

HYUNDA  
TRANSEAL



# RIO VISTA TOWER

**Where Anything is Possible**

8880 Rio San Diego Drive  
San Diego, CA 92108



[www.riovistaoffice.com](http://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 5,8,805 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**





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# Connect and Ignite Ideas



**Conference Center**

*\*Under construction*





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# Your Hub for Ideas



**Collaborate and Innovate**

*\*Under construction*





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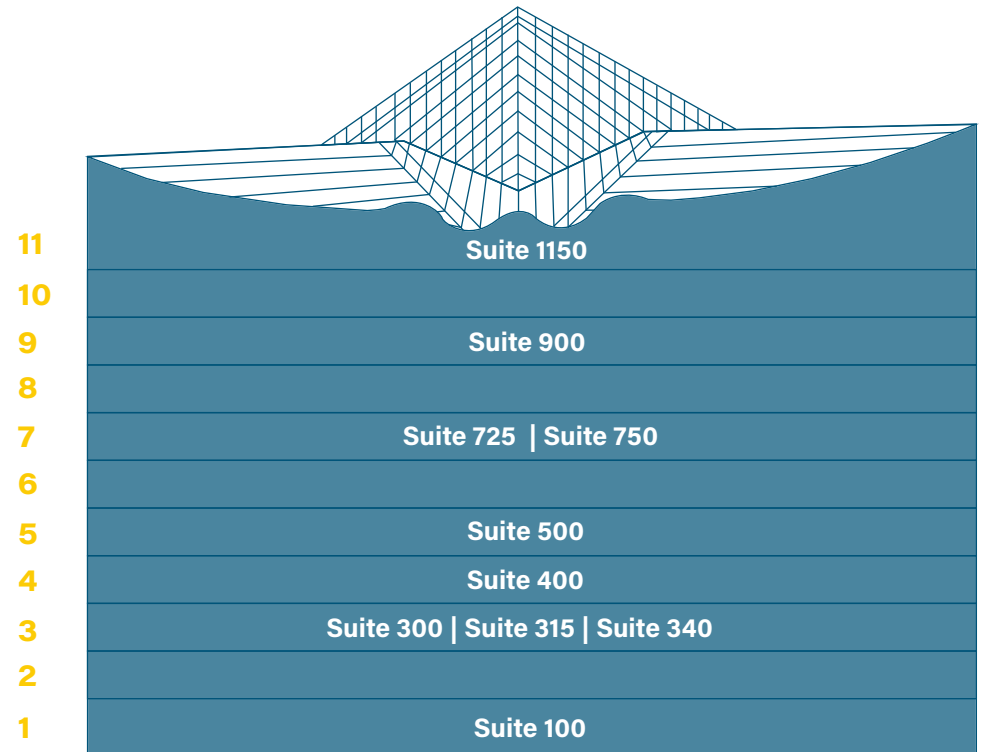
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## Space Available



