

9095 RIO SAN DIEGO DRIVE | SAN DIEGO CA

# RIO VISTA

## MEDICAL PLAZA

**SAN DIEGO'S NEWEST MEDICAL OFFICE BUILDING**



ENTIRE FIRST FLOOR LEASED TO  
**SYNERGY ORTHOPEDICS – OUTPATIENT  
SURGERY & RADIOLOGY CENTER**



**ABOVE STANDARD  
PARKING AT 5.1/1,000**

**CBRE**

# FEATURES



PARKING  
RATIO  
5.1/1,000 SF



EASY ACCESS  
TO THE I-5, I-8,  
I-805 AND I-15  
FREEWAYS



RENOVATED  
COMMON AREA  
AND RESTROOMS



CLASS A MEDICAL  
OFFICE BUILDING



SD TROLLEY  
STATION  
ACCESS



# AVAILABILITY

ENTIRE 2<sup>ND</sup> FLOOR  
AVAILABLE FOR 21,000 SF

**SUITE 200\*** 8,262 SF

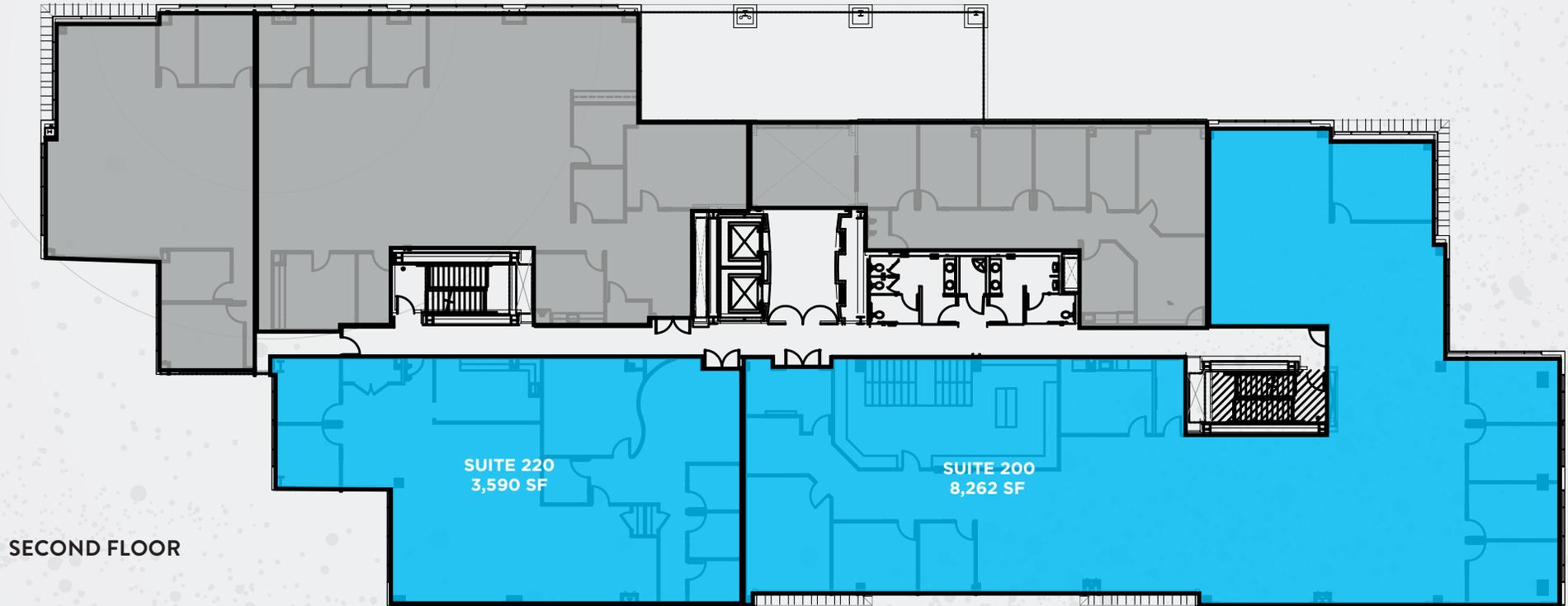
**SUITE 220\*** 3,590 SF

**SUITE 310** 1,508 SF

**SUITE 410** 2,852 SF

*\*Suites 200 & 220 can be combined for a total of 11,852 SF*

# FLOOR PLANS



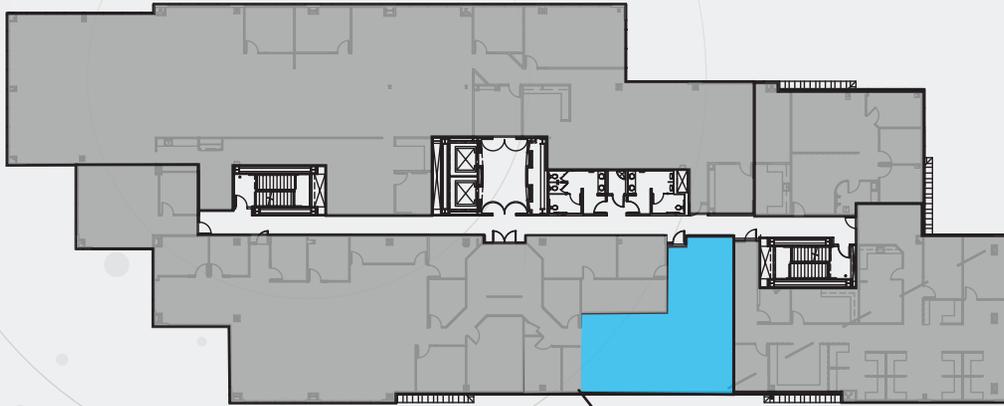
SECOND FLOOR

-  AVAILABLE
-  LEASED

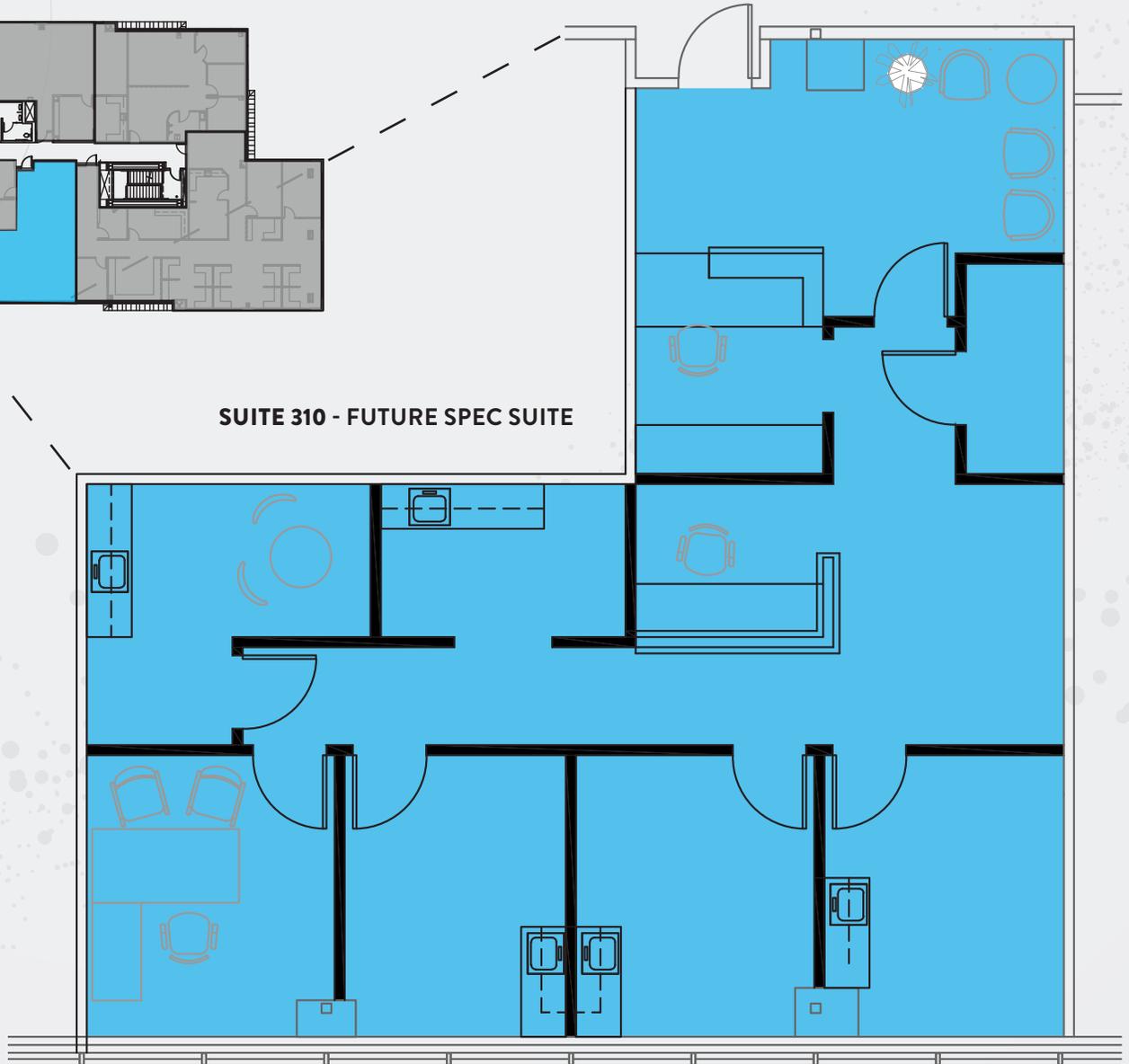
*\*Suites 200 & 220 can be combined for a total of 11,852 SF*

