

*In the heart of Mission Valley*

# RIO VISTA SHOPPING CENTER

8380 - 8740 Rio San Diego Drive, San Diego, CA

**TJmaxx &  
HomeGoods**

DECK OUT YOUR DORM!

**FLOCKE &  
AVOYER**  
Commercial Real Estate

# MISSION VALLEY

8380 - 8740 Rio San Diego Drive  
San Diego, CA 92108

## FOR LEASE

## PROPERTY FEATURES

- Located in the heart of Mission Valley off Friars Road and Qualcomm Way
- High Volume Ross Dress For Less, TJ Maxx/HomeGoods
- Part of the ±140 acre Rio Vista mixed-use urban complex which includes:



# RIO VISTA SHOPPING CENTER

## SITE PLAN



BLDG	SUITE	TENANT	SF	BLDG	SUITE	TENANT	SF	BLDG	SUITE	TENANT	SF
8310		Wendy's	3,200	8590	101-104	Mission Valley Breakfast Company & Ox Coffee	3,974	8660	101	Epic Wings N Things	2,000
8330		Dollar Tree	8,128					8660	103	Navy Federal	8,000
8380		Ross	26,500	8590	105	Ka Prao Thai Cuisine	1,080	8730		Living Spaces	126,063
8440	101	Jerome's Dream Shop	3,267	8590	106	The Poke Co	1,080	8740		Total Wine	28,150
8440	102	Relax the Back	3,201	8590	107	Polish Nail	1,080	Kiosk		Vacant	100
8440	103	Supercuts	1,490	8590	108	Sombrero Mexican	1,620	Kiosk		USAA ATM	100
8440	104	SAS Shoes	1,695	8590	109	Jersey Mike's	1,755				
8550		Tj Maxx & Homegoods	42,752	8590	110	Rio Vista Family Dental	2,225				
				8590	111	American Family Urgent Care	2,625				

\* DISCLAIMER PG. 8



# MISSION VALLEY AT A GLANCE

- 7 Million SF of office space
- 5,600 hotel rooms
- 1.3 million people within a 10-mile radius
- Approx. 35 million San Diego tourists in 2016 (up to 2.65% over 2015) spending an estimated \$10.4 billion (up 5.05% over 2015)



## TRAFFIC COUNTS

Cars Per Day

**Friars Road:** ±42,800

**Qualcomm Way:** ±28,900



## AVERAGE HHI\*

**1 Mile:** \$144,948

**3 Miles:** \$132,103

**5 Miles:** \$131,804



## POPULATION

**1 Mile:** 19,138

**3 Miles:** 227,946

**5 Miles:** 546,425



## DAYTIME POPULATION

**1 Mile:** 35,339

**3 Miles:** 185,705

**5 Miles:** 484,218

# WEST FACING AERIAL



# EAST FACING AERIAL





\* Disclaimer Pg. 8

## \*DISCLAIMER

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## FOR LEASING INFORMATION

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