

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

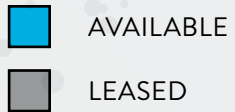
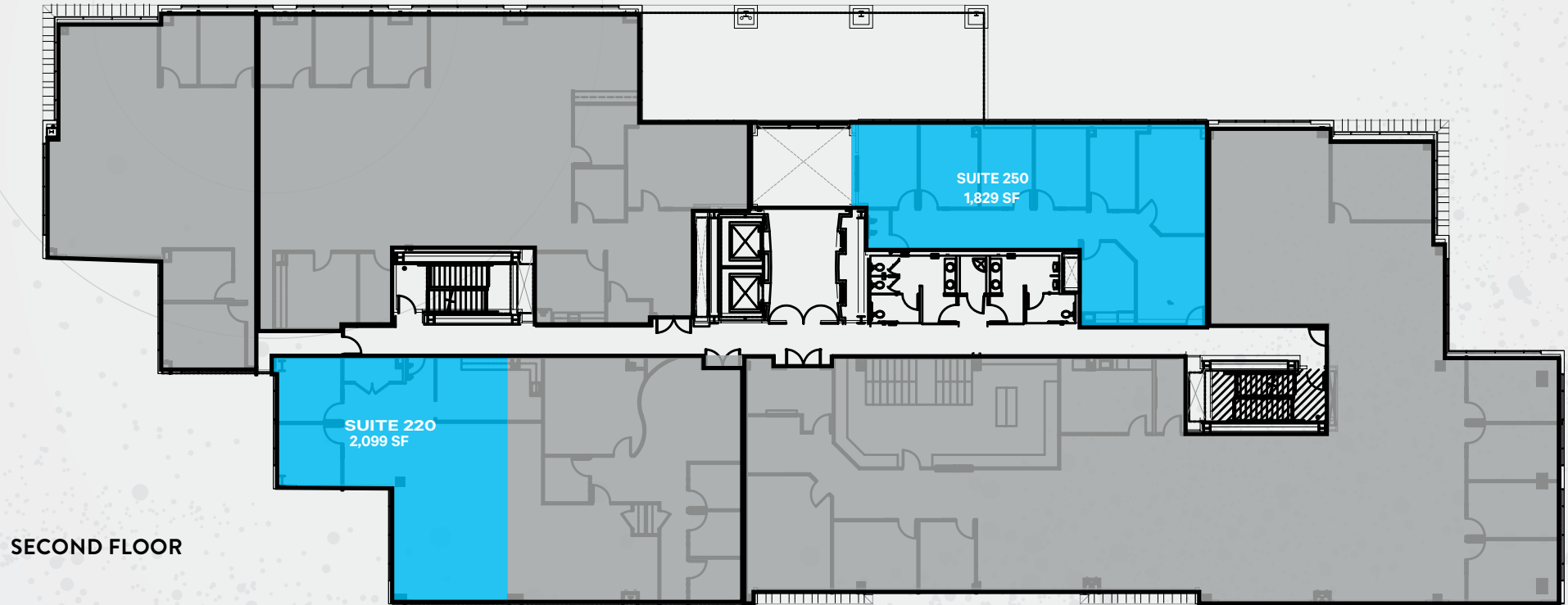
SUITE 250

