

9095 RIO SAN DIEGO DRIVE | SAN DIEGO CA

RIO VISTA MEDICAL PLAZA

SAN DIEGO'S NEWEST MEDICAL OFFICE BUILDING



ENTIRE FIRST FLOOR LEASED TO
**SYNERGY ORTHOPEDICS – OUTPATIENT
SURGERY & RADIOLOGY CENTER**



**ABOVE STANDARD
PARKING AT 5.1/1,000**

CBRE

FEATURES



PARKING
RATIO
5.1/1,000 SF



EASY ACCESS
TO THE I-5, I-8,
I-805 AND I-15
FREEWAYS



RENOVATED
COMMON AREA
AND RESTROOMS



CLASS A MEDICAL
OFFICE BUILDING



SD TROLLEY
STATION
ACCESS



AVAILABILITY

SUITE 220

2,099 SF

SUITE 250

1,829 SF

SUITE 310

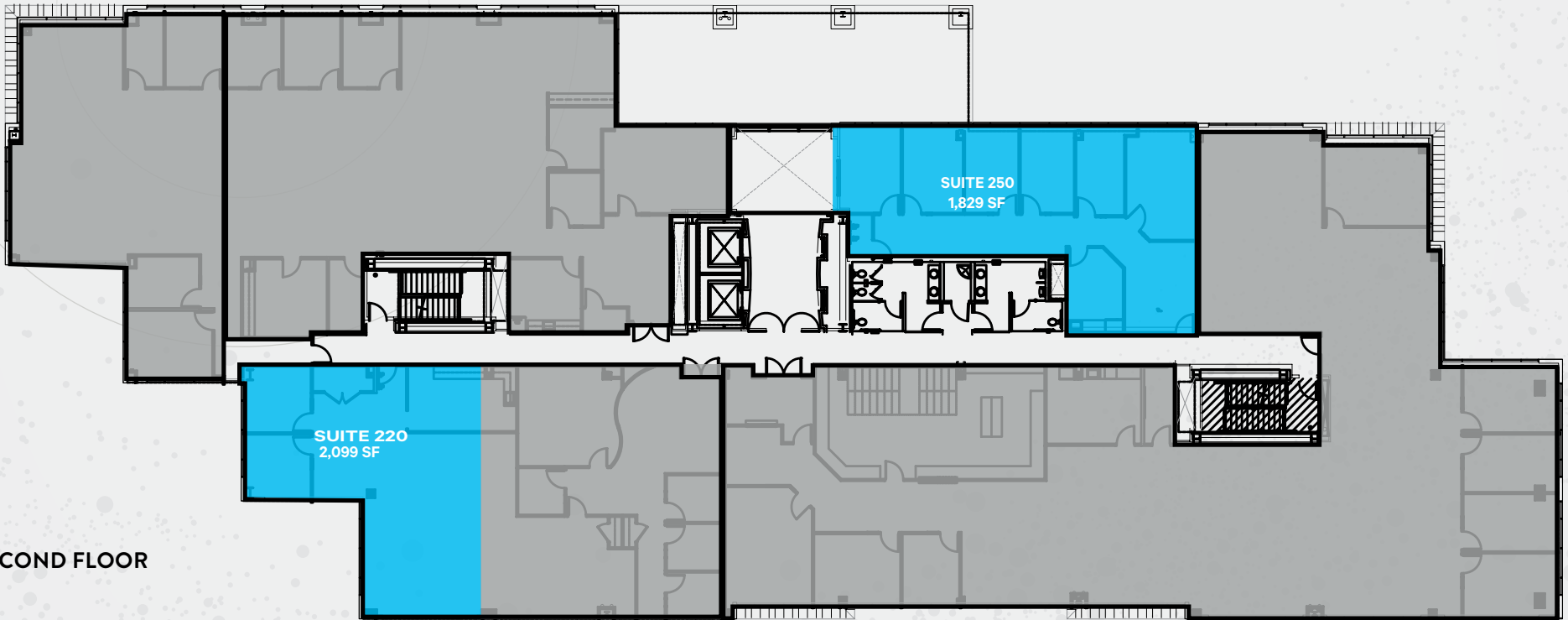
1,760 SF

SUITE 350



8,946 SF

*Divisible down to 2,000 ft.²

FLOOR PLANS

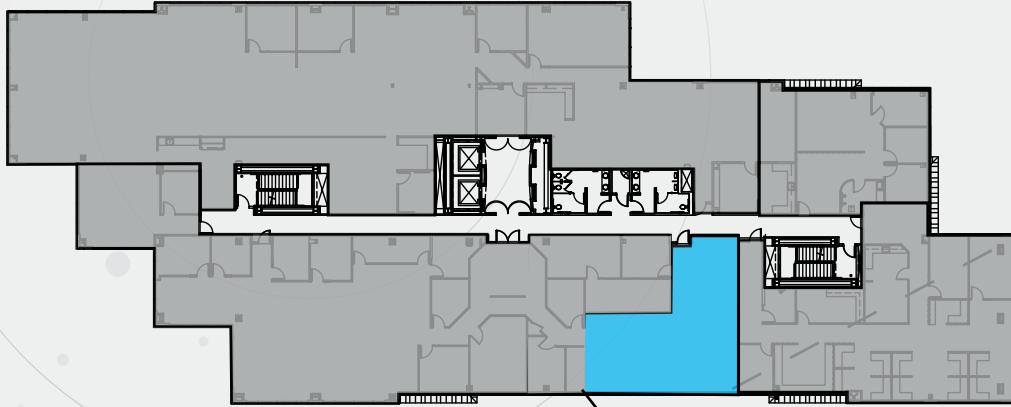


SECOND FLOOR

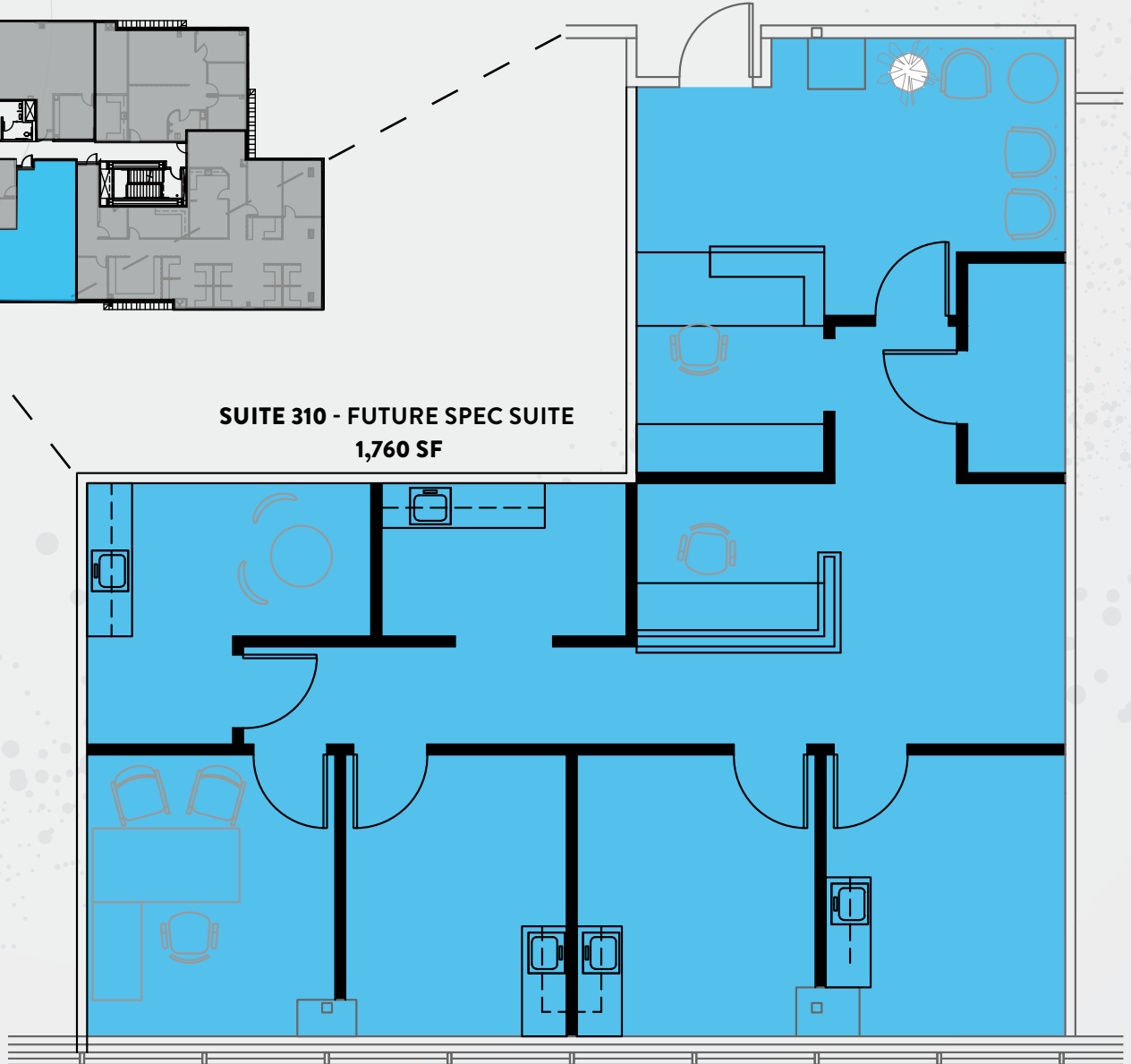
-  AVAILABLE
-  LEASED



FLOOR PLANS

THIRD FLOOR



