

premier **CLASS A OFFICE** tower in the heart of **MISSION VALLEY**



RIOVISTA TOWER

8880 Rio San Diego Drive

CBRE

RIOVISTA

for **LEASING** information **CONTACT**

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CBRE, Inc.

4301 La Jolla Village Drive, 3000

San Diego CA 92122

www.cbre.com

CBRE

The premier Class A office tower in the heart of Mission Valley | Convenient location with instant access to major highways; 10 minutes from downtown San Diego and the airport | Deli and first-class fitness center with showers and lockers on site | Immediate access to shopping and dining | 3.9:1,000 parking ratio | Expansive courtyard area | Adjacent to Marriott Mission Valley | High-tech security and HVAC system | Energy Star labeled | Property Manager on site



MISSION VALLEY DINING

1. FASHION VALLEY MALL

59th & Lex in Bloomingdale's
 Bibigo Kitchen
 Better Buzz Coffee
 Blanco Tacos + Tequila
 Cafe Socrates
 California Pizza Kitchen
 The Cheesecake Factory
 Godiva Chocolatier
 Haagen-Dazs
 La Cucina di Pizzeria
 Le Parfait Paris
 Markplace Cafe at Nordstrom
 Muscle Beach Lemonade
 Neiman Marcus Zodiac Restaurant
 NORTH Italia
 Panda Express
 P.F. Chang's China Bistro
 Pinkberry
 Pressed Juicery
 Pure Burger

2. HAZARD CENTER

So Sushi
 Stacked: Food Well Built
 Starbucks
 True Food Kitchen
 Wetzel's Pretzels
 Zodiac Restaurant at Neiman Marcus
 BJ's Restaurant and Brewhouse
 Intermezzo Espresso Cafe
 Smashburger
 Starbucks
 Which Wich Superior Sandwiches
 Wood Ranch BBQ & Grill
 Yogurtland

3. MISSION VALLEY MALL

Buffalo Wild Wings
 Chipotle
 Corner Bakery Cafe
 Dairy Queen/Orange Julius
 King's Fish House
 Lazy Dog Restaurant and Bar
 Onami Seafood Buffet & BBQ
 Outback Steakhouse
 Panda Express
 Panera Bread
 Pei Wei Asian Diner
 Robeks
 Starbucks
 Target
 Tender Greens
 The Broken Yolk Cafe
 The Coffee Bean & Tea Leaf
 Trader Joe's
 Wetzel's Pretzels
 Yaed House

4. FENTON MARKETPLACE

Cold Stone Creamery
 IHOP
 Islands
 McDonald's
 Oggi's Sports | Brewhouse | Pizza
 Sushi Kuchi
 Starbucks



NEW ON-SITE GYM

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AVAILABILITIES

Suite #	Rentable SF	Lease Rate	Description	Available
102	3,803	Negotiable	Double door entry off the 1st floor lobby with 5 private offices, 2 interior offices, breakroom and small open area.	30 Days
300	2,768	Negotiable	Double door entry off the 3rd floor lobby with reception and copy area, conference room, 5 window line offices, 2 interior offices and breakroom.	Now
310	1,048	Negotiable	Small bullpen area, conference room, private office and break room.	30 Days
315	2,597	Negotiable	Dense office space with great window line. 6 private offices with conference room, break room, reception and small open area.	Now
345	2,076	Negotiable	Space has 4 private offices a kitchen, IT room and conference room.	Now
360	1,475	Negotiable	Space has 3/4 private offices, reception, and conference room.	Now
*950	2,462	Negotiable	Very dense office space with great window line. Almost all private offices with conference room, break room and small reception area.	Now
*970	2,445	Negotiable	Modern build-out in great condition. On-site features include property manager, first-class fitness center with showers and lockers, courtyard area and deli.	Now
1095	1,091	Negotiable	Double door entry off the lobby with 3 permanent private offices, small reception area, and kitchen/storage room.	Now
1100	10,929	Negotiable	Penthouse space with prominent entrance. Dense office build out currently with great window line.	Now

*Suites 950 & 970 can be made contiguous to 4,907 RSF.



