



RIO VISTA TOWER

Where Anything is Possible

8880 Rio San Diego Drive
San Diego, CA 92108



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 5,805 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



Connect and Ignite Ideas



Conference Center

**Under construction*



Your Hub for Ideas



Collaborate and Innovate

**Under construction*



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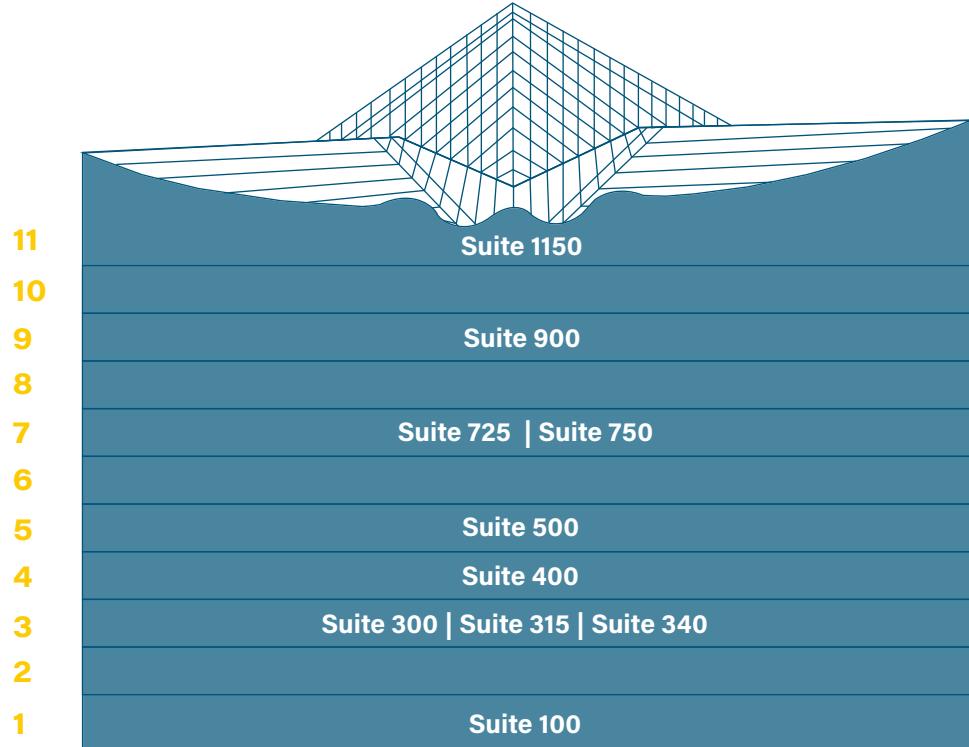
Space Available