1,829 SF

SUITE 310

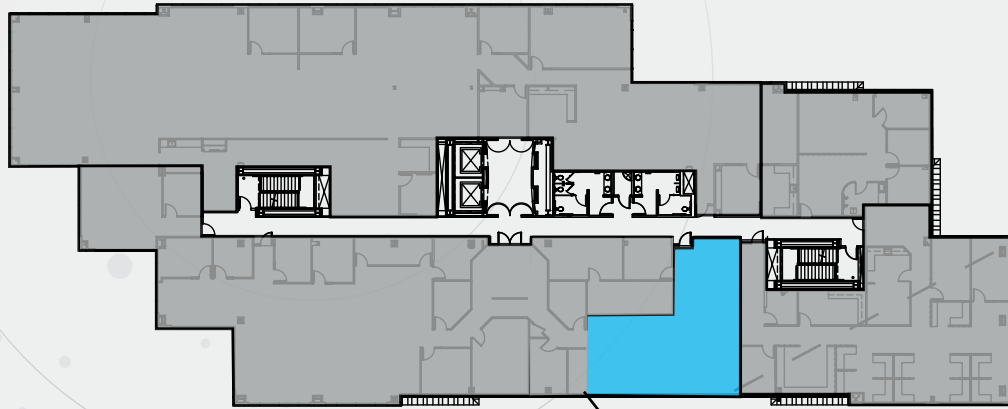
1,760 SF

FLOOR PLANS

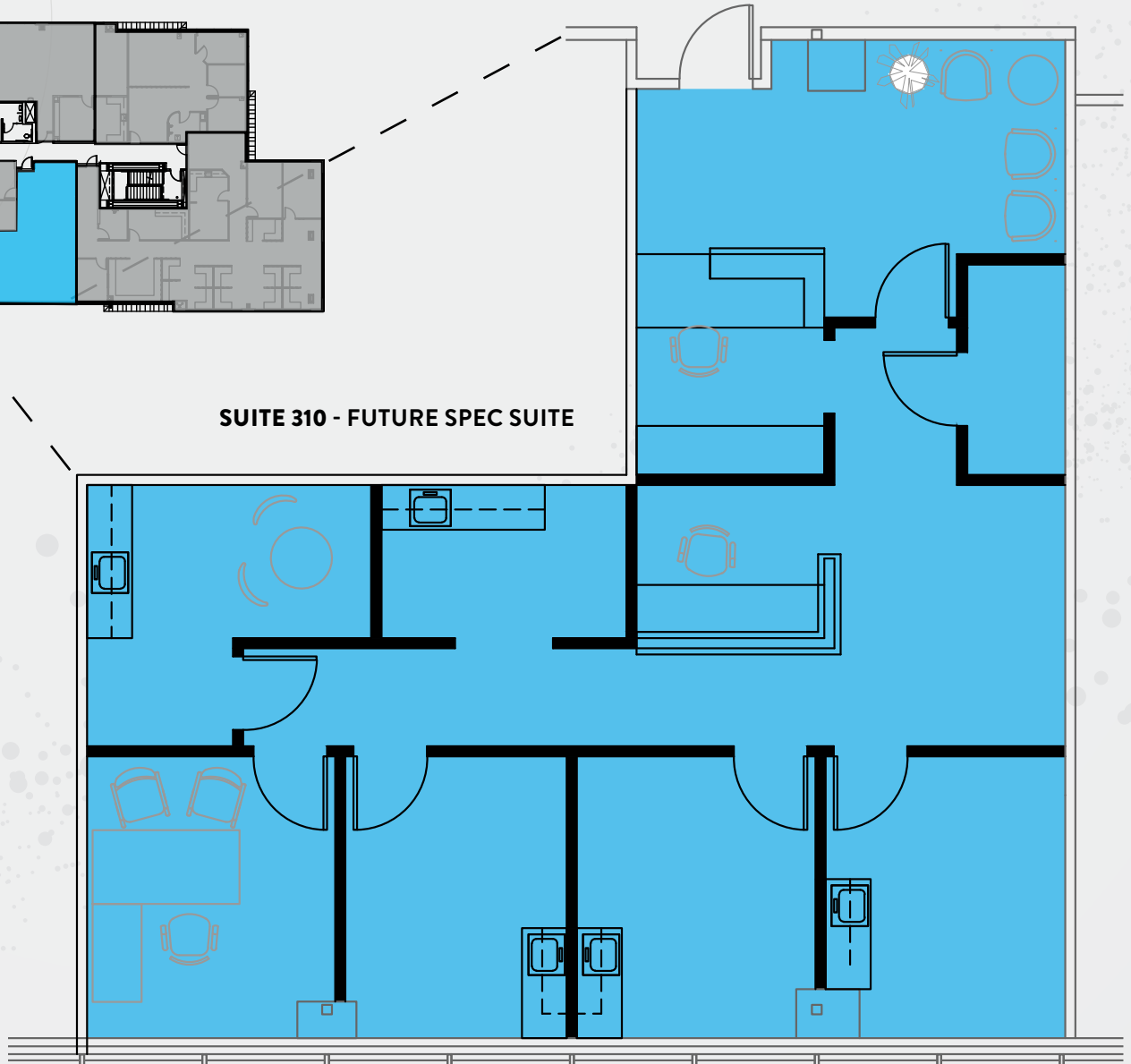




FLOOR PLANS

THIRD FLOOR

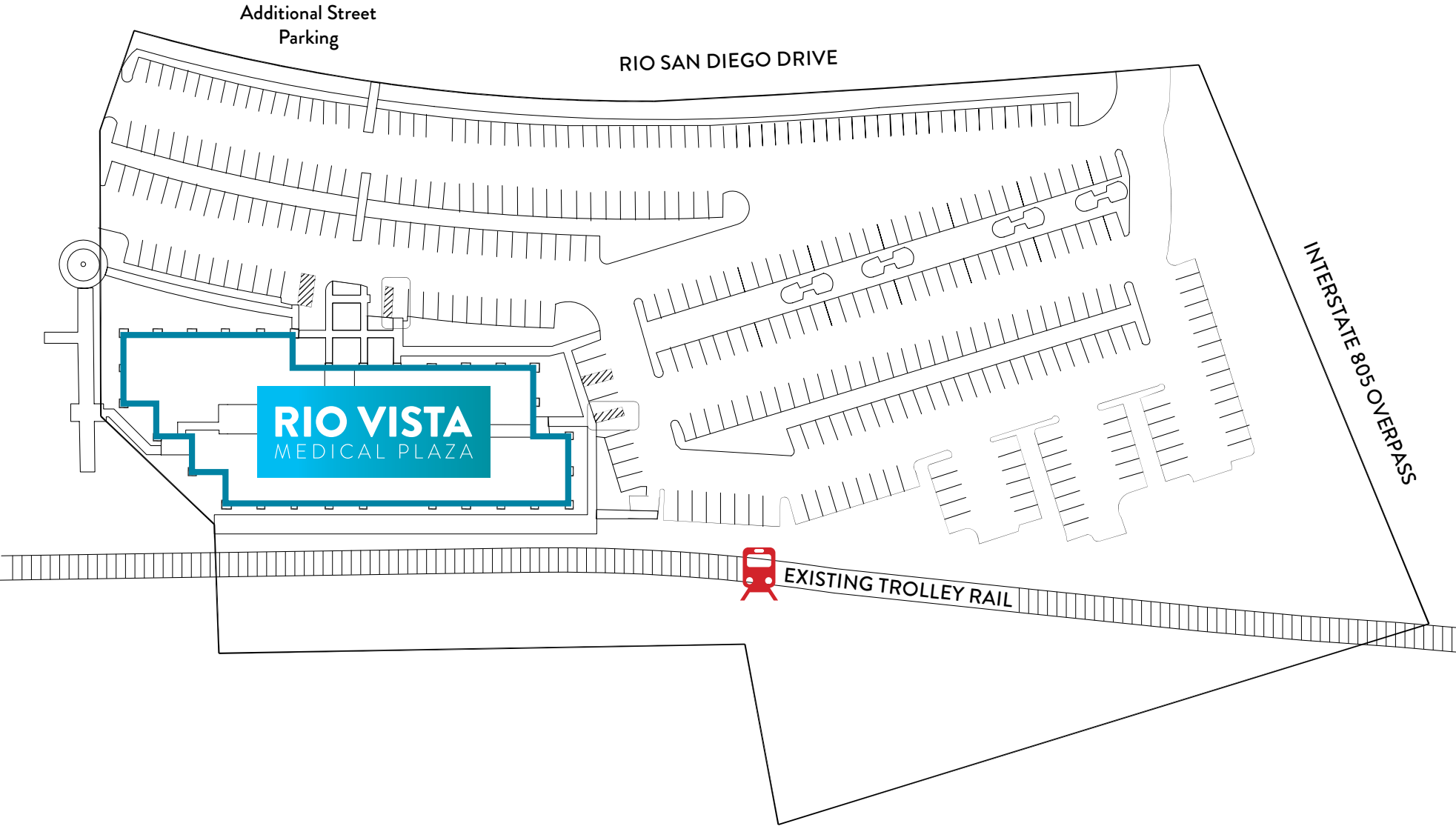


SUITE 310 - FUTURE SPEC SUITE



-  AVAILABLE