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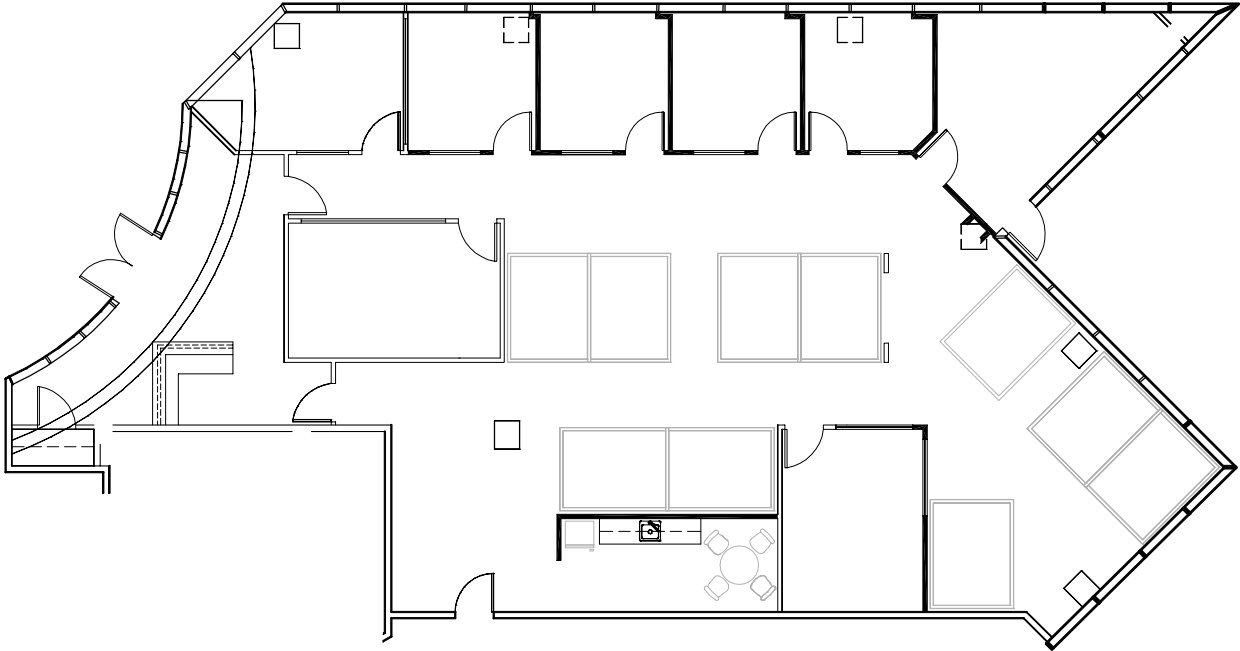
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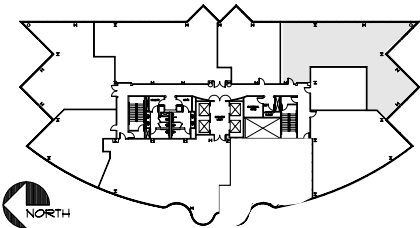