Suite 100 • 7,092 RSF
Available Now

Suite 300 • 2,768 RSF
Available Now

Suite 315 • 2,597 RSF
Available Now

Suite 340 • 2,072 RSF
Available Now



Suite 400 • 18,918 RSF
Available Now

Suite 500 • 17,787 RSF
Available Now

Suite 725 • 2,649 RSF
Available Now

Suite 750 • 8,511 RSF
Available May 1, 2025

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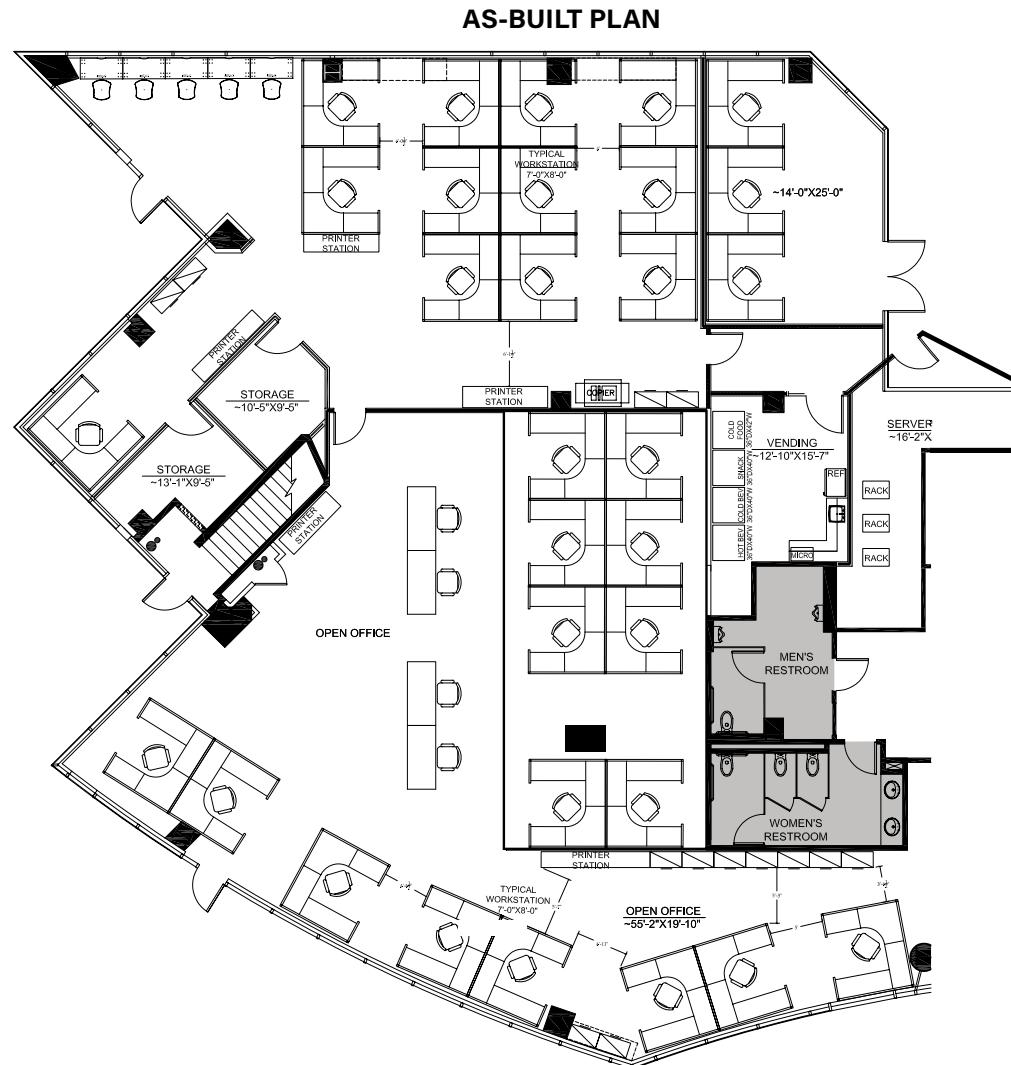
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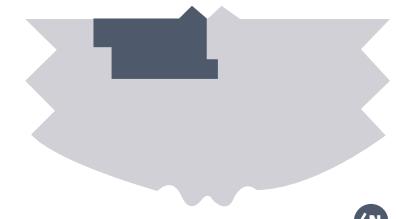
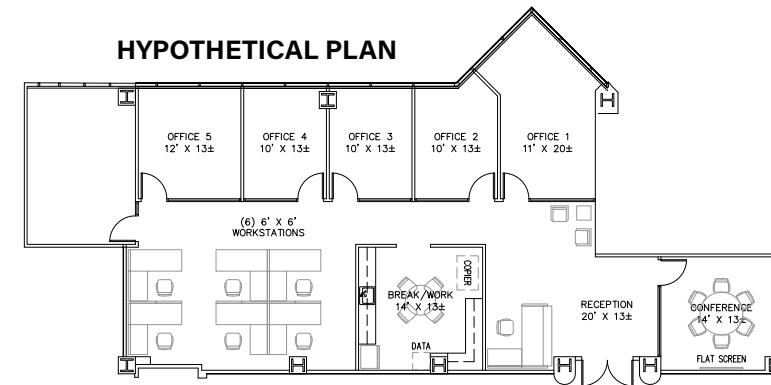
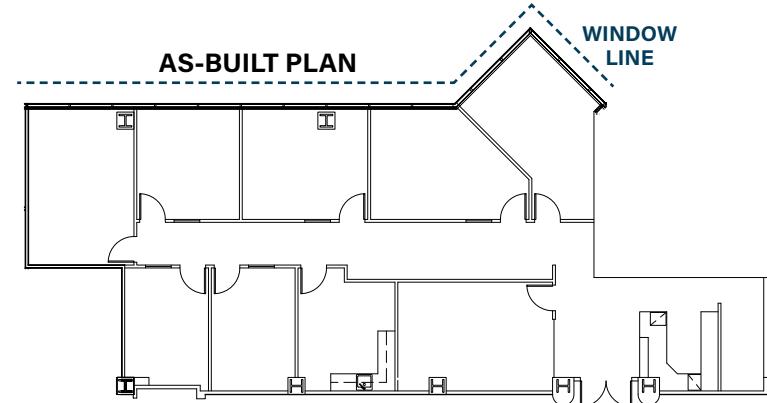
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Virtual Tour