**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

**Suite 970** • 2,445 RSF  
Available Now

**Suite 1150** • 3,471 RSF  
Available Now





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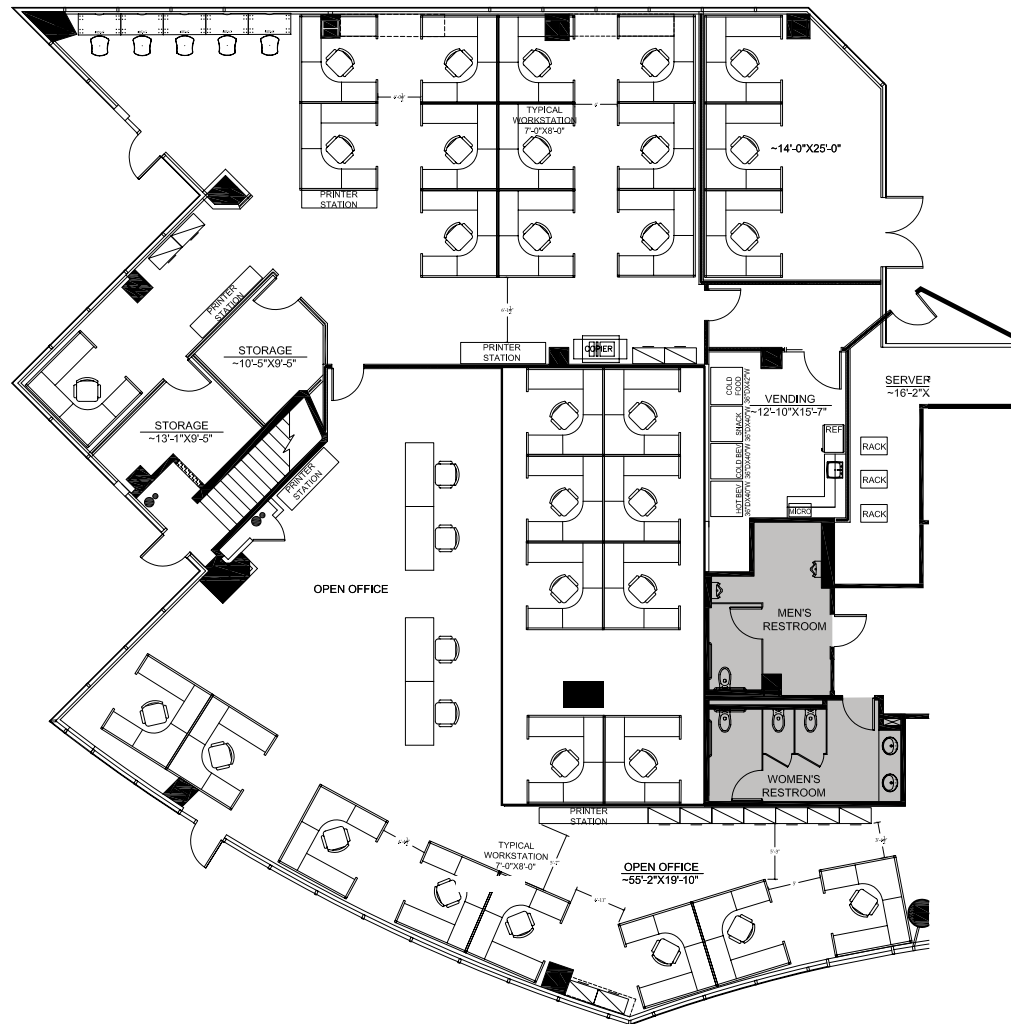
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### AS-BUILT PLAN







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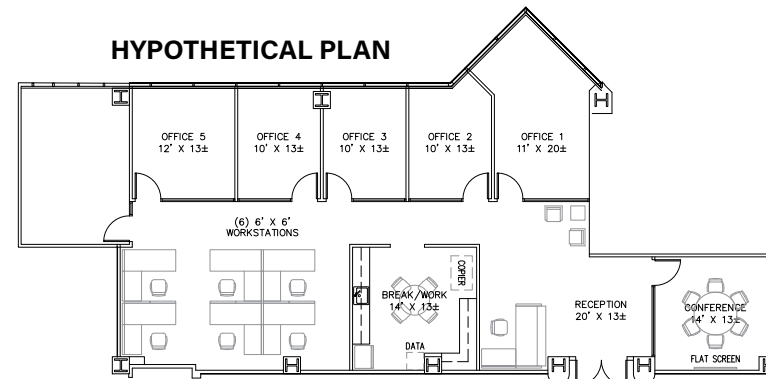
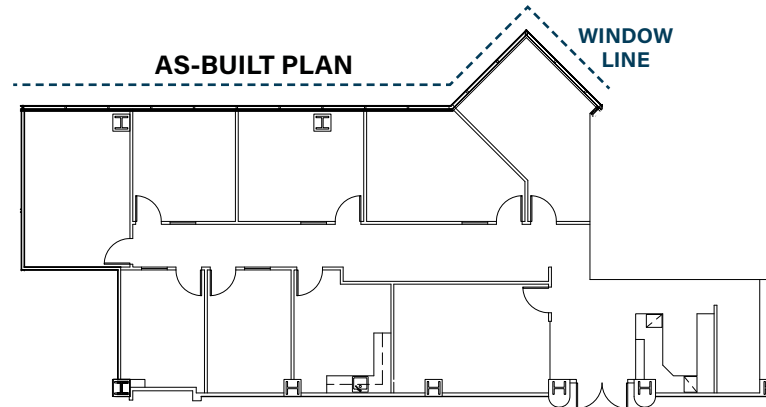
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 **Virtual Tour**