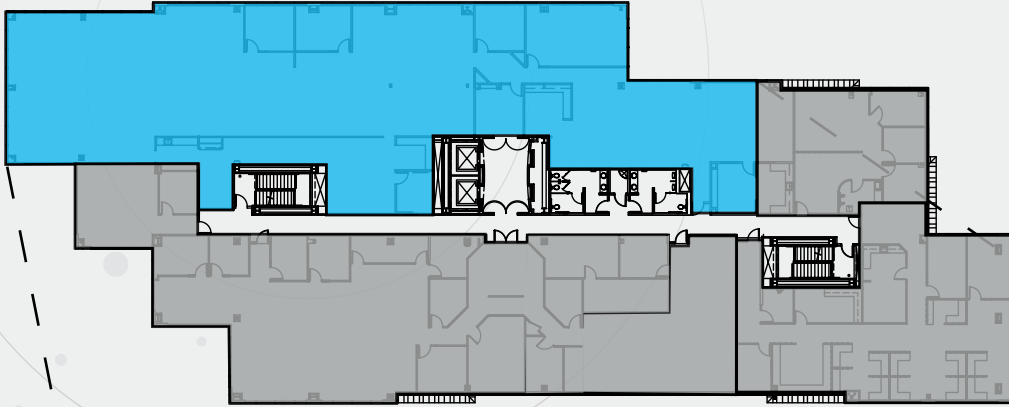
SUITE 310 - FUTURE SPEC SUITE
1,760 SF



-  AVAILABLE
-  LEASED

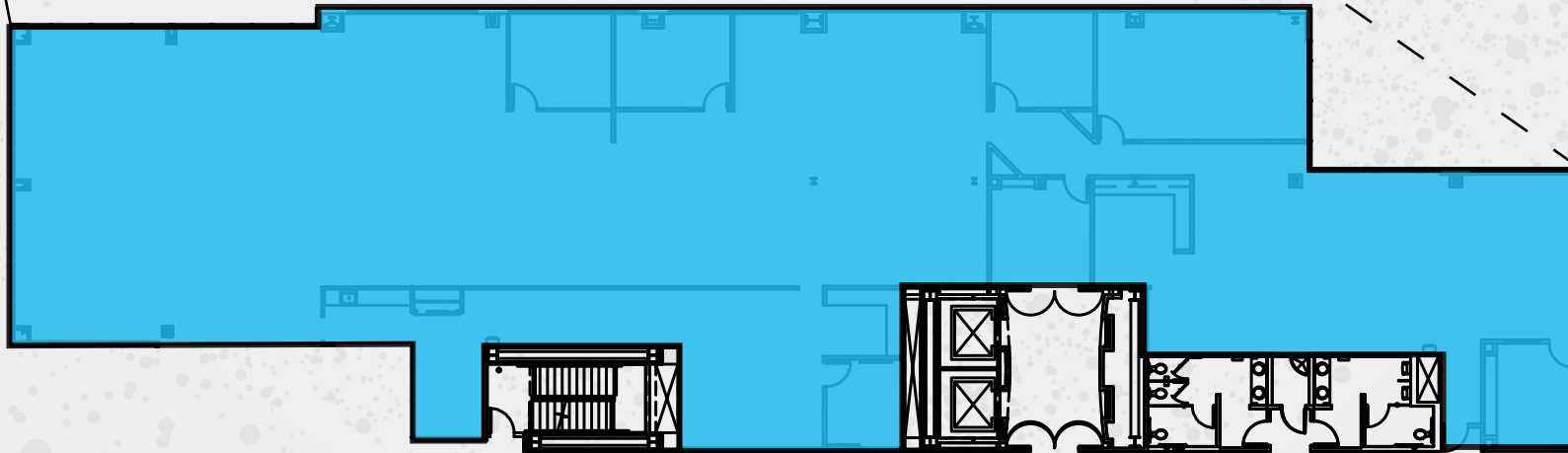
FLOOR PLANS


THIRD FLOOR




SUITE 350
8,946 SF

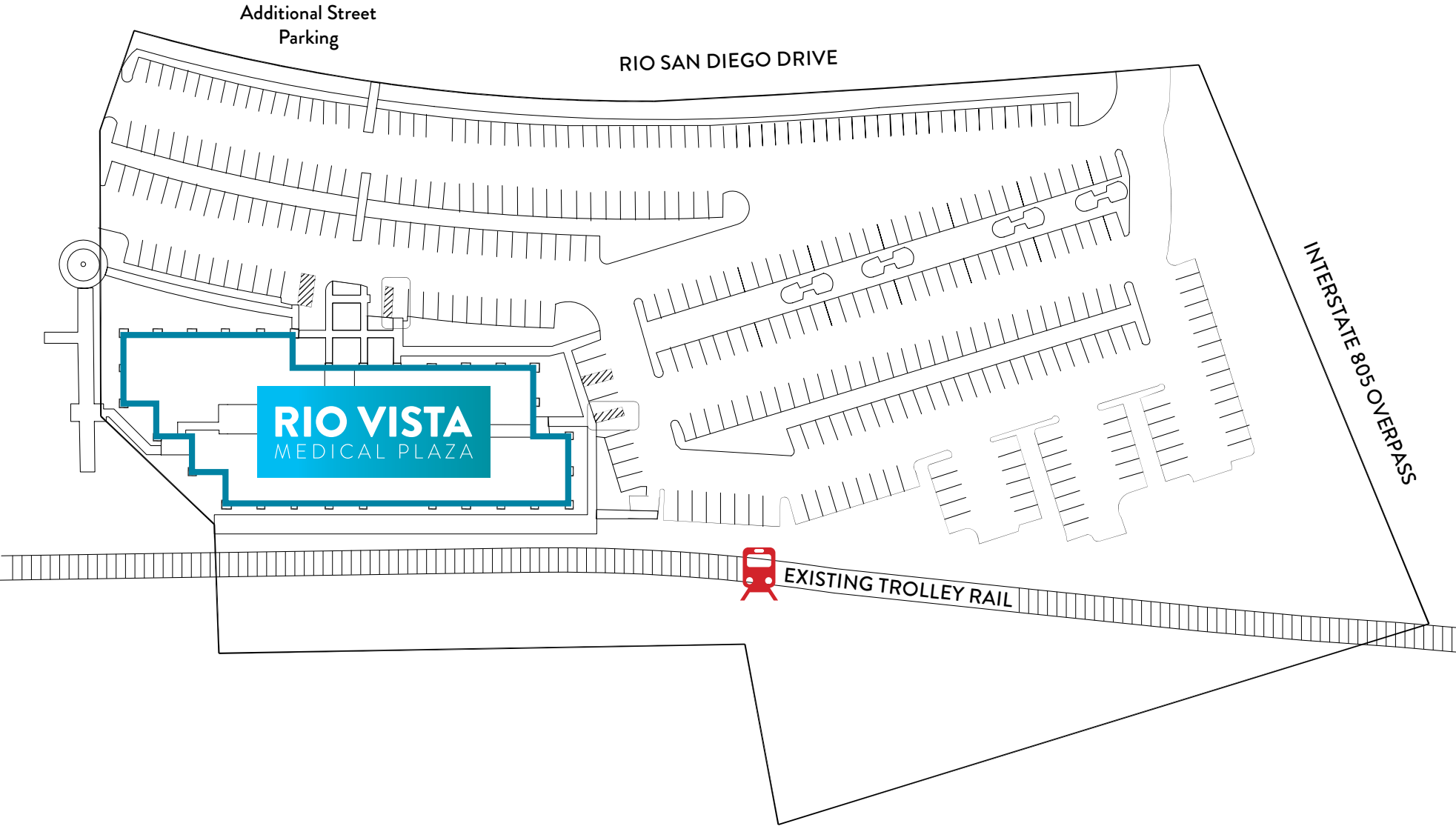
*Divisible down to 2,000 ft.²



 AVAILABLE NOVEMBER 1, 2026

 LEASED

SITE PLAN



CORONADO ISLAND

SAN DIEGO INTERNATIONAL AIRPORT

amazon

Scripps