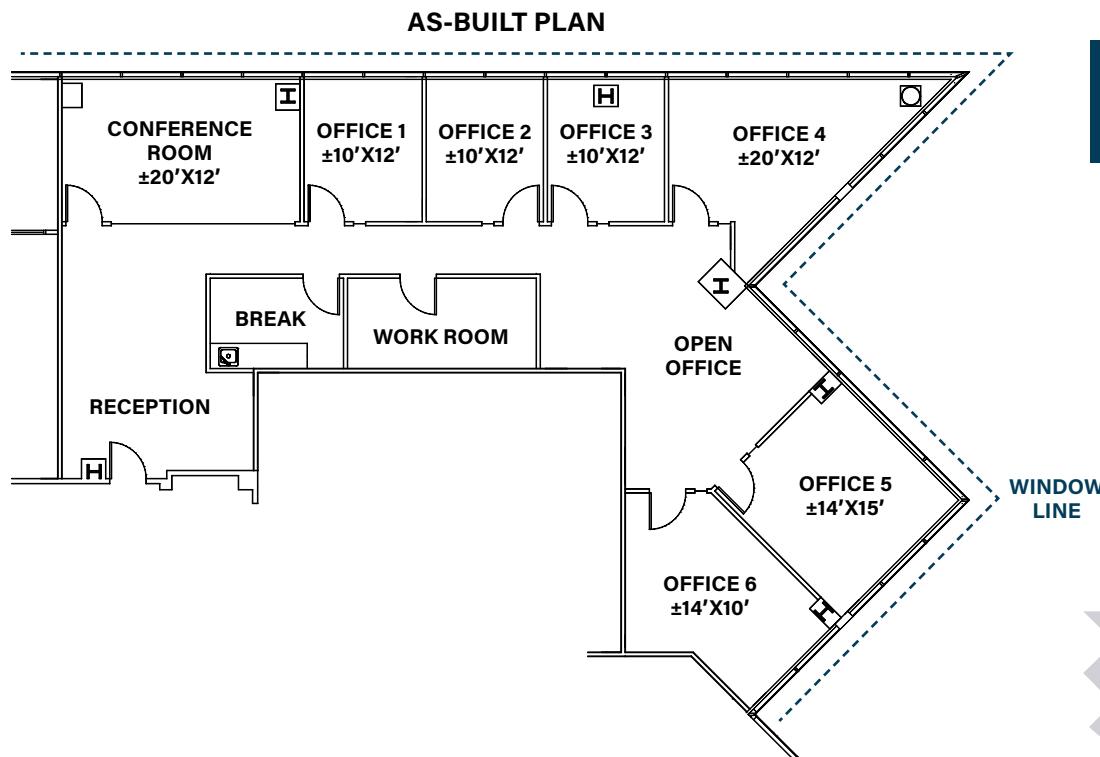
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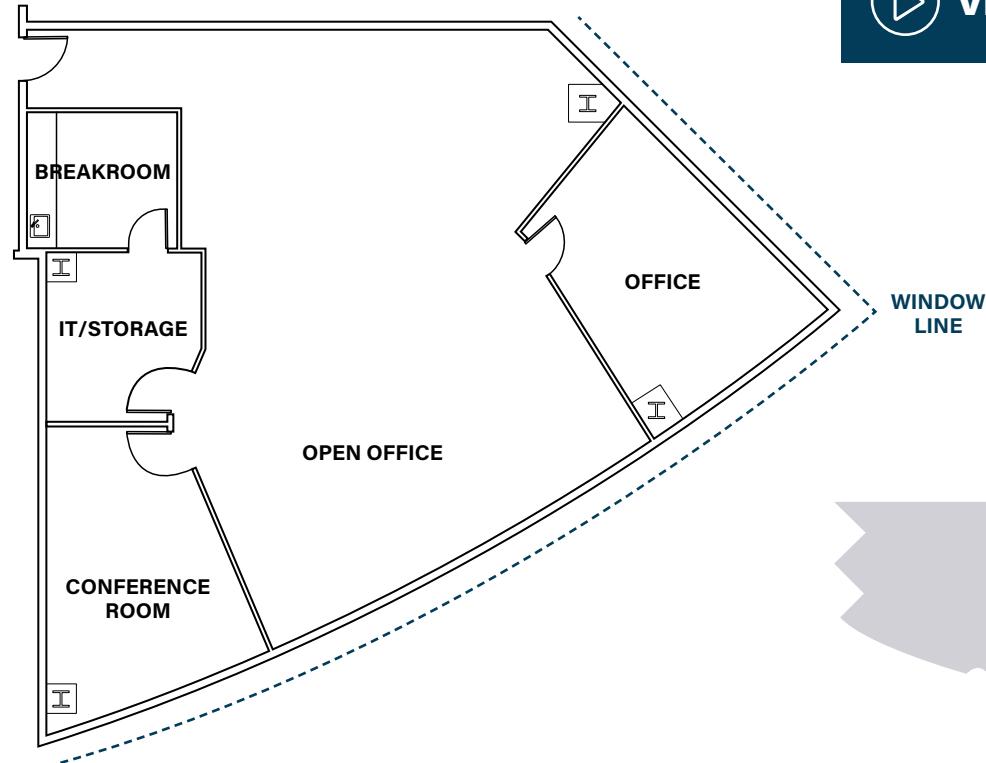
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AS-BUILT PLAN