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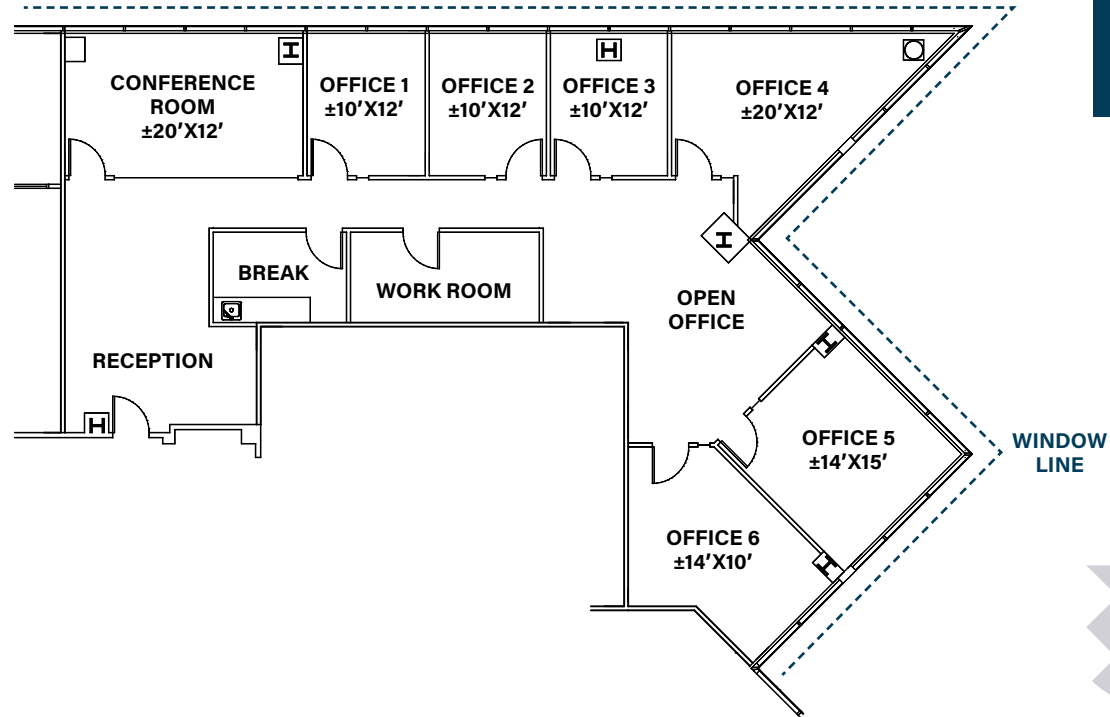
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### AS-BUILT PLAN



