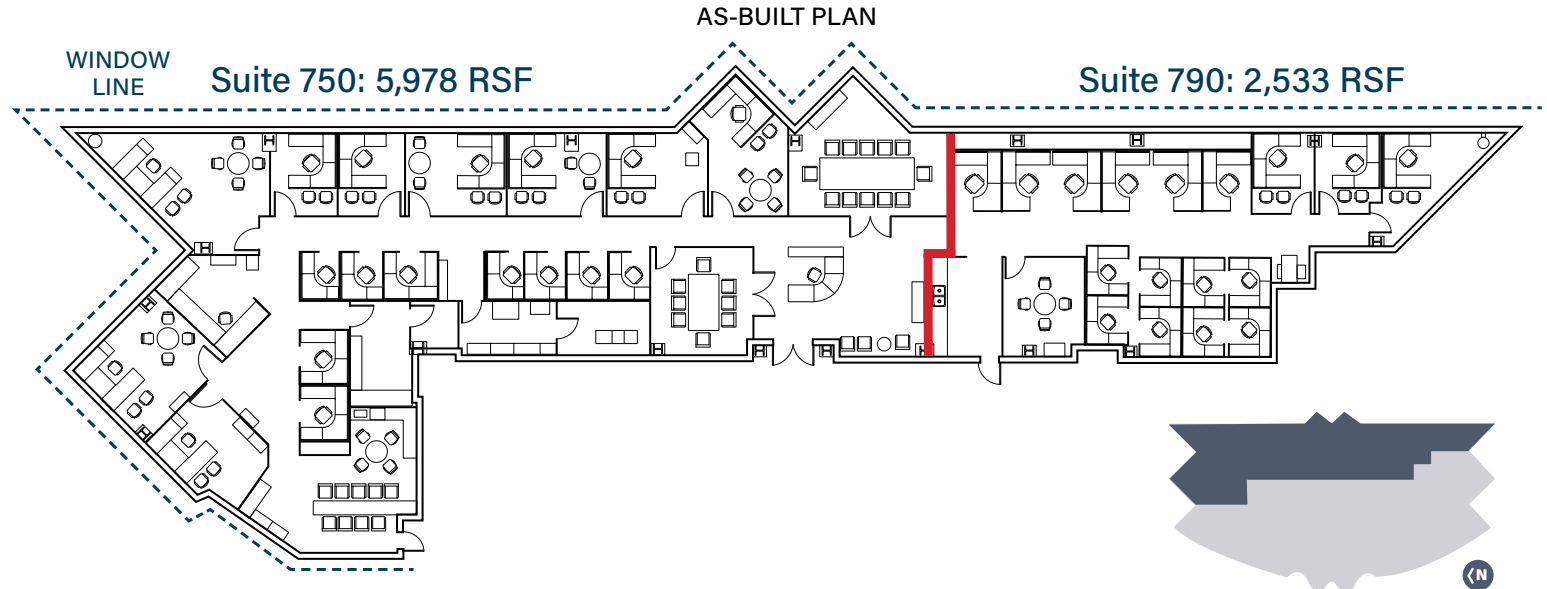
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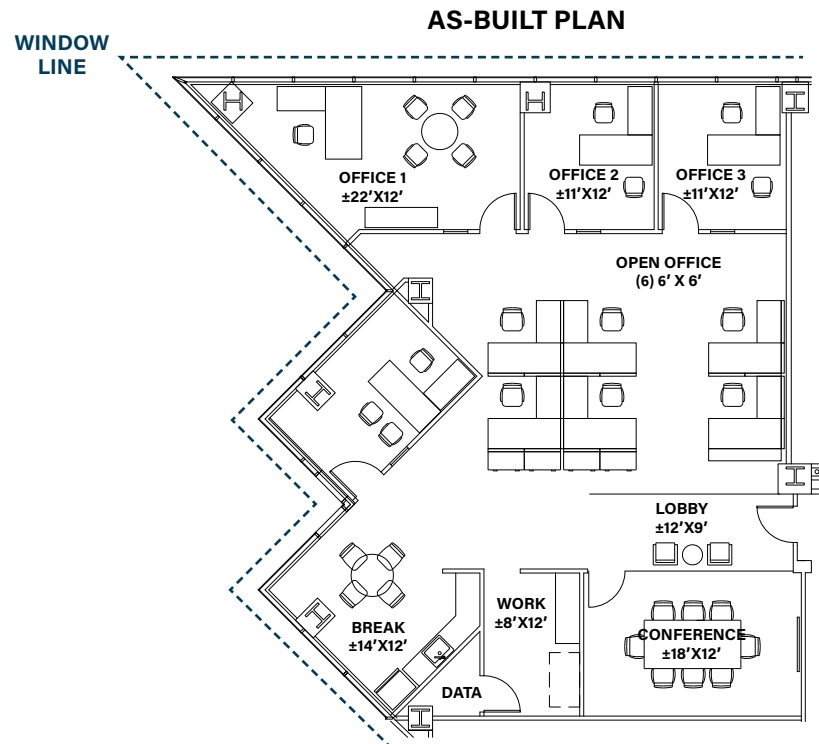
