

# CLASS A OFFICE BUILDING

2275 RIO BONITO WAY | SAN DIEGO, CA

# RIO

SAN DIEGO

# PLAZA II



*For more information, please contact:*

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# PROPERTY OVERVIEW

Cushman & Wakefield is pleased to offer for lease Rio San Diego Plaza II, located at 2275 Rio Bonito Way. Rio San Diego Plaza II is a 74,947 SF, 3-story class A office building in the heart of Mission Valley.

- Parking ratio of 4/1000 SF+
- Easy and convenient access to I-8, I-15, I-805 and Hwy 163
- Outdoor amenity areas with seating
- On-site showers and lockers
- On-site security
- Walking distance to Fenton trolley stop
- Close proximity to several retail amenities
- Energy Star Certified building
- Abundant natural light with floor-to-ceiling windows



# RIO

SAN DIEGO  
PLAZA II





# PROPERTY DESCRIPTION

<b>Building Size:</b>	74,947 SF
<b>Number of Stories:</b>	3
<b>Floor Plate Size:</b>	Approximately 25,000 SF
<b>Year Built:</b>	2005
<b>Parking:</b>	Abundant surface parking 4/1000 SF
<b>Elevators:</b>	2 Hydraulic
<b>HVAC:</b>	High-performance, energy efficient water source heat pumps
<b>Building Hours of Operation:</b>	M-F: 7:00 a.m. - 6:00 p.m. Sat: 9:00 a.m. - 1:00 p.m.
<b>High-speed data:</b>	Fiber Optics and high speed cable
<b>Zoning:</b>	MV-CO - Allows for a multitude of office uses including medical



# AVAILABILITIES

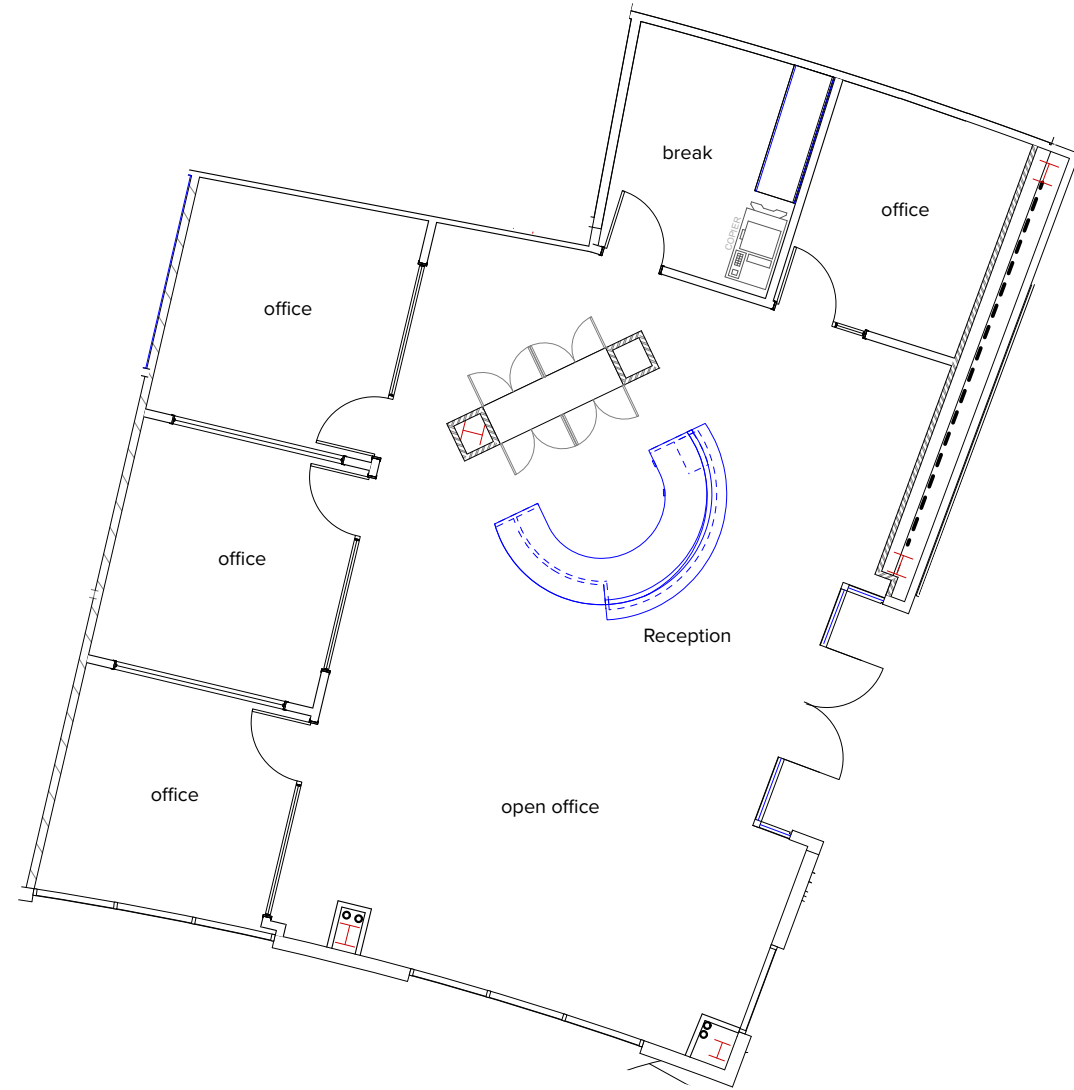
SUITE	SF AVAILABLE	RATE	COMMENTS
100	1,965	\$3.35 + Electric	Double door entry off of main lobby, reception area, 4 offices, open space, and break room. Available 1/1/2025
180	2,769	\$3.35 + Electric	Future spec suite with conference room, 5 perimeter offices, server room and open break and copy area
300	2,500 - 26,703	\$3.35 + Electric	Full floor opportunity. Available 1/1/2025

