



# RIO

SAN DIEGO  
PLAZA

8954 RIO SAN DIEGO DRIVE, SAN DIEGO, CA





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PLAZA

**Rio San Diego Plaza**, a notable office development that stands out as a six-story, 195,000 square foot, Class A building. With its prime location in Mission Valley, tenants of Rio San Diego Plaza enjoy the convenience of being centrally situated, providing easy access to a wealth of amenities. Additionally, this project boasts exceptional regional connectivity, thanks to its proximity to Interstate 805, Interstate 8, and Highway 163, as well as convenient access to the San Diego Trolley and bus transportation systems.

Rio San Diego Plaza is committed to providing a modern and inviting environment for its tenants. Common areas and suite spaces are undergoing updates, enhancing their aesthetic appeal and functionality. Tenants can expect refreshed and well-appointed areas, creating an inviting atmosphere for employees and visitors.

**195,000**  
SF building

**Full floor**  
opportunity available

**State-of-the-art  
renovations**  
delivering in 2024

**Centrally Located**  
in the thriving  
Mission Valley market







# FEATURES

**Renovated lobby and fitness facility**  
with showers and lockers delivering 2024

**Class “A”** office building

Convenient access to **Interstate 8, 15, 805, 163 and 52**

Short drive to major **shopping centers, restaurants, and banking**

Walking distance to the **San Diego Trolley, Metro bus service**, and is just minutes to the **San Diego Airport**.

**672 parking spaces** are available for a ratio of **3.9** stalls per **1,000** usable square feet

**33,000** large efficient floor plates

**On-site** property management





## NEW LOBBY AESTHETIC







## Availability Summary

### FOR MORE INFORMATION, CONTACT

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#### **Richard Gonor**

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## AVAILABILITY

SUITE	RSF	COMMENTS
106	4,853	Vacant
400	17,837	Vacant
500	33,691	Vacant
602	4,389	Vacant