SUITE 102 3,803 rsf

As-Built



key plan



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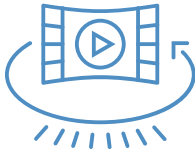
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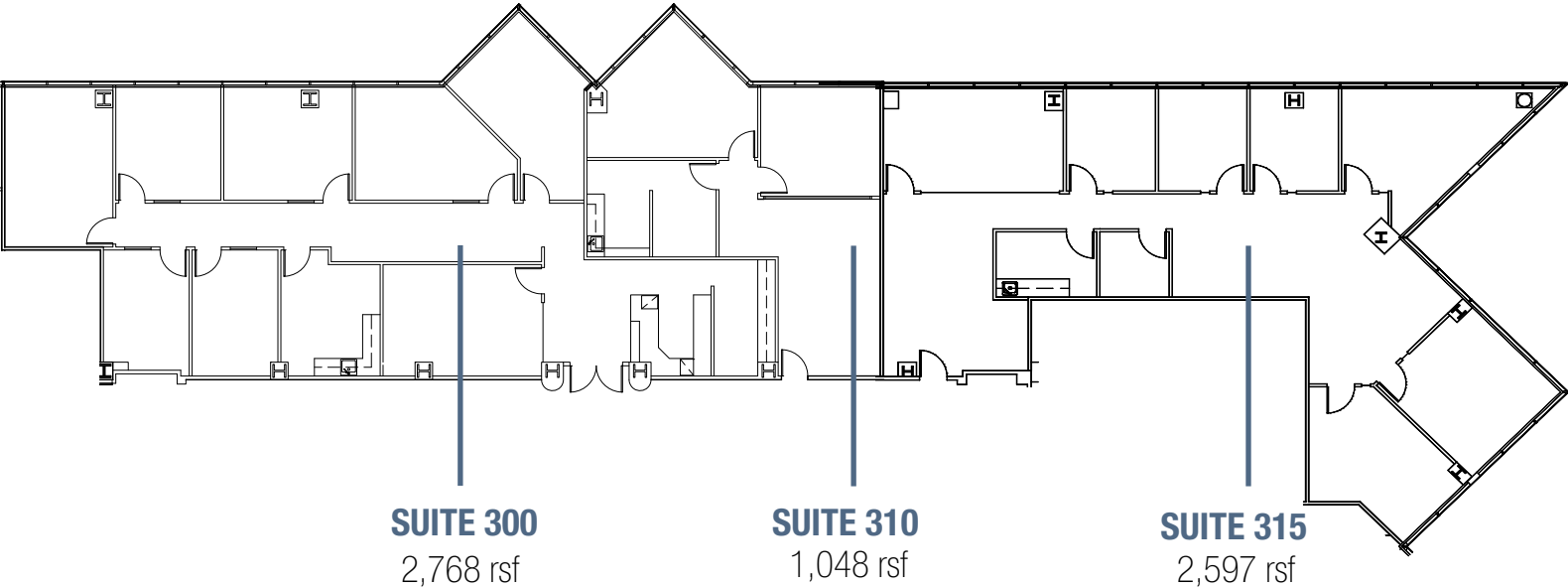
SUITE 300 | 310 | 315

6,413 rsf

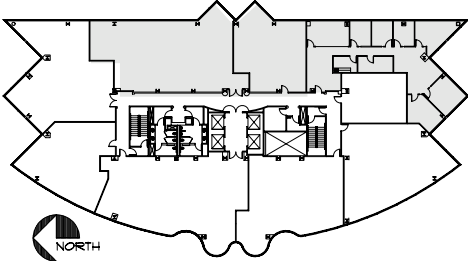
As-Built



Suite 315 Virtual Tour



key plan



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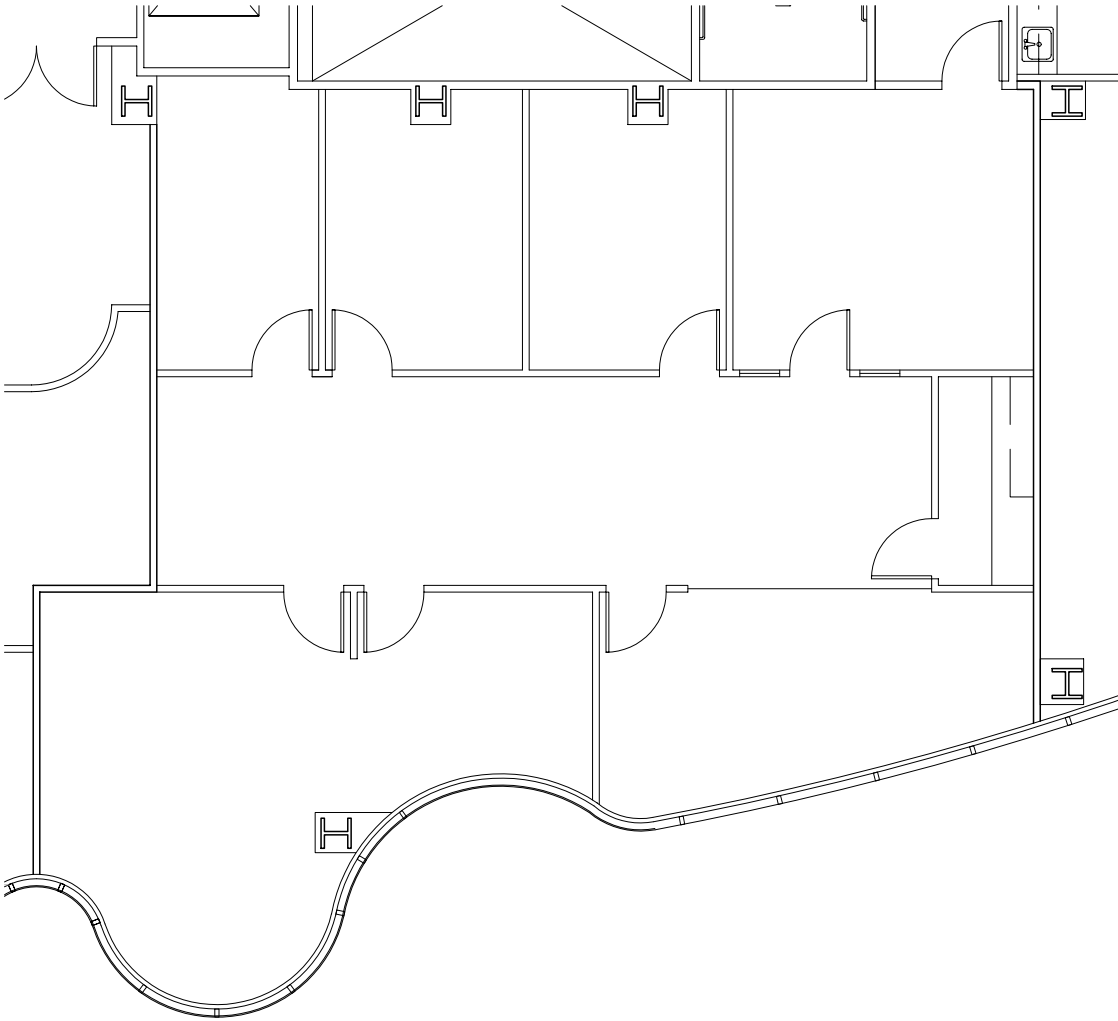
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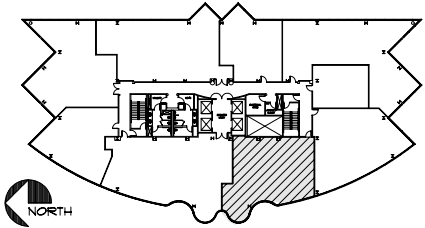