RIO VISTA TOWER

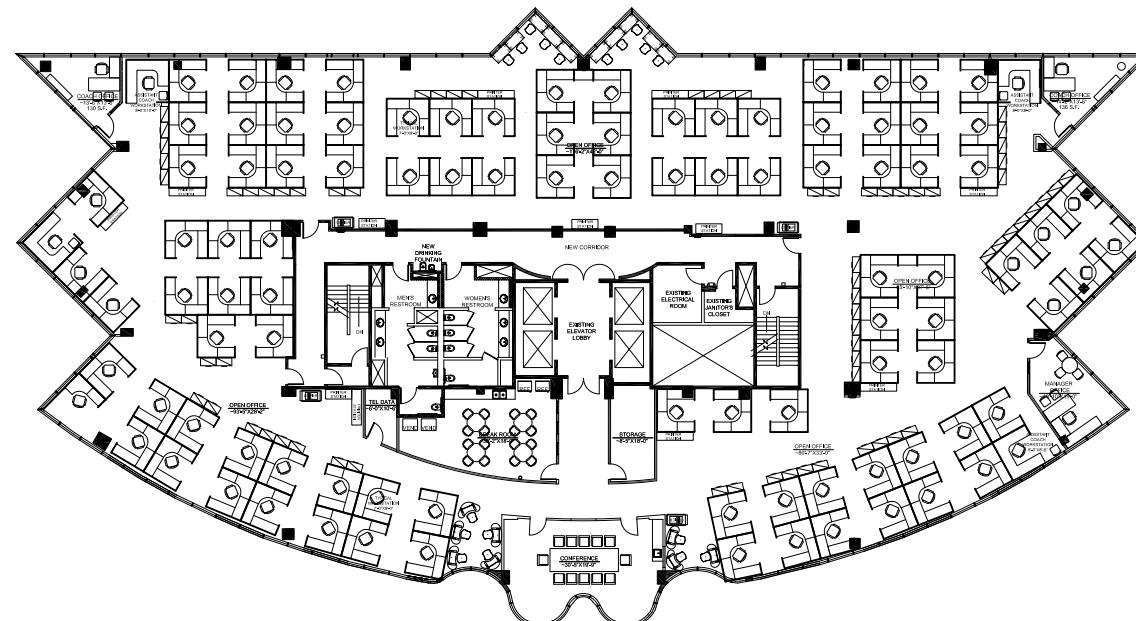
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AS-BUILT PLAN