# SUITE 100 | 1,965 SF

## COMMENTS

Available 1/1/2025

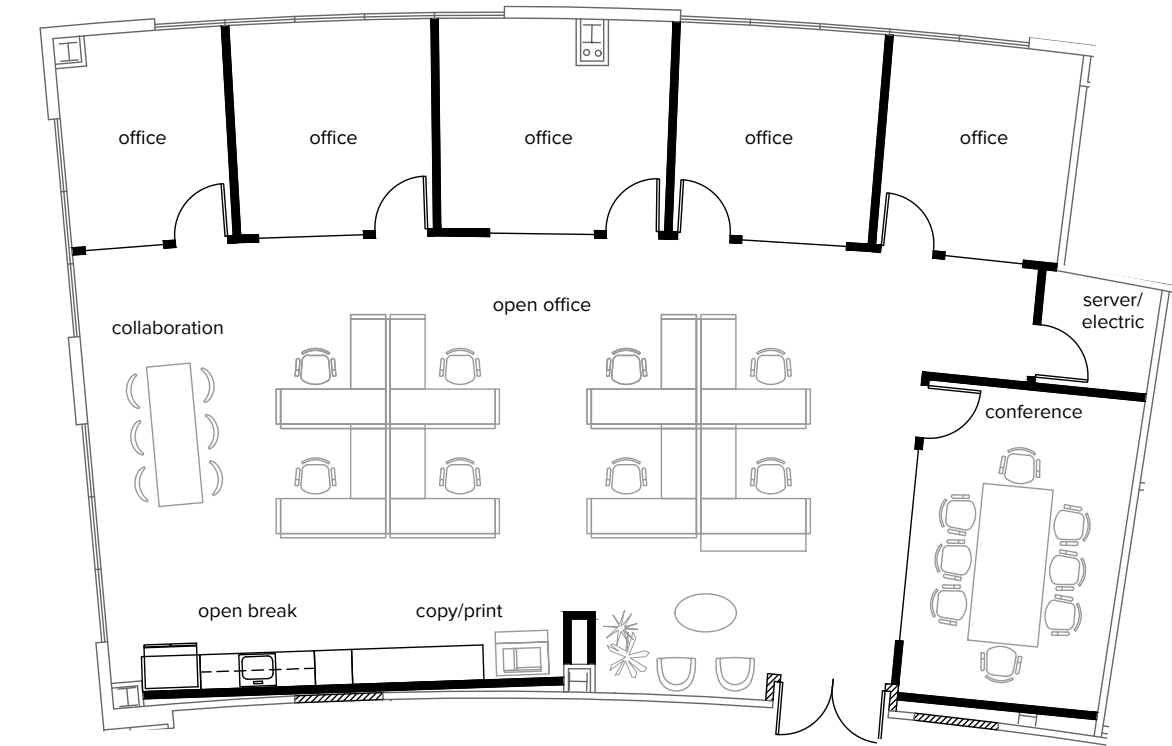
Double door entry off of main lobby, reception area, 4 offices, open space, and break room



# SUITE 180 | 2,769 SF

## COMMENTS

Future spec suite with conference room, 5 perimeter offices, server room and open break and copy area