SUITE 345
2,076 rsf

As-Built



key plan



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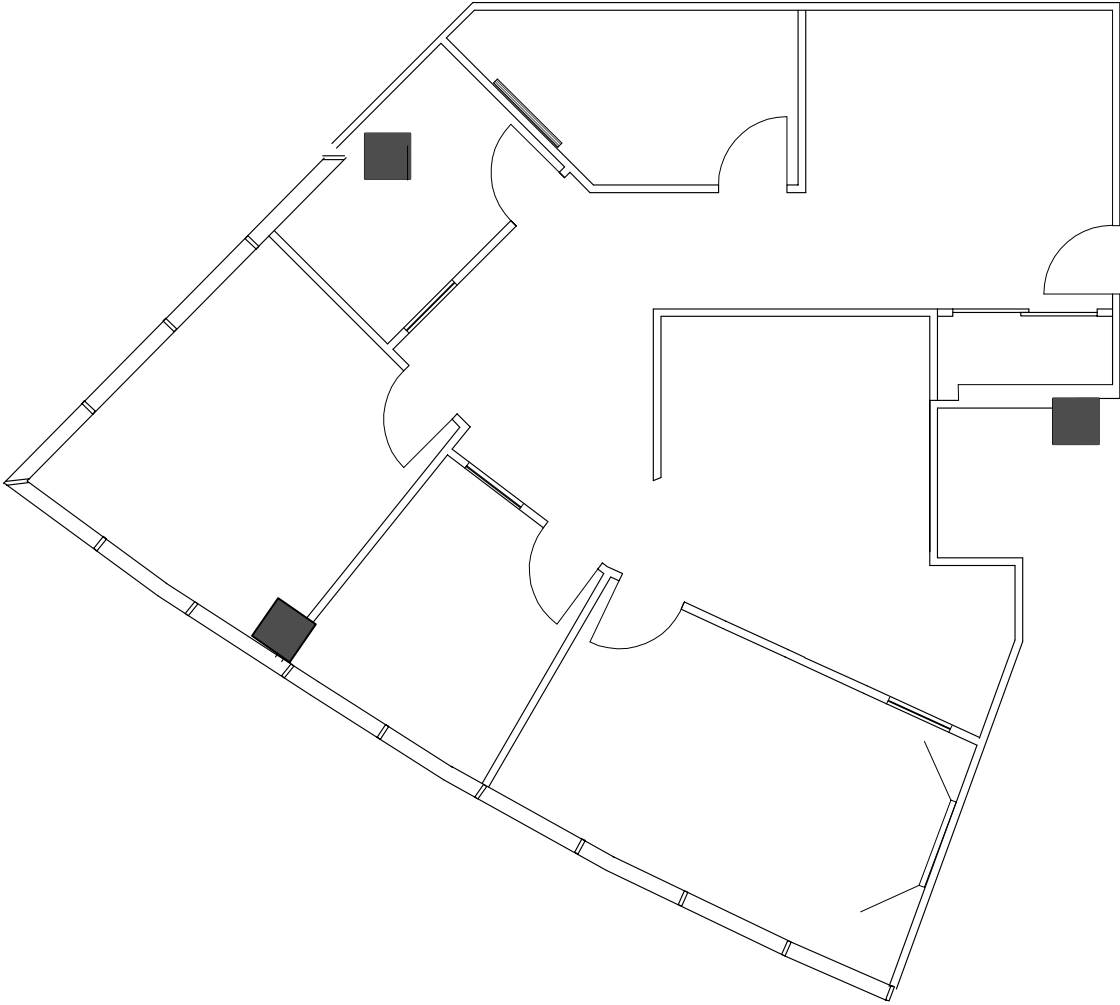
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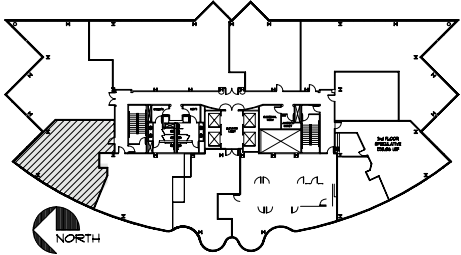