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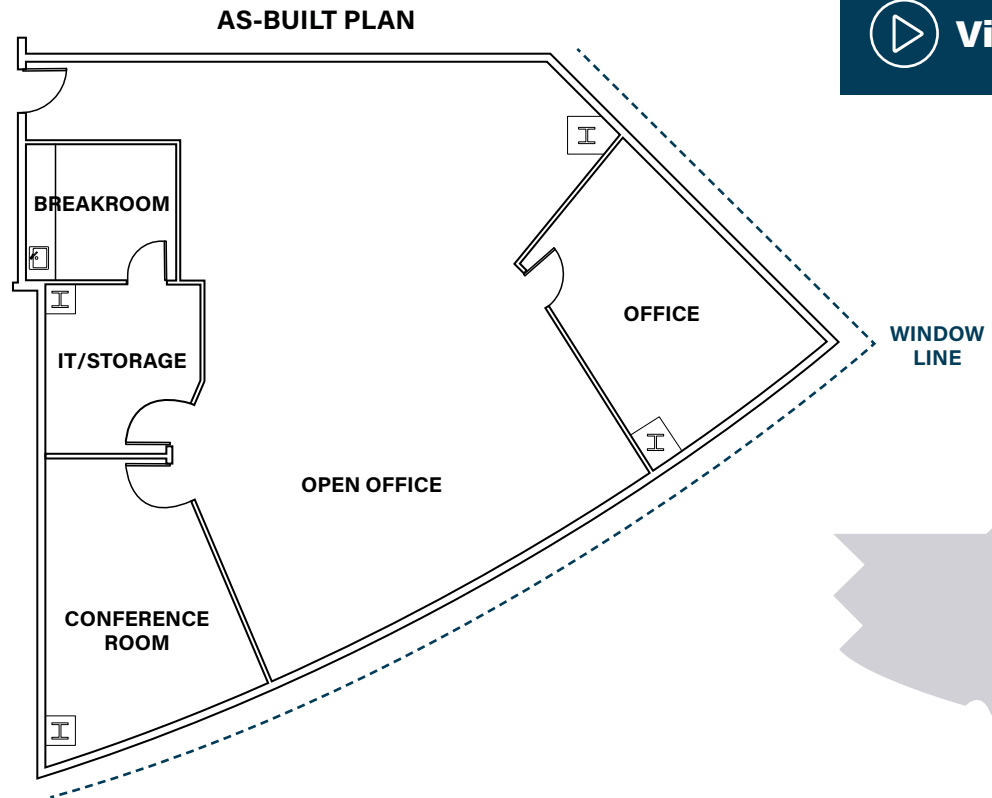
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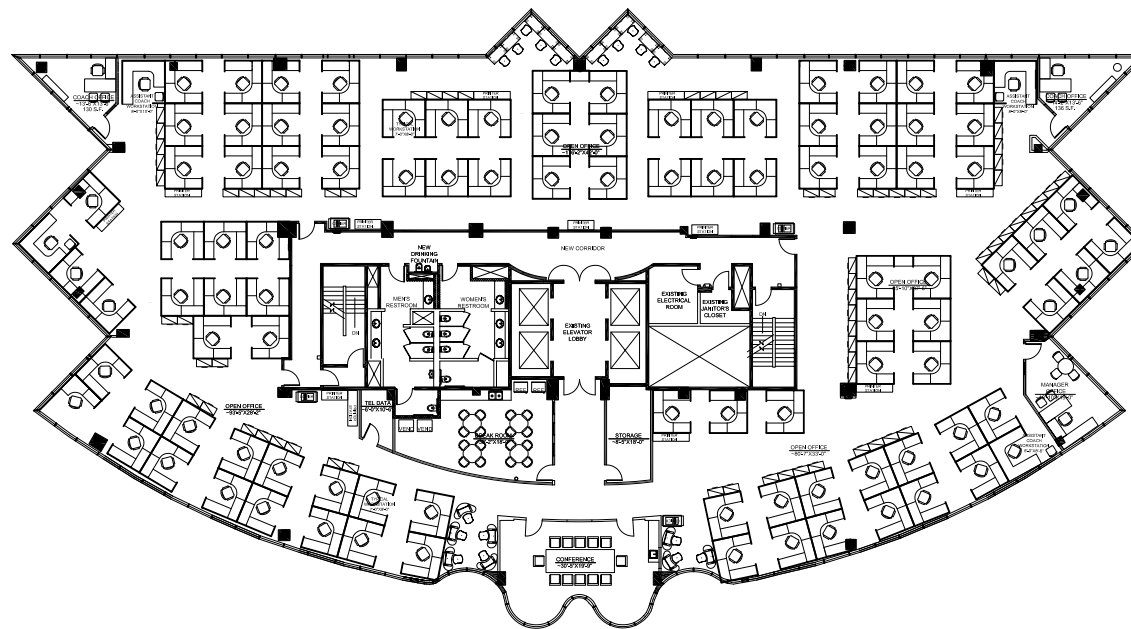