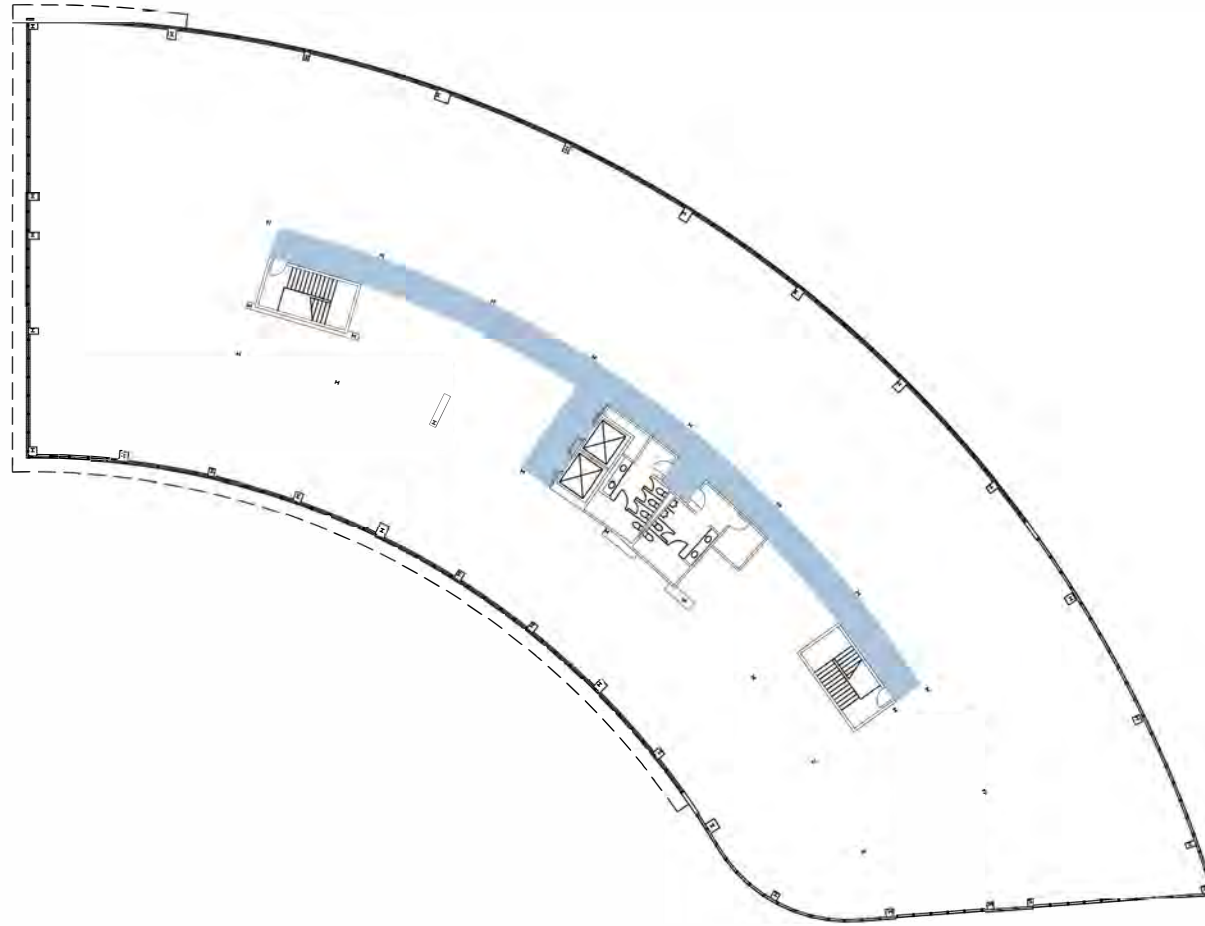
\*Hypothetical spec suite, currently in shell condition