UC San Diego HEALTH SYSTEM

FASHION VALLEY A SIMON MALL



CIVITA DEVELOPMENT

230 Acres
4,870 residential units
420k SF office
480k SF retail & public amenities

RIO VISTA MEDICAL PLAZA



DAVE & BUSTER'S
Eddy's

INTERSTATE CALIFORNIA 805

INTERSTATE CALIFORNIA 8

IKEA

COSTCO WHOLESALE

1

FENTON MARKETPLACE
Some Restaurants include



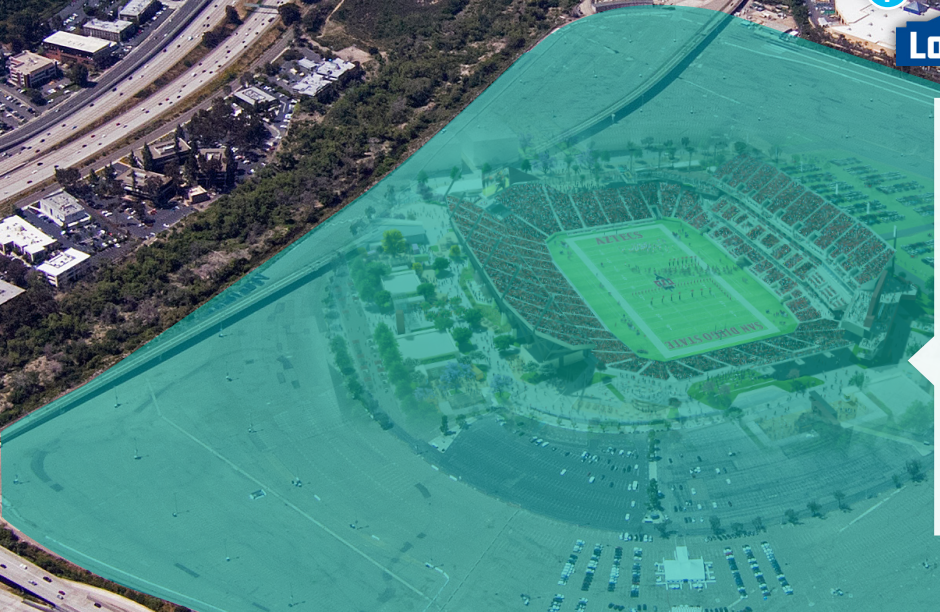
LOWE'S