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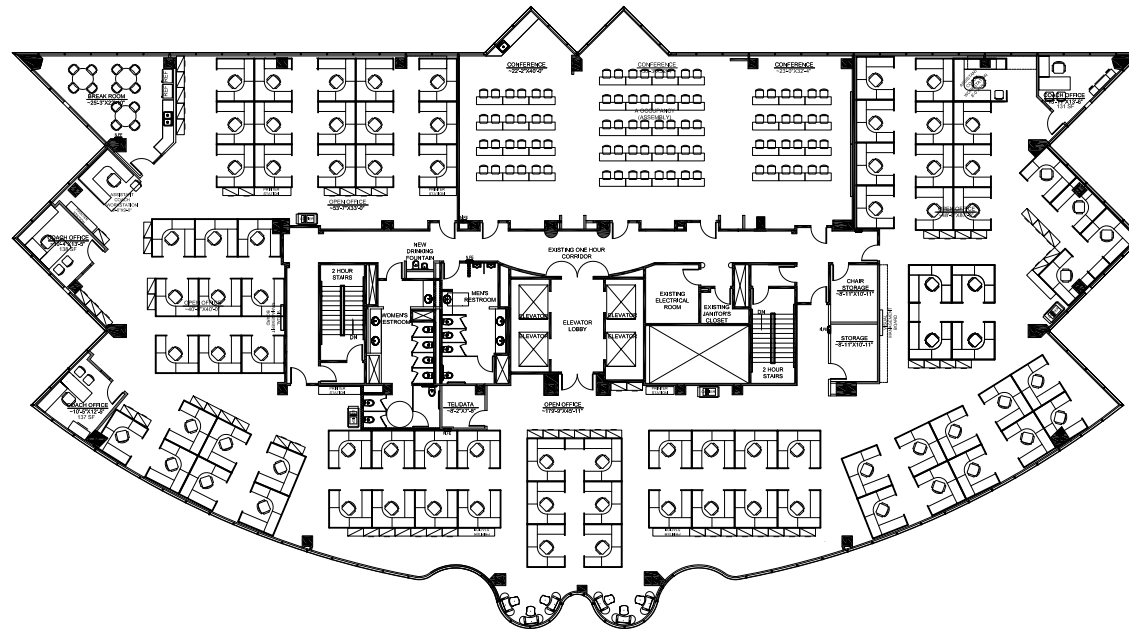
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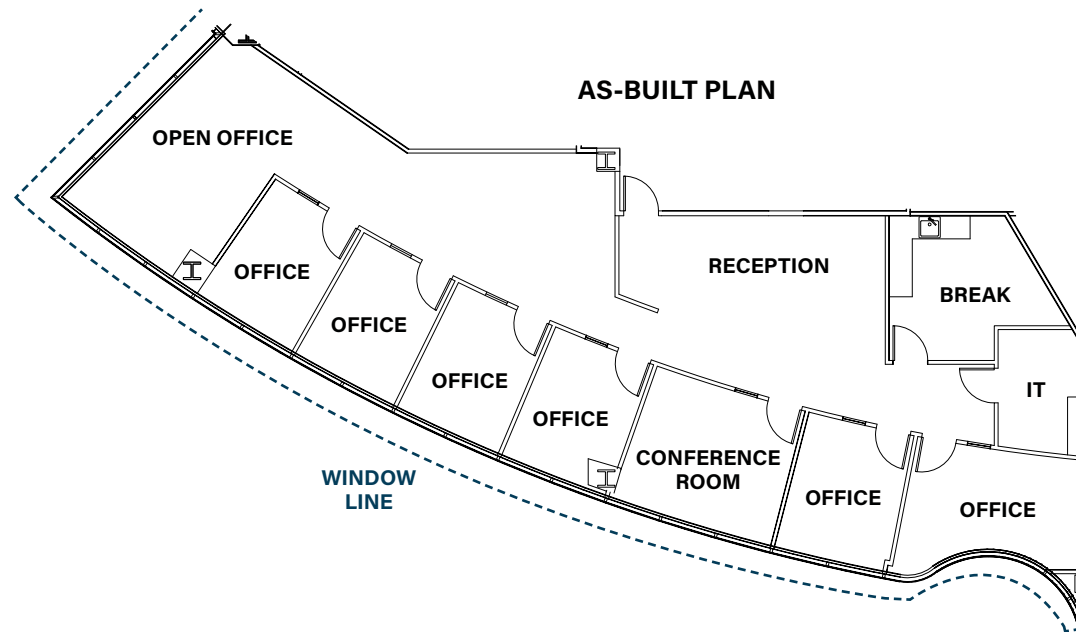