# SUITE 300 | 2,500 - 26,703 SF

## COMMENTS

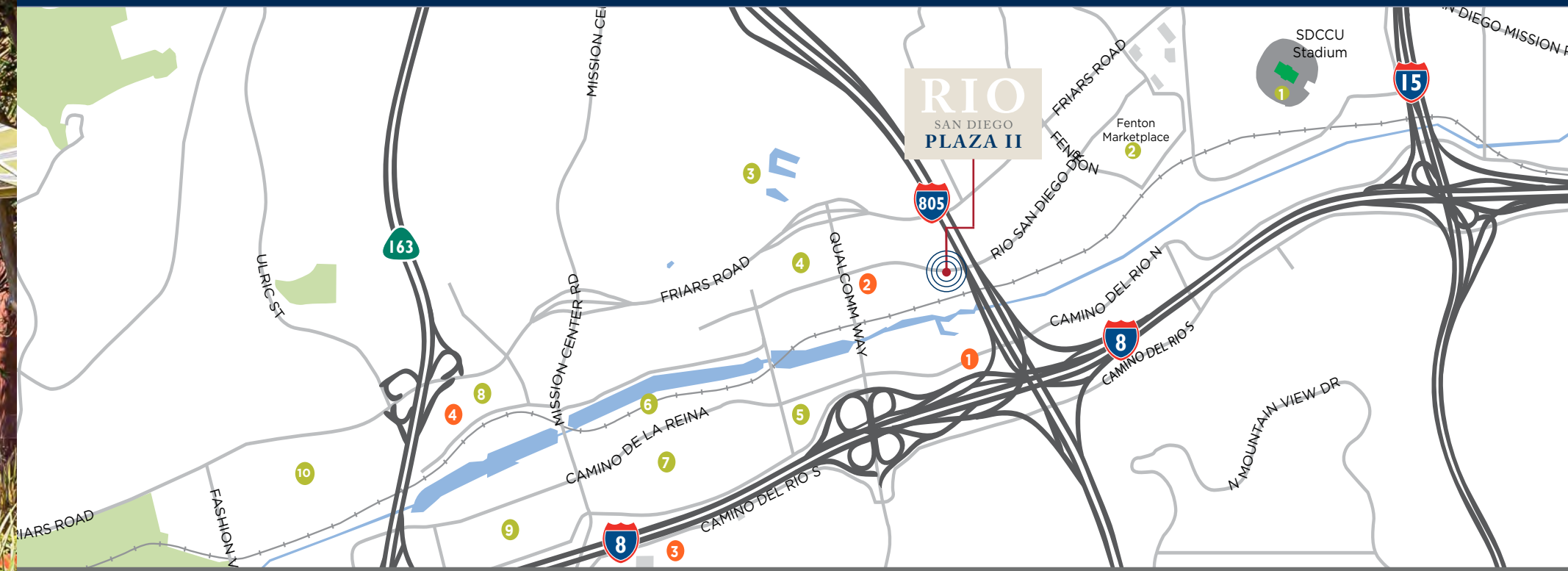
Available 1/1/2025

Full floor opportunity





# NEARBY AMENITIES



- H** Hotels
  - 1 - Spring Hill Suites
  - 2 - San Diego Marriott
  - 3 - Sheraton
  - 4 - DoubleTree
- 1** SDCCU Stadium
- 2** Fenton Marketplace
  - Costco
  - IKEA
  - Lowe's
  - Oggi's Pizza
  - McDonalds
  - IHop
  - Islands Restaurant
  - Luna Grill
  - Starbucks
  - Pho Ca Dao
  - Dragon Chinese Cuisine
  - Sushi Kuchi
- 3** Civita
  - 240+ acre mixed-use residential, shopping and commercial development
- 4** Rio Vista Plaza
  - Office Depot
  - Wendy's
  - Daphne's California Greek
  - Living Spaces
  - Jersey Mikes
  - Party City
  - TJ Max / Homegoods
  - Kasi Indian
  - Sombrero Mexican Food
  - Ka Prao Thai Cuisine
- 5** Mission Valley East
  - Rubio's
  - Pick Up Stix
  - In-N-Out
  - Taco Bell
  - AT&T
  - El Pollo Loco
- 6** Park in the Valley
  - Best Buy
  - SAKS Off 5th
  - Pier 1 Imports
  - Staples
  - Thomasville
  - Sammy's Woodfired Pizza
- 7** Westfield Mission Valley
  - Bed Bath & Beyond
  - Macy's
  - Nordstrom Rack
  - Bloomingdale's Outlet
  - Target
  - Michael's
  - AMC Theaters
  - Buffalo Wild Wings
  - Outback Steakhouse
  - Cava
  - Mendicino Farms
  - Tender Greens
  - Corner Bakery
  - Pesto Italian Craft Kitchen
- 8** Hazard Center
  - Barnes and Noble
  - Ultra Star Cinemas
  - BJ's Restaurant
  - Joe's Crab Shack
  - Smash Burger
  - Yogurt Land
  - Which Wich
  - Wood Ranch BBQ
- 9** Westfield Mission Valley Center West
  - DSW
  - Trader Joe's
  - Lazy Dog Restaurant
  - Marshalls
  - Ulta Beauty
  - The Habit Burger Grill
  - King's Fish House
  - West Elm
  - Puesto
  - BevMo!
  - The Coffee Bean
- 10** Fashion Valley Mall
  - Nordstrom
  - Bloomingdale's
  - Neiman Marcus
  - Macy's
  - Zara
  - Pottery Barn
  - White House Black Market
  - Tiffany's
  - Michael Kors
  - Prada
  - Louis Vuitton
  - Apple
  - Burberry
  - Gucci
  - Microsoft
  - Sephora
  - AMC 18
  - True Food Kitchen
  - Blue Smoke Sushi Lounge
  - P.F. Chang's
  - The Cheesecake Factory
  - Better Buzz Coffee
  - North Italia

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