SUITE 360
1,475 rsf

As-Built



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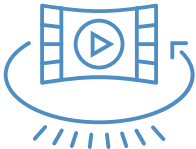
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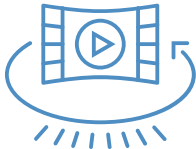
SUITE 950 & 970

4,907 rsf

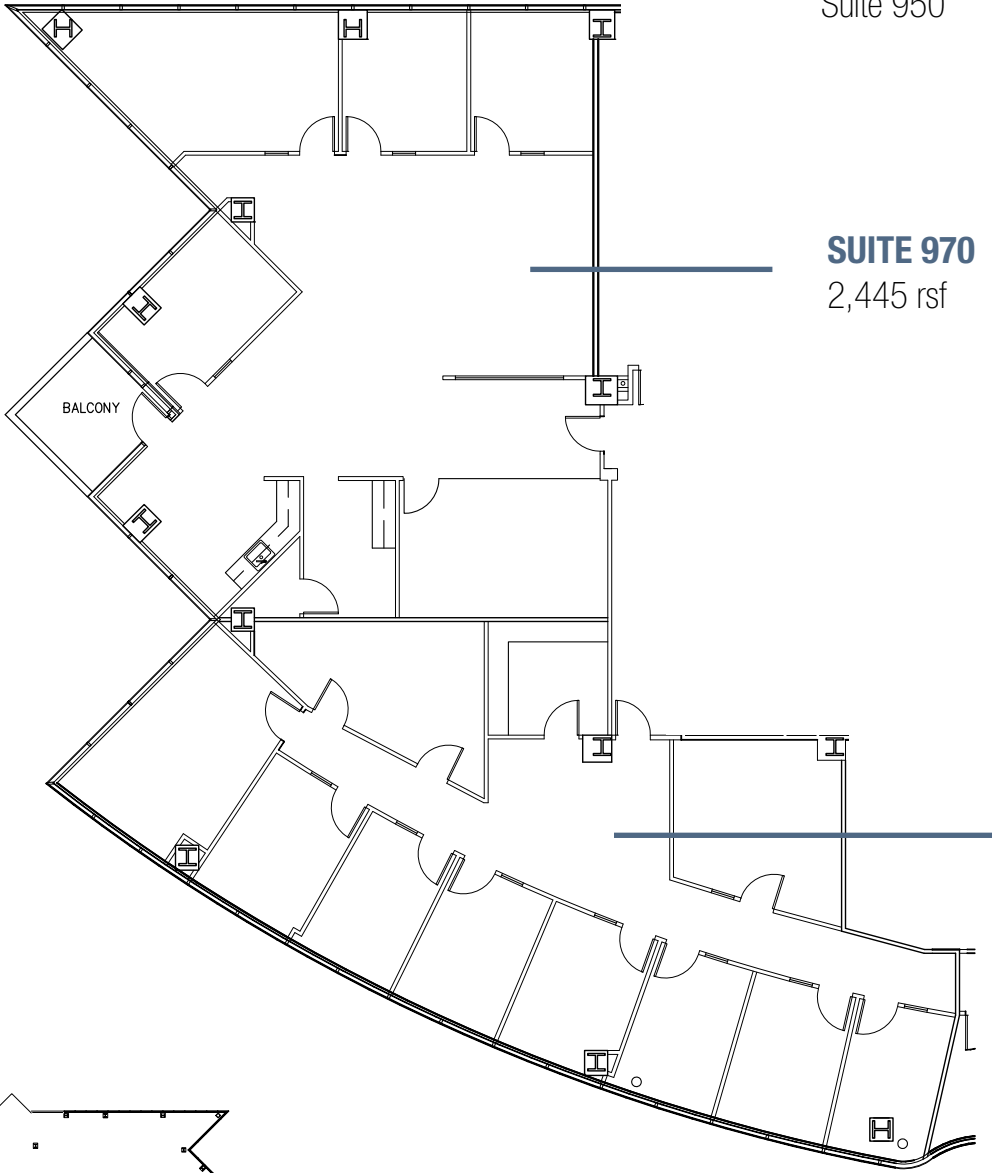