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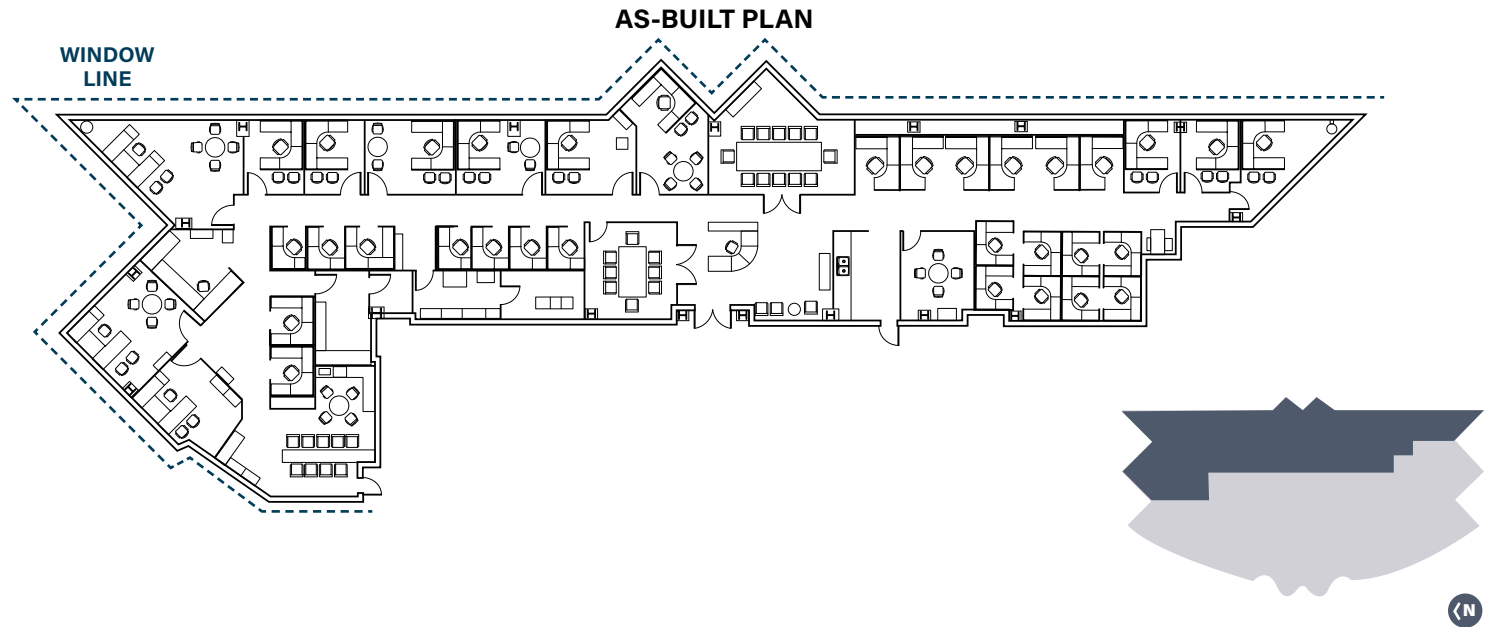
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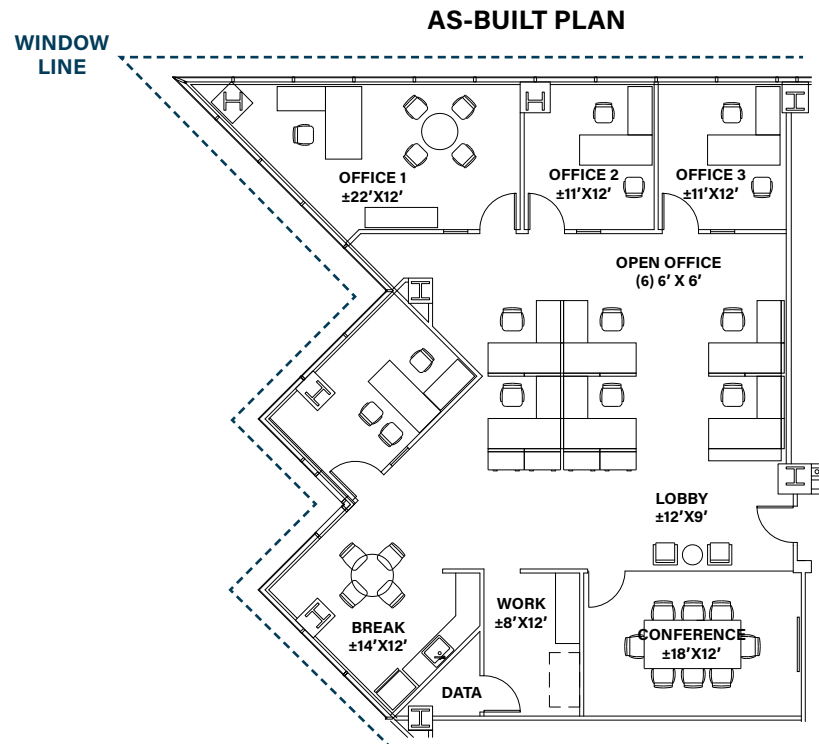
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