-  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
8

INTERSTATE
CALIFORNIA
805

IKEA

COSTCO
WHOLESALE

1

LOWE'S

FENTON MARKETPLACE
Some Restaurants include

 **SAN DIEGO STATE
UNIVERSITY**

STADIUM SITE

FORMERLY QUALCOMM
STADIUM

35,000 seat stadium

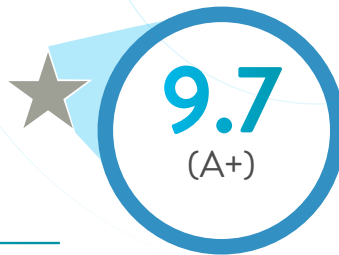
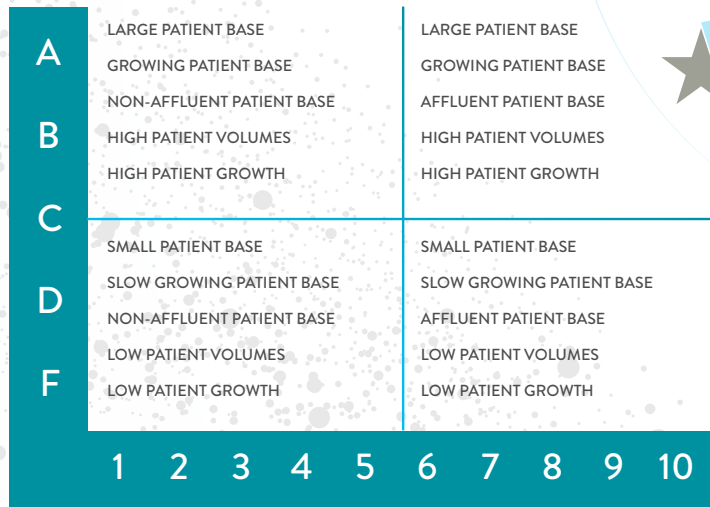
4,600 apartments

1.6M SF office, retail & hotels

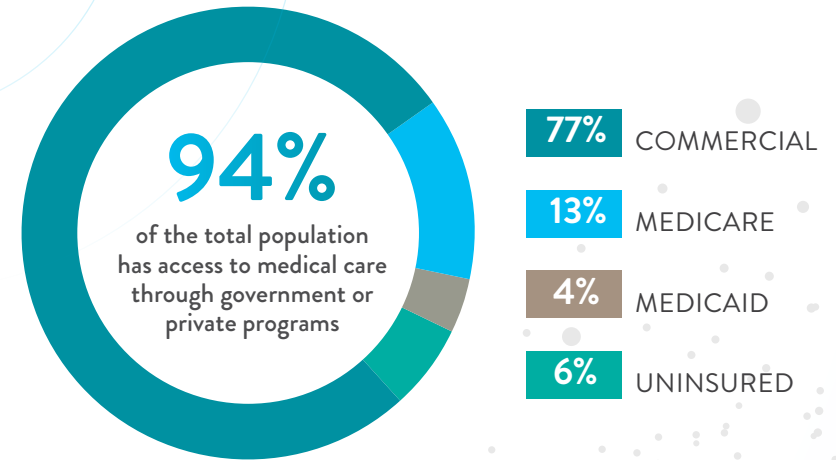
MEDICAL OFFICE SCORECARD

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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