As-Built



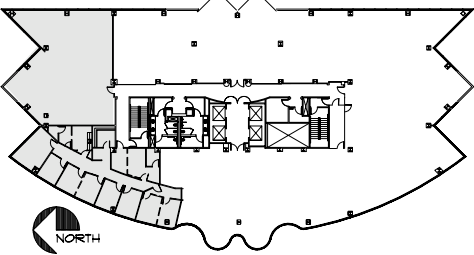
Suite 950



Suite 970



key plan



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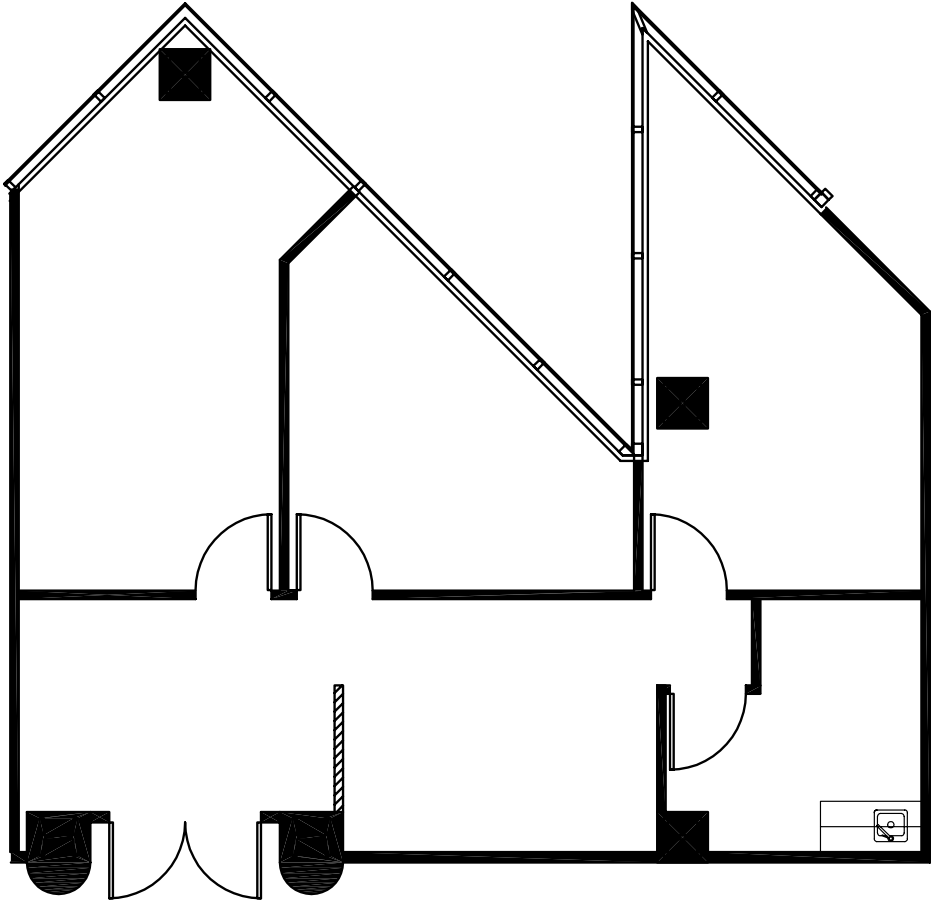
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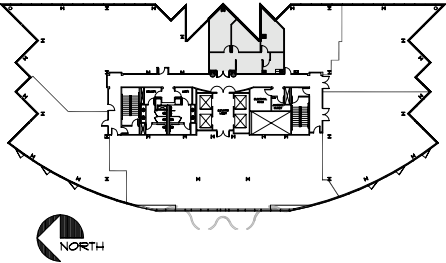