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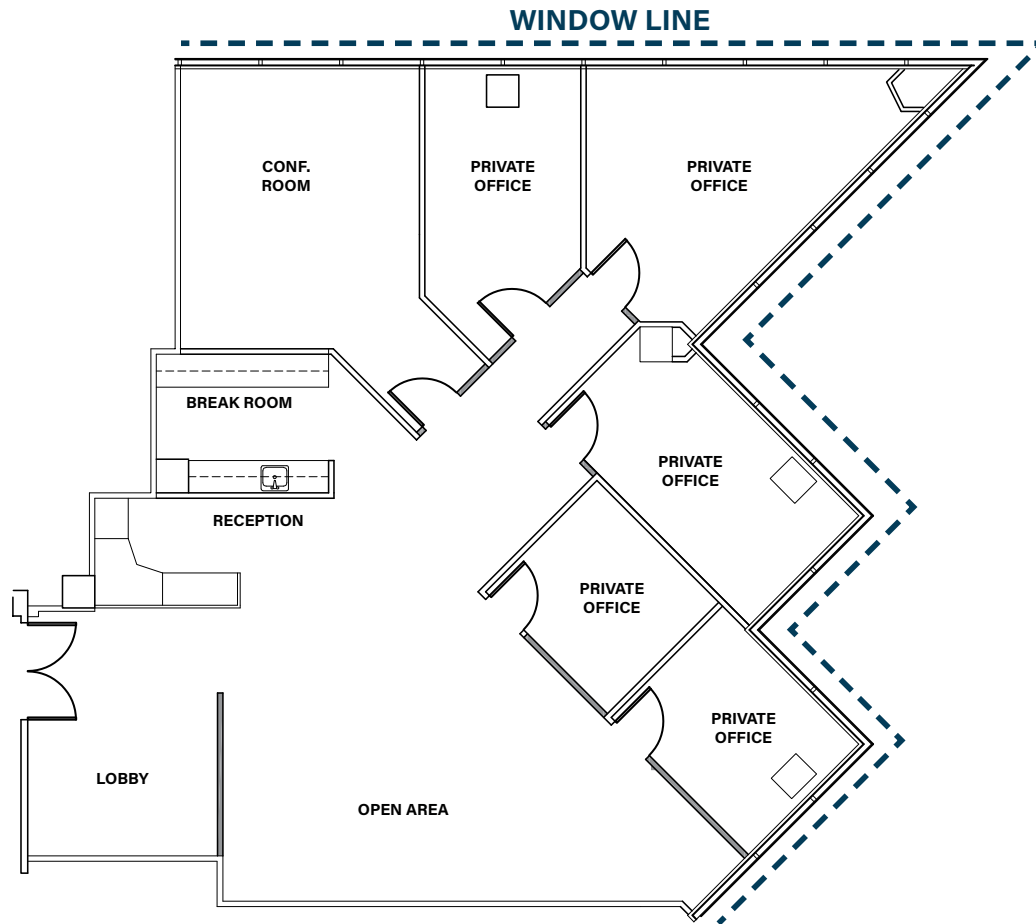
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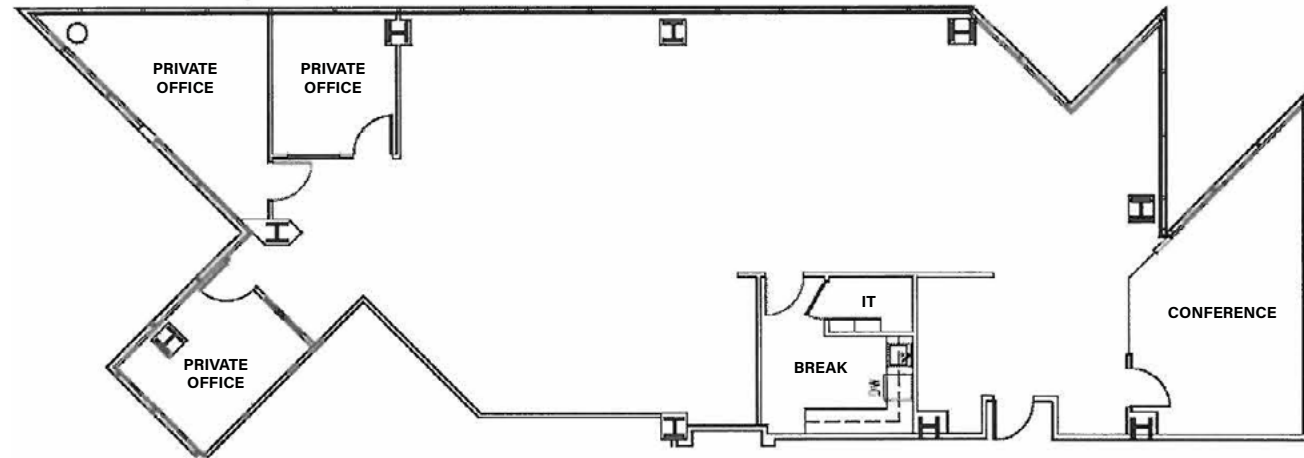