SAN DIEGO STATE UNIVERSITY

STADIUM SITE
FORMERLY QUALCOMM STADIUM

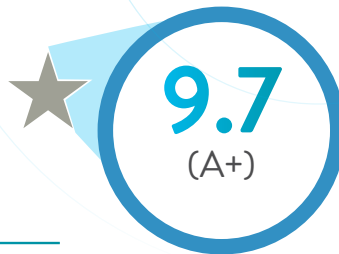
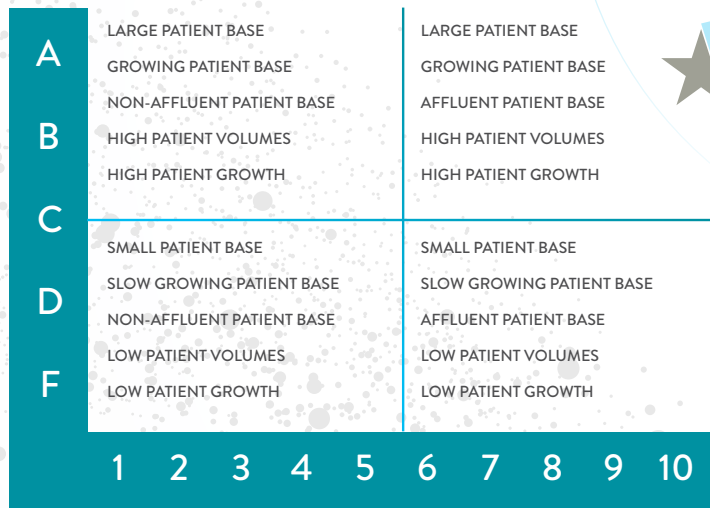
35,000 seat stadium
4,600 apartments
1.6M SF office, retail & hotels



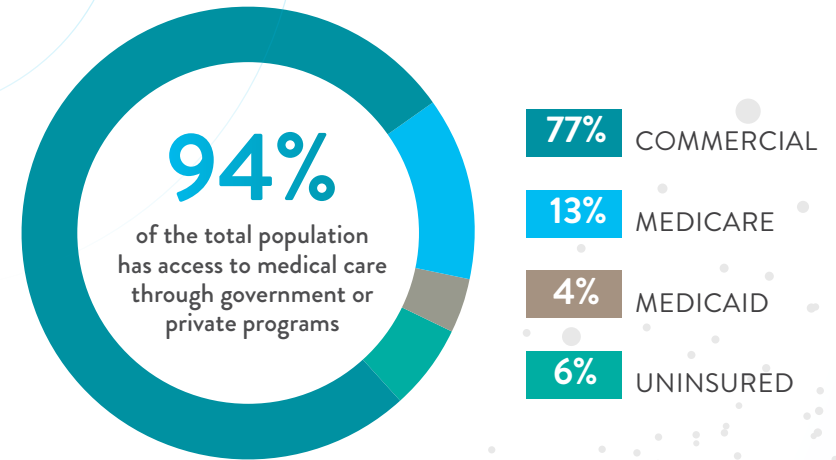
MEDICAL OFFICE SCORECARD

MEDICAL MARKET ANALYSIS

The San Diego market achieved a medical market ranking of 9.7 (A+) and a 98 median national percentile score, indicating that the market surrounding the subject property scored better than 98 percent of the markets nationally for medical office use.



INSURANCE COVERAGE



MEDIAN HOME VALUE



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AREA HEALTH SYSTEM LOCATIONS





RIO VISTA MEDICAL PLAZA





RIO VISTA MEDICAL PLAZA

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