SUITE 1095 1,091 rsf

As-Built



key plan



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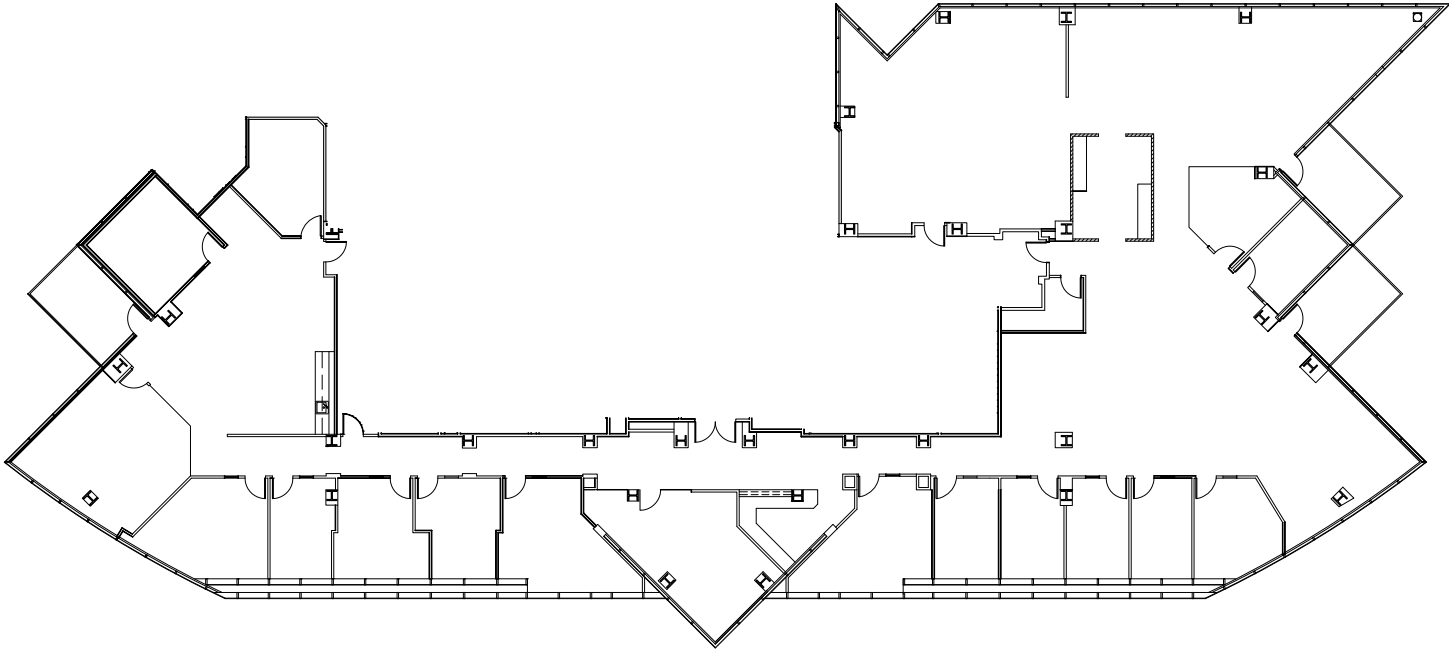
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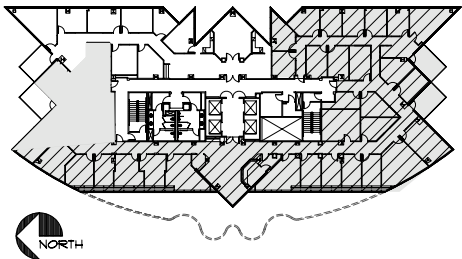


SUITE 1100 10,929 rsf

As-Built



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