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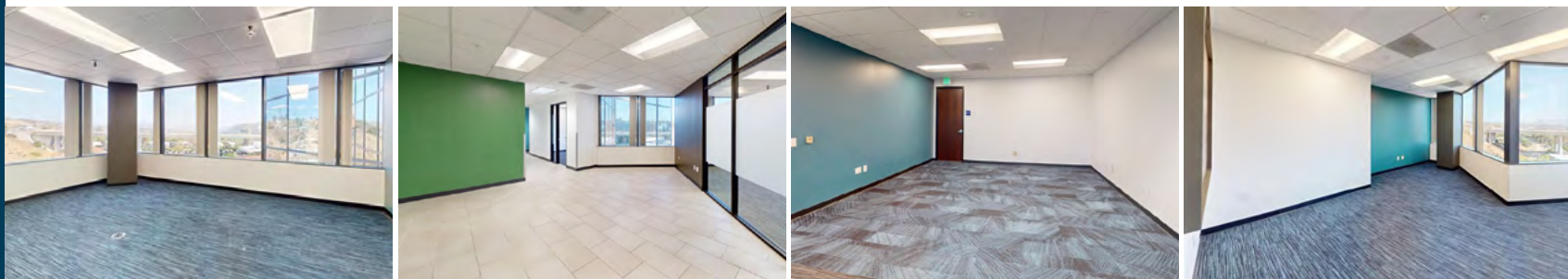
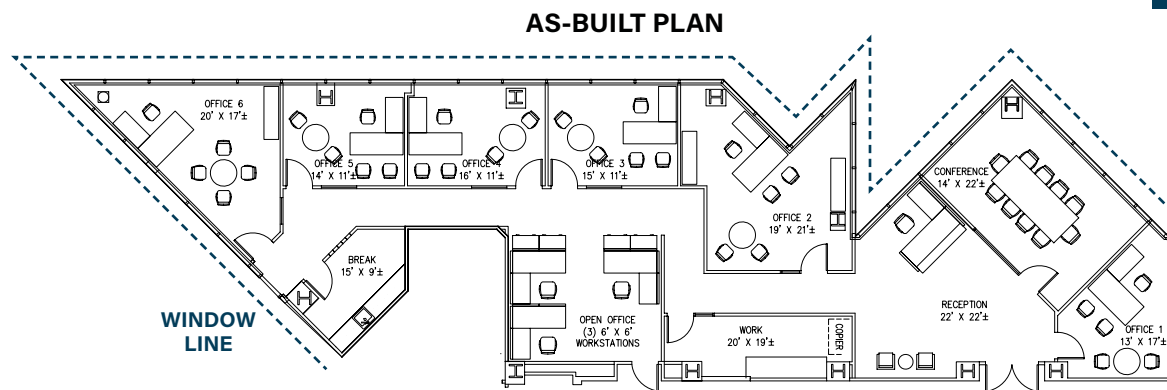