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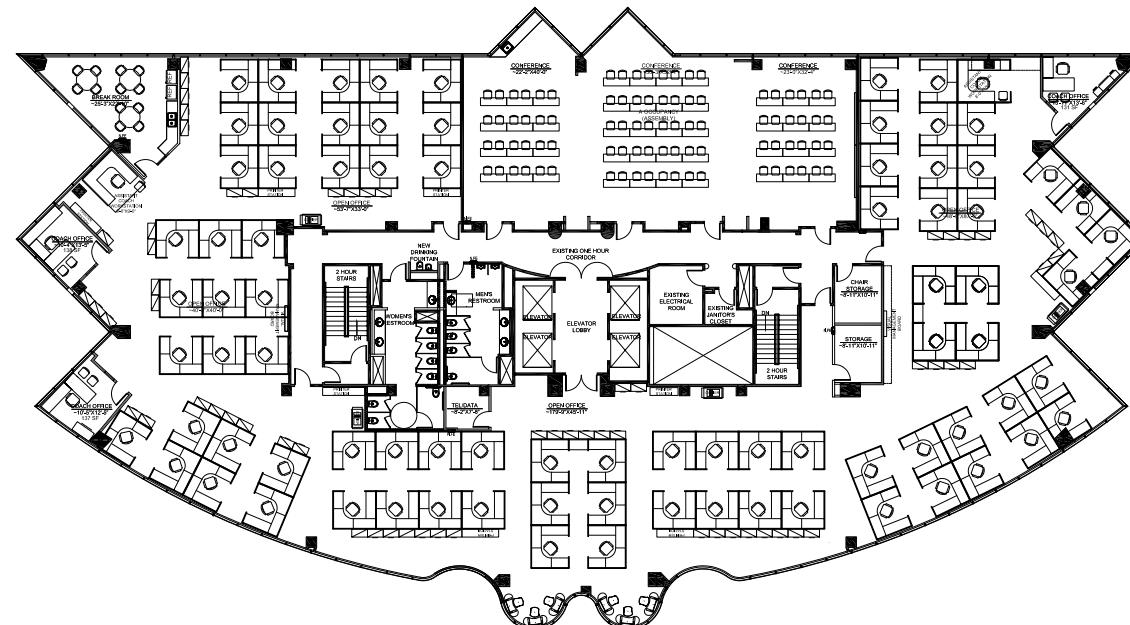
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AS-BUILT PLAN