FLOOR PLAN

# SUITE 106

4,853 SQUARE FEET



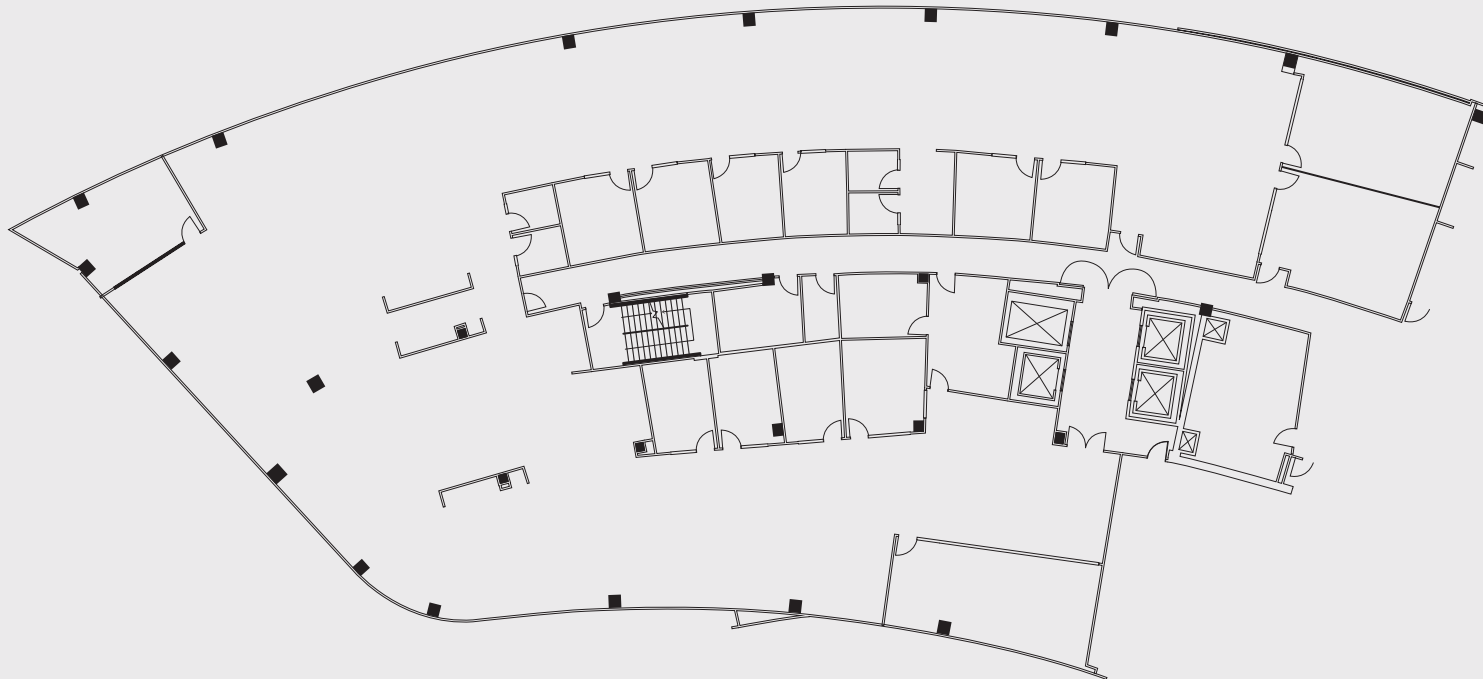


FLOOR PLAN

# SUITE 400

17,837 SQUARE FEET

\*Divisible to 7,000 SF



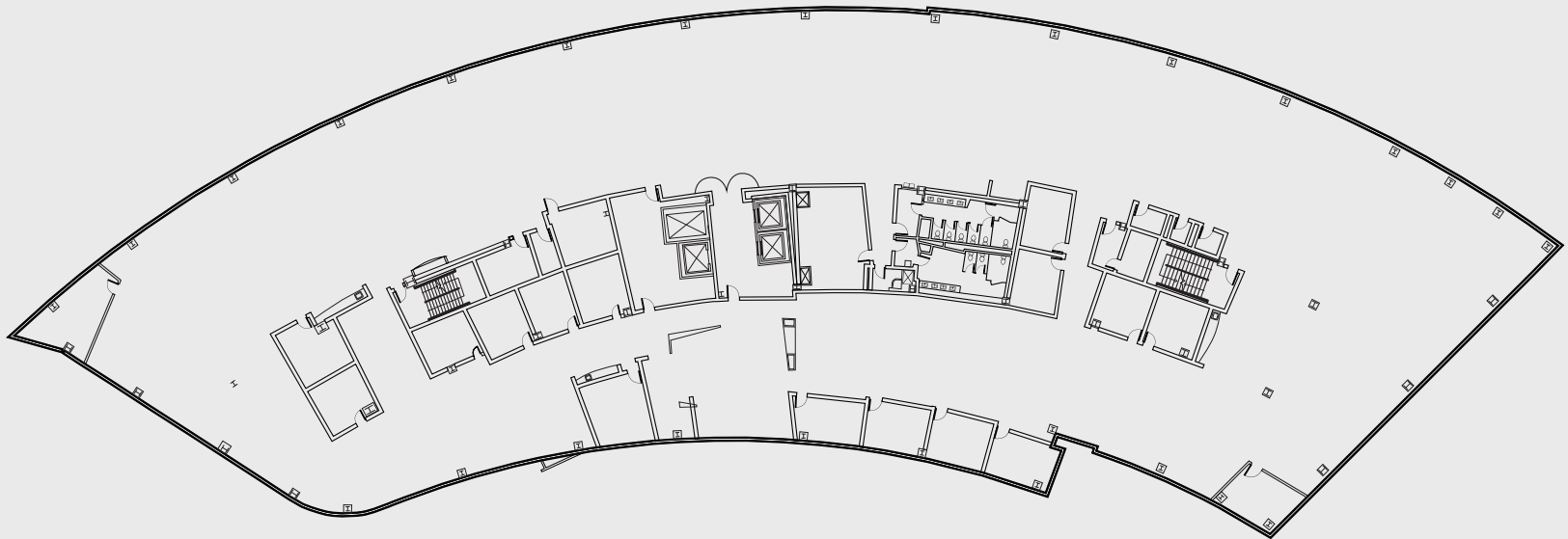
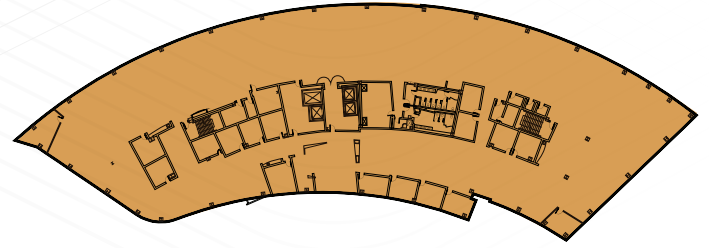