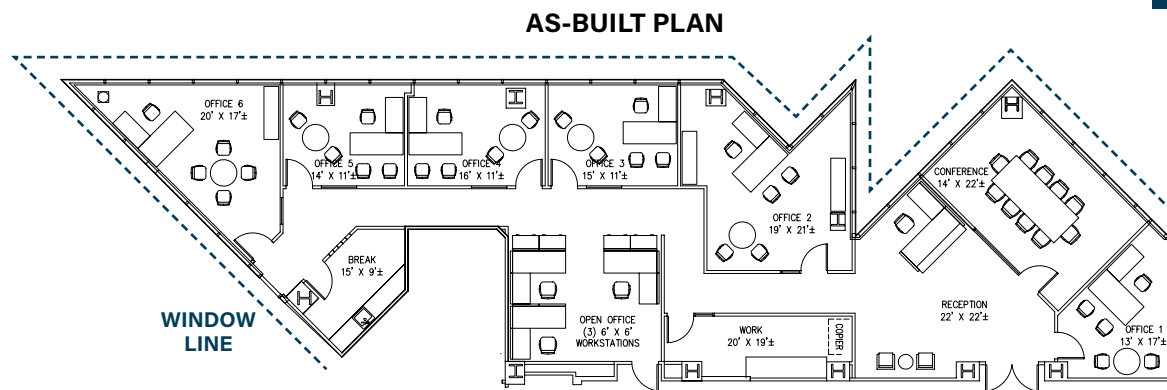
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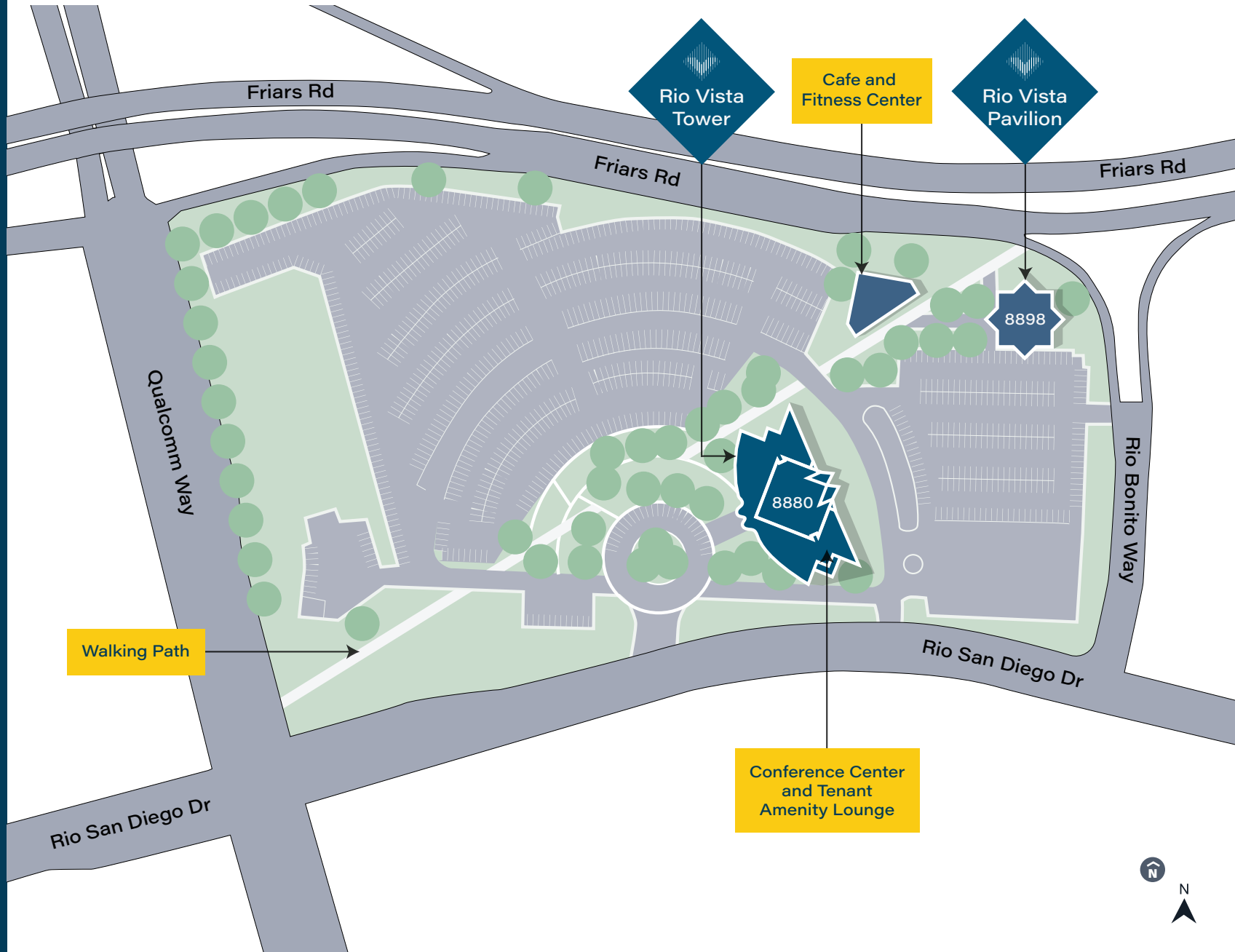
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## Site Plan