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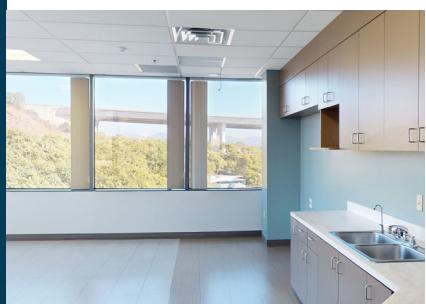
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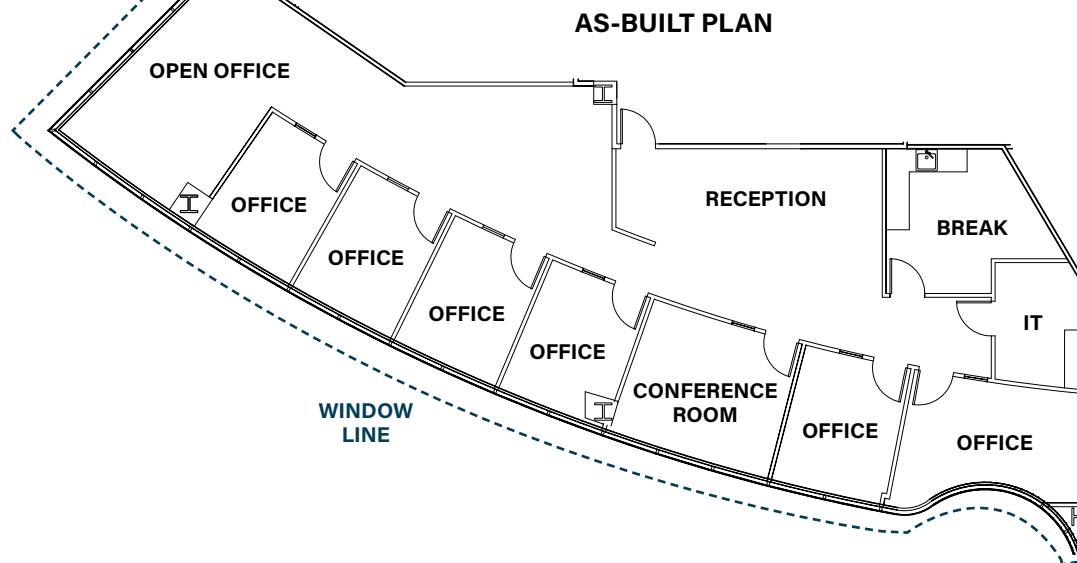
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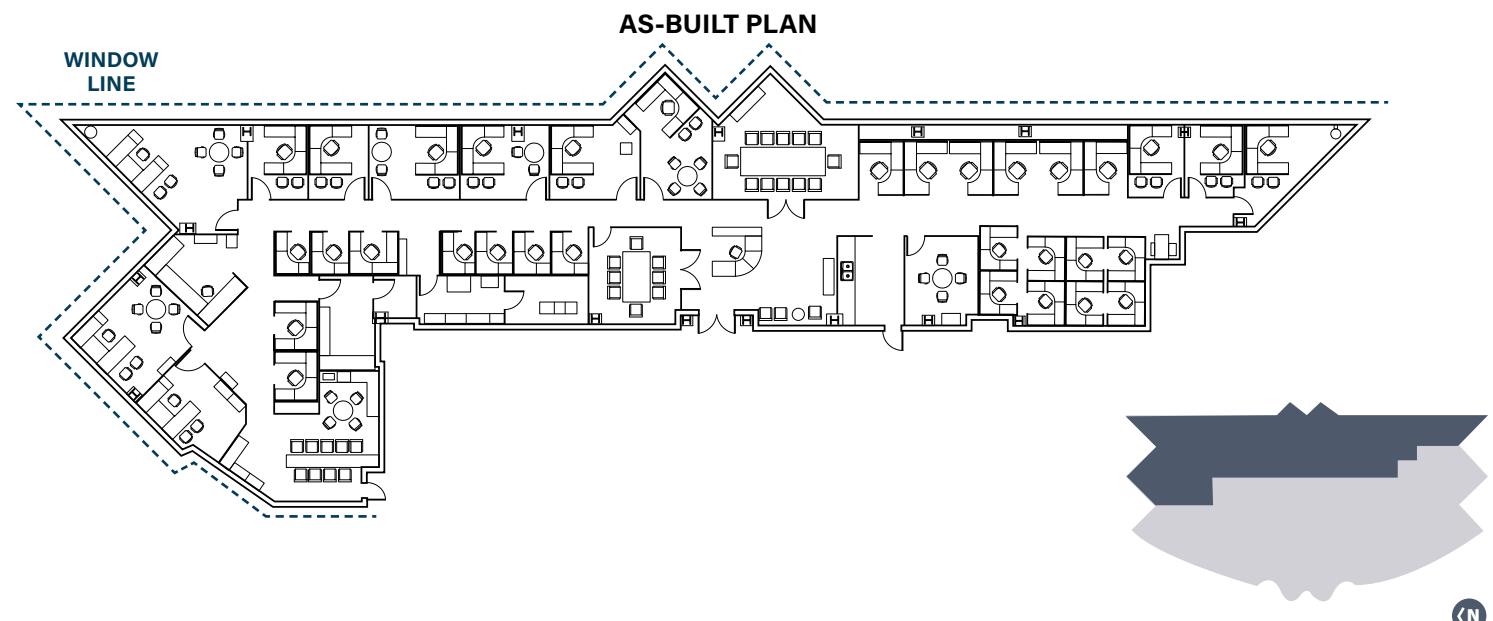
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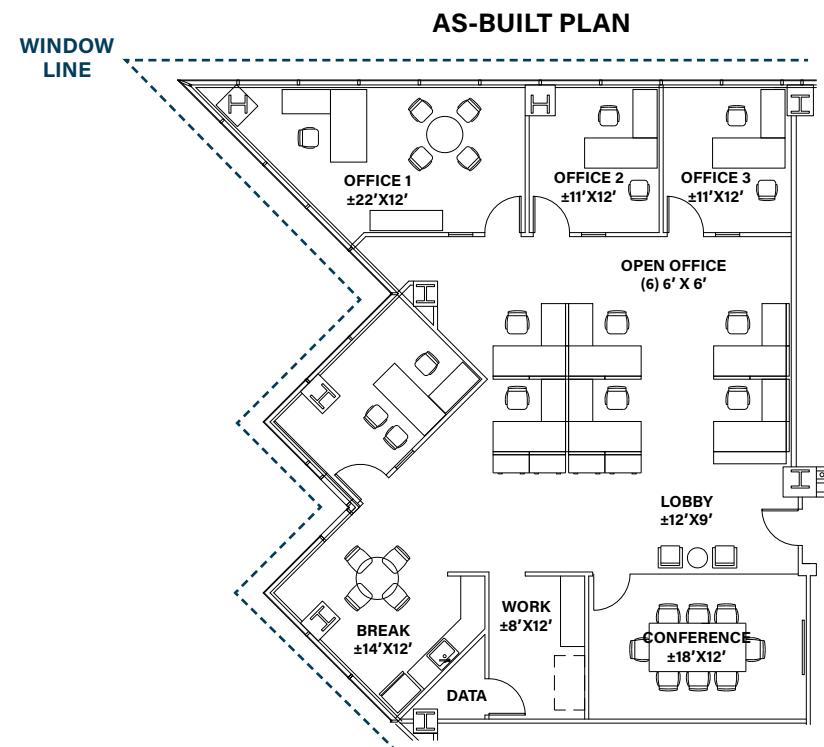
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Virtual Tour