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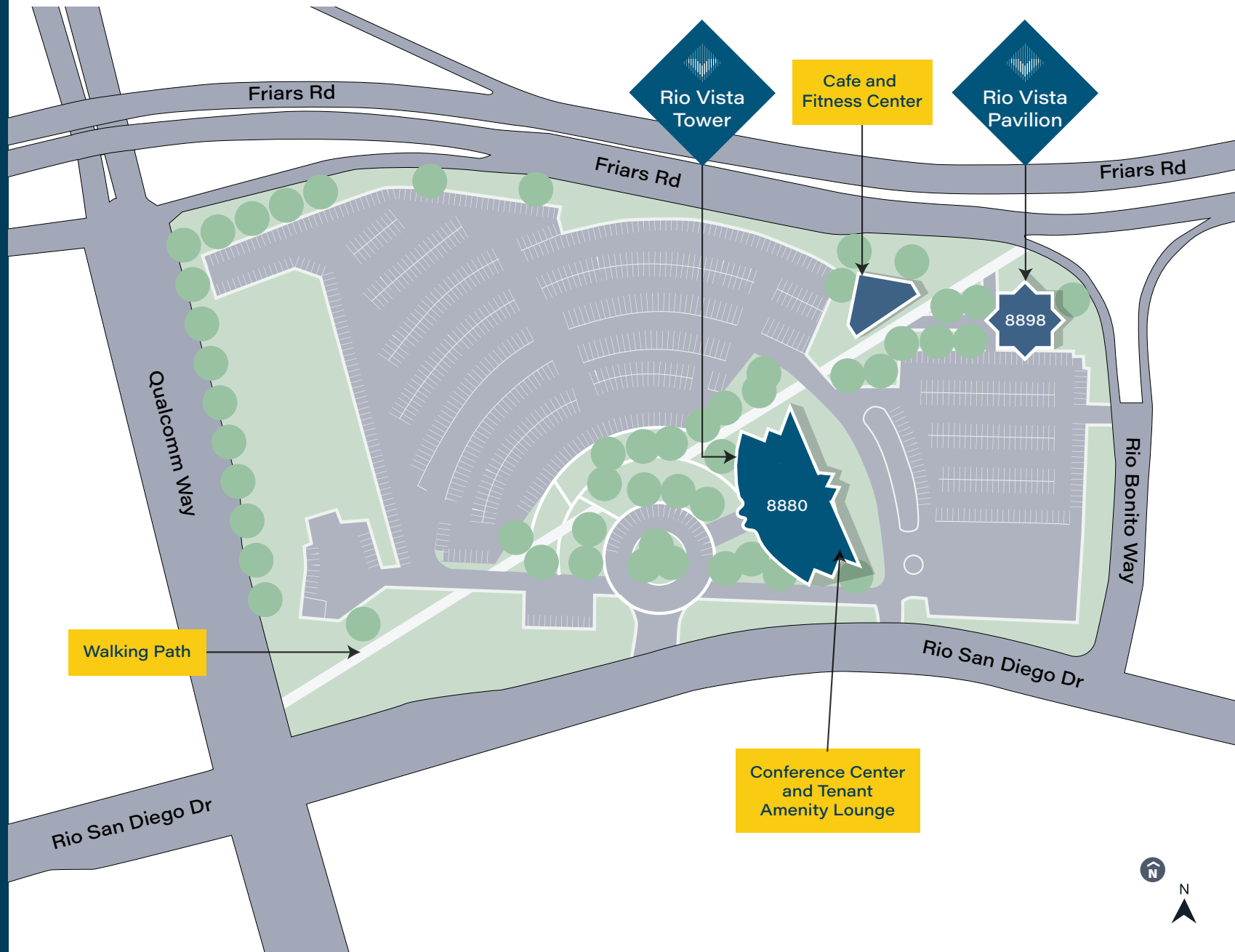
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## Site Plan