# FLOOR PLANS

## THIRD FLOOR



## SUITE 310 - FUTURE SPEC SUITE



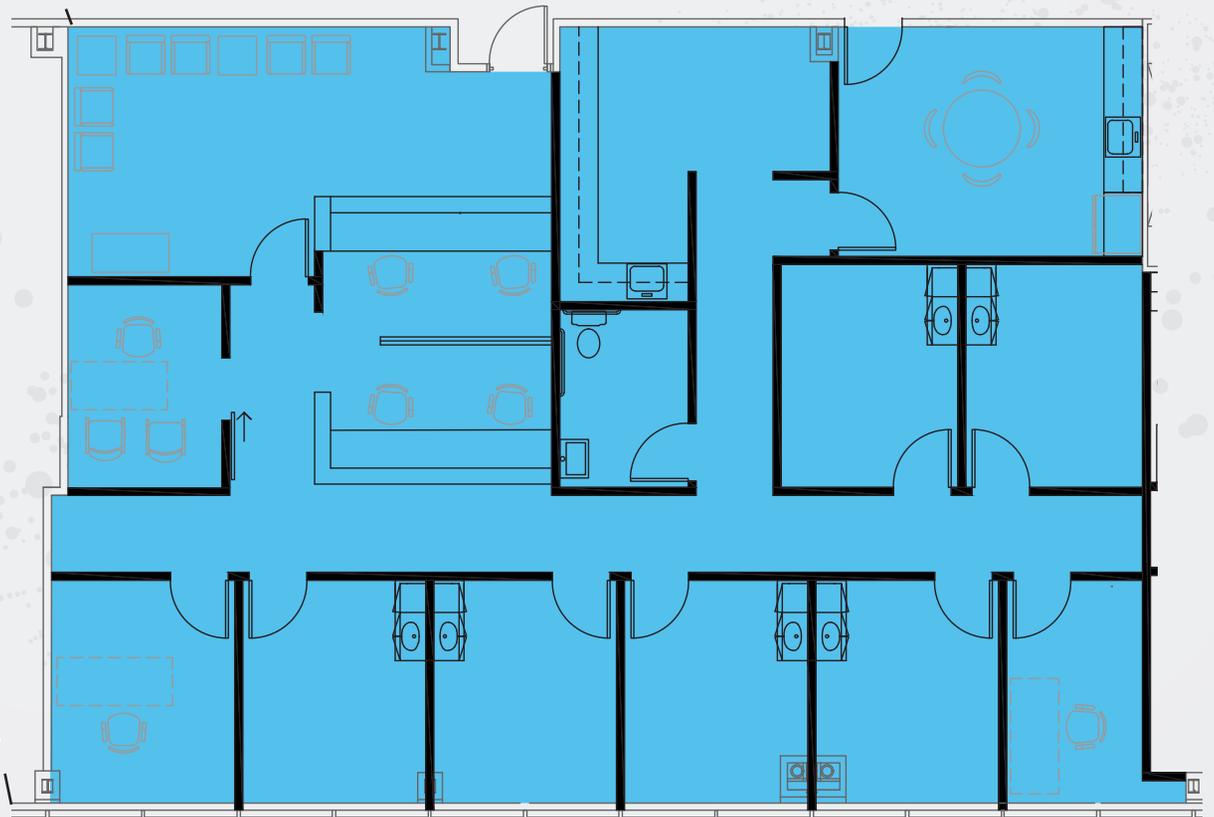
-  AVAILABLE
-  LEASED

# FLOOR PLANS

## FOURTH FLOOR

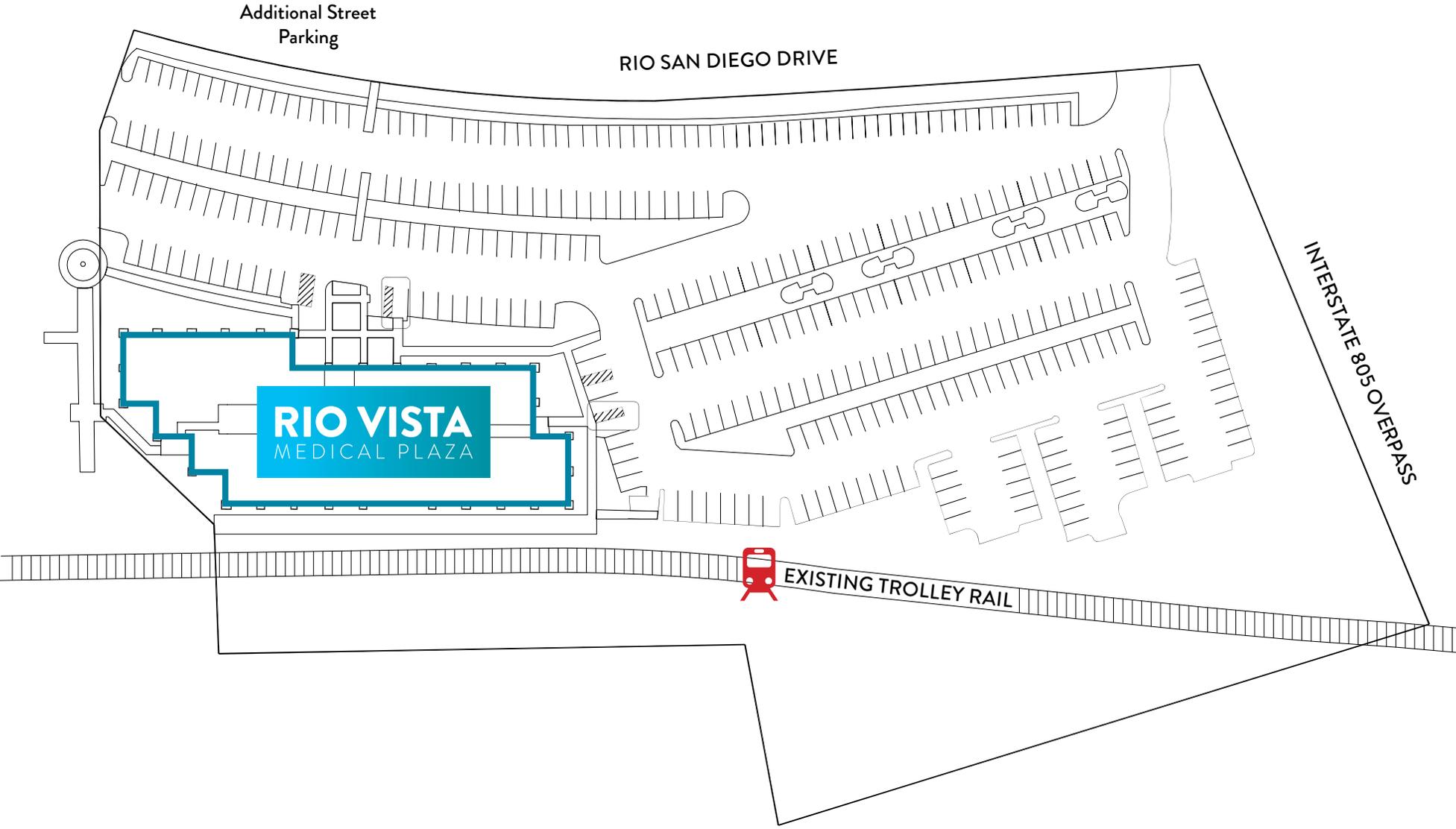


## SUITE 410 - FUTURE SPEC SUITE



-  AVAILABLE
-  LEASED

# SITE PLAN



CORONADO ISLAND

SAN DIEGO INTERNATIONAL AIRPORT

amazon

Scripps

UC San Diego HEALTH SYSTEM

FASHION VALLEY A BIRCH HALL

**CIVITA DEVELOPMENT**

230 Acres