W





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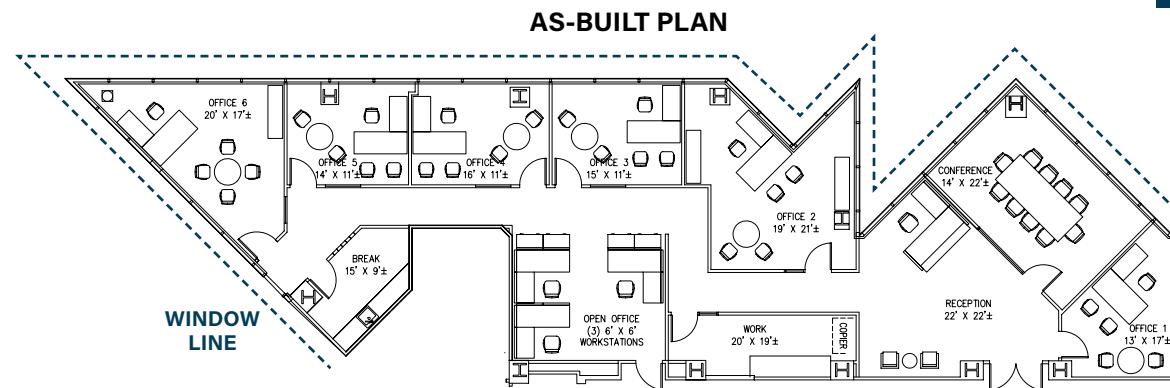
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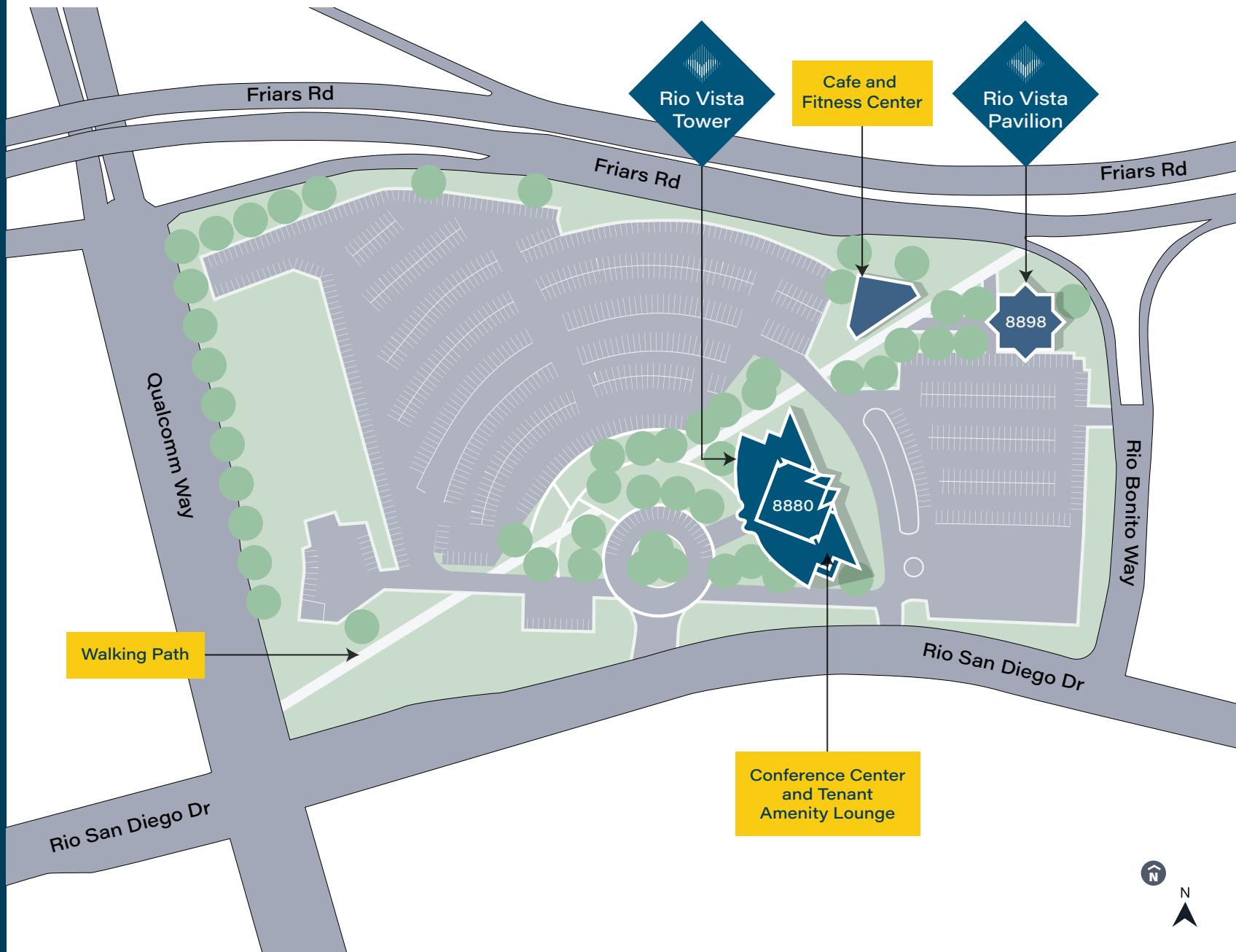
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Site Plan