FLOOR PLAN

# SUITE 500

33,691 SQUARE FEET

\*Contiguous with Suite 400 for 51,528 s.f.

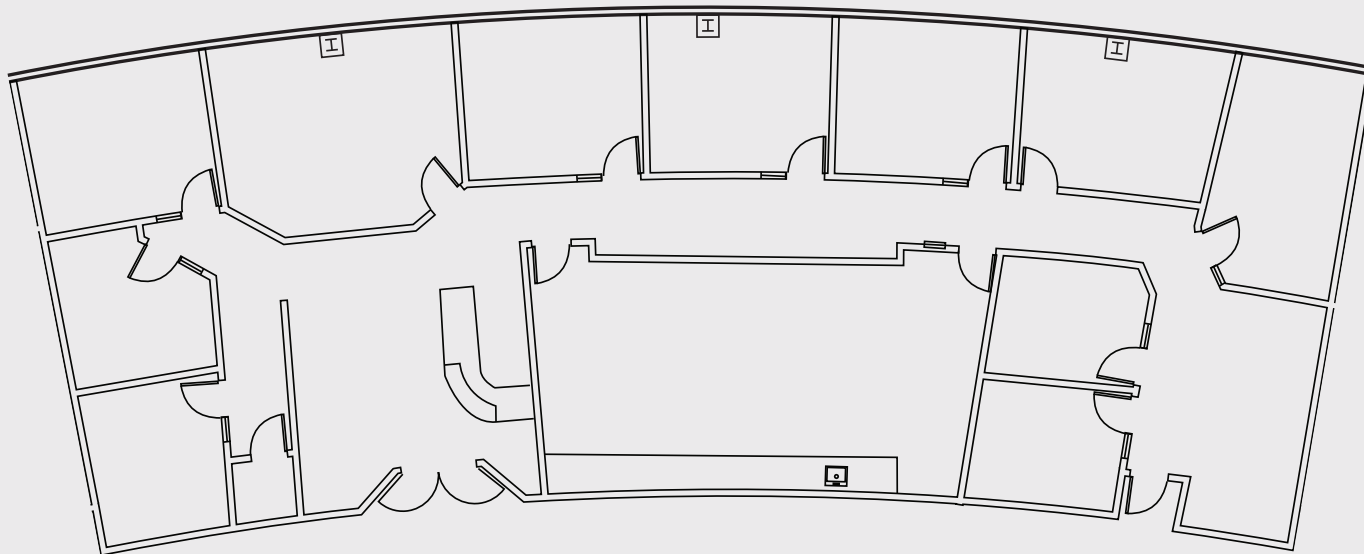




FLOOR PLAN

# SUITE 602

4,389 SQUARE FEET





## MISSION VALLEY AERIAL MAP



## NEW DEVELOPMENTS

1

RIVERWALK  
GOLF COURSE

2

TOWN &  
COUNTY

3

FAIRFIELD  
RESIDENTIAL

4

ALEXAN FASHION  
VALLEY

5

WITT - MISSION  
VALLEY

6

CIVITA

7

SDSU MISSION  
VALLEY





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