4,870 residential units

420k SF office

480k SF retail & public amenities

**RIO VISTA MEDICAL PLAZA**

**FENTON MARKETPLACE**

Some Restaurants include

SUBWAY Starbucks Rubio's Luna Grill Oggi's ISLANDS

**SAN DIEGO STATE UNIVERSITY**

**STADIUM SITE**

FORMERLY QUALCOMM STADIUM

35,000 seat stadium

4,600 apartments

1.6M SF office, retail & hotels

INTERSTATE CALIFORNIA 8

INTERSTATE CALIFORNIA 805

DAVE & BUSTER'S

Edgemo's

IKEA

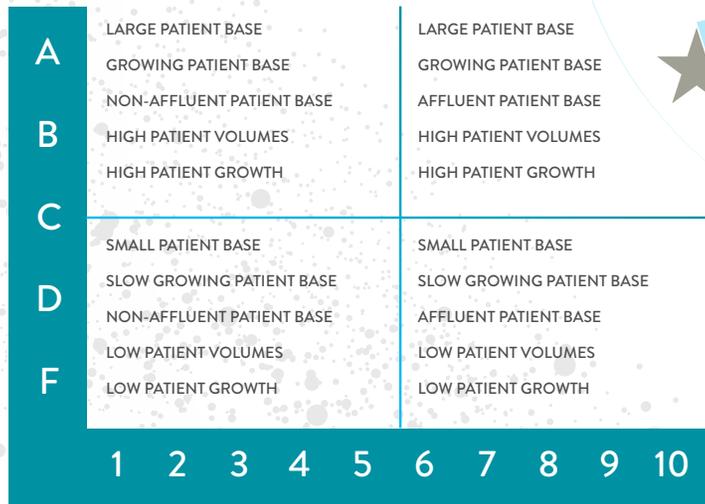
COSTCO WHOLESALE

LOWE'S

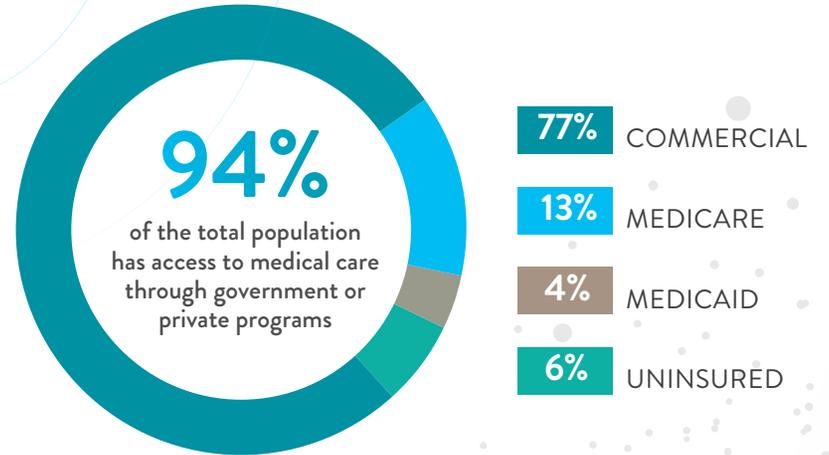
# MEDICAL OFFICE SCORECARD

## MEDICAL MARKET ANALYSIS

The San Diego market achieved a medical market ranking of 9.7 (A+) and a 98 median national percentile score, indicating that the market surrounding the subject property scored better than 98 percent of the markets nationally for medical office use.



## INSURANCE COVERAGE