RIO VISTA
PAVILION

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Rio Vista Pavilion Offers:



Prominent building top signage
available facing Friars Road



On-site
fitness facility



Expansive landscaped
courtyard with lounge seating



RIO VISTA PAVILION

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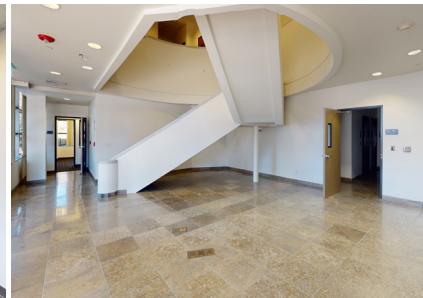
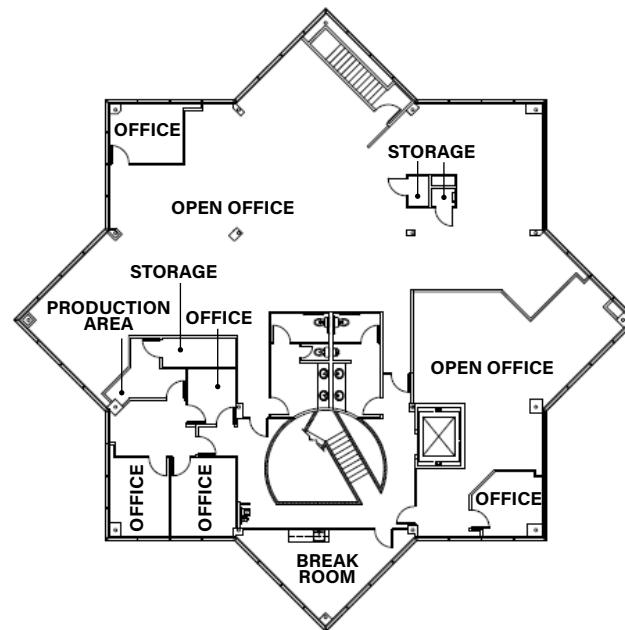
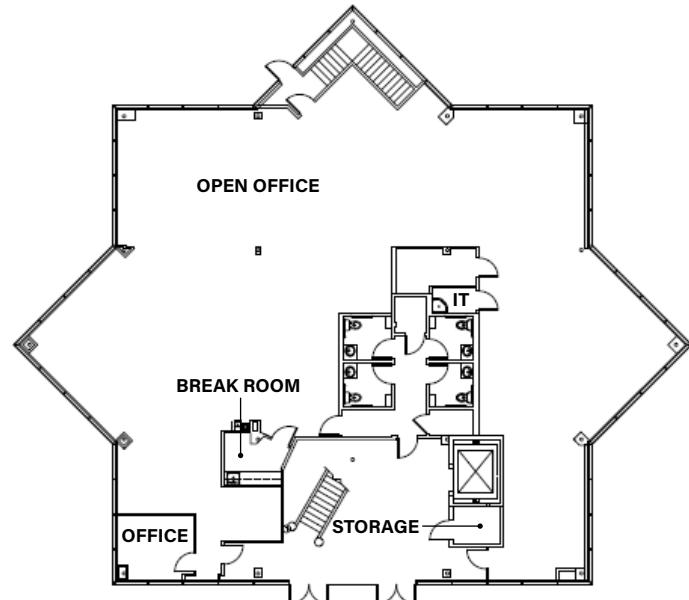
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Floor Plan • 12,193 SF

 **Virtual Tour**



Accessible Location



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 Pao Thai Cuisine
- Living Spaces
- Party City
- Wendy's

7 SnapDragon Stadium and SDSU Mission Valley Campus

7 SNAPDRAGON STADIUM
SDSU MISSION VALLEY CAMPUS
 STADIUM STATION



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