# RIO VISTA PAVILION

Where Anything is Possible



## Rio Vista Pavilion Offers:



Single occupant building  
opportunity



Prominent building top signage  
available facing Friars Road



Visitor parking immediately  
adjacent to Pavilion





# RIO VISTA PAVILION

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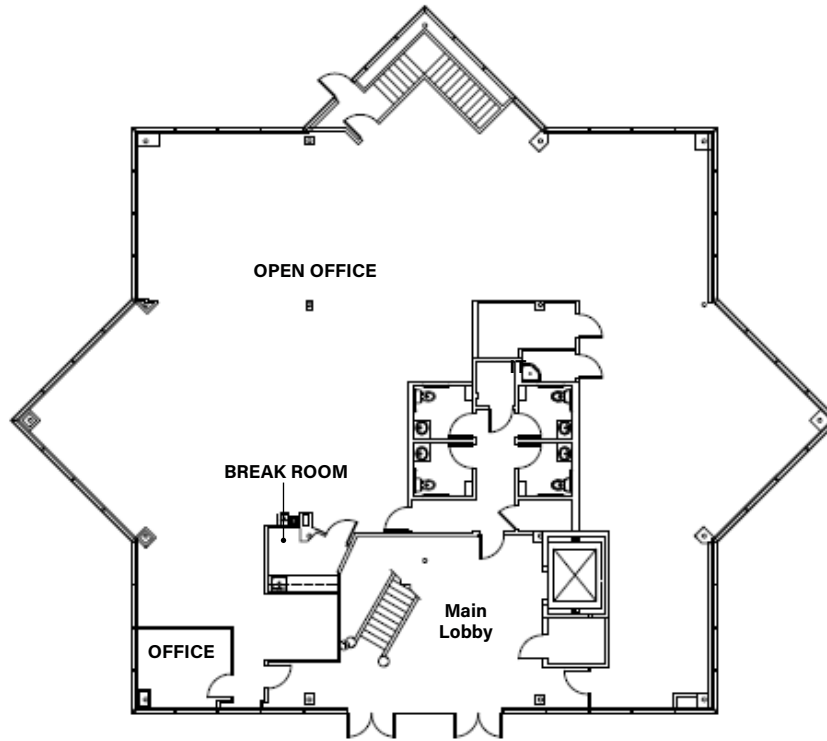
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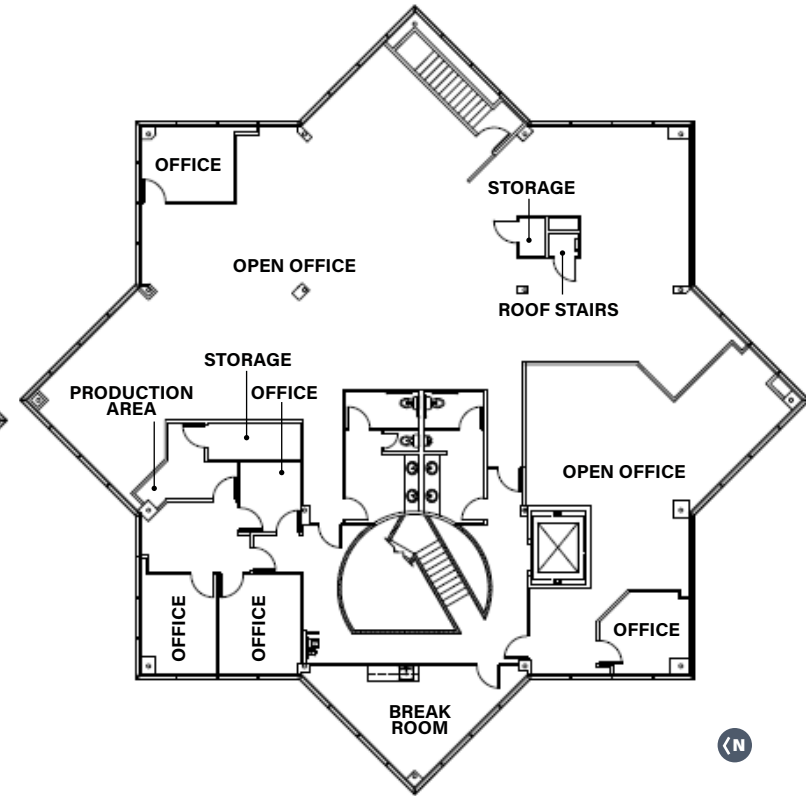
Floor Plan • 12,195 SF



## 1st Floor



## 2nd Floor



# Accessible Location



**4 FASHION VALLEY MALL**

**3 HAZARD CENTER**

HAZARD CENTER STATION

**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
- Wetzel's 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**

**RIO VISTA TOWER**

**5 RIO VISTA SHOPPING CENTER**

RIO VISTA STATION

**1 MARRIOTT MISSION VALLEY**

**6 FENTON MARKETPLACE**

FENTON PARKWAY STATION

**7 SNAPDRAGON STADIUM**

**SDSU MISSION VALLEY CAMPUS**

STADIUM STATION

Interstate 805

Interstate 8

FRIARS ROAD

MISSION CENTER

SAN DIEGO RIVER

CAMINO DE LA REINA

TEXAS STREET

RIO SAN DIEGO DR

QUALCOMM WAY





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