## 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





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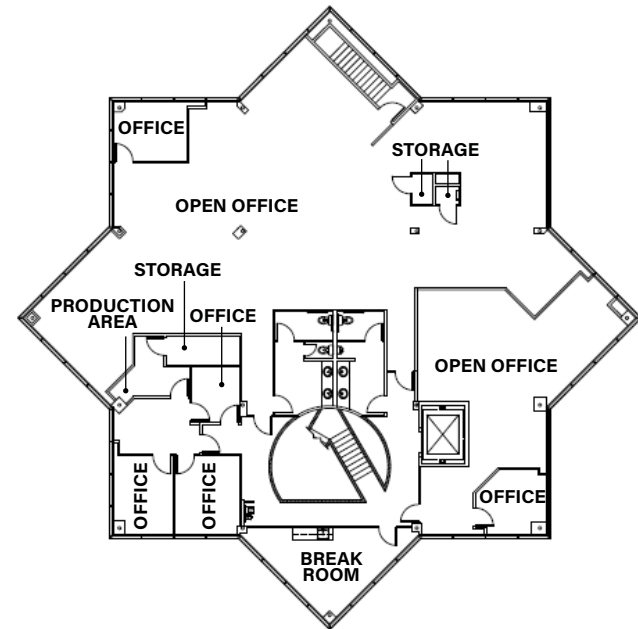
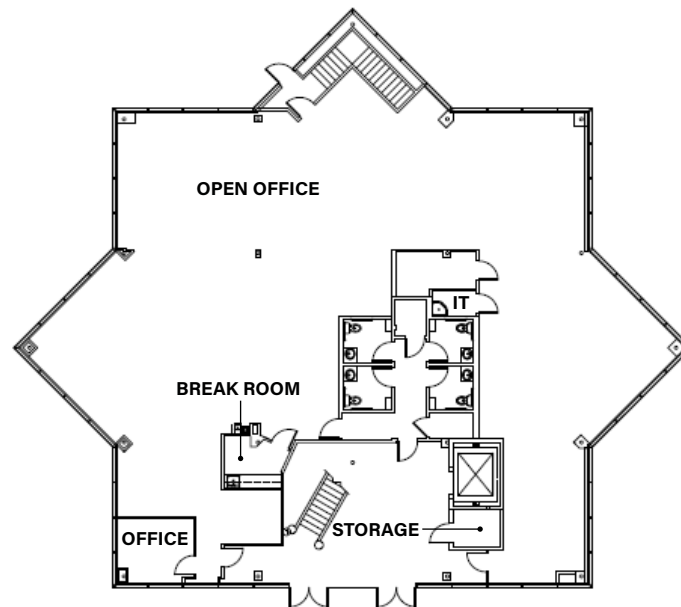
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**Floor Plan • 12,193 SF**

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# Accessible Location



## 4 FASHION VALLEY MALL

## 3 HAZARD CENTER

HAZARD CENTER STATION

MISSION VALLEY CENTER STATION

## 2 MISSION VALLEY MALL

## 5 RIO VISTA SHOPPING CENTER

RIO VISTA STATION

## 1 MARRIOTT MISSION VALLEY

RIO VISTA TOWER

## 6 FENTON MARKETPLACE

FENTON PARKWAY STATION

## 7 SNAPDRAGON STADIUM

SDSU MISSION VALLEY CAMPUS

STADIUM STATION

### 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 Prao Thai Cuisine  
Living Spaces  
Party City  
Wendy's

### 7 SnapDragon Stadium and SDSU Mission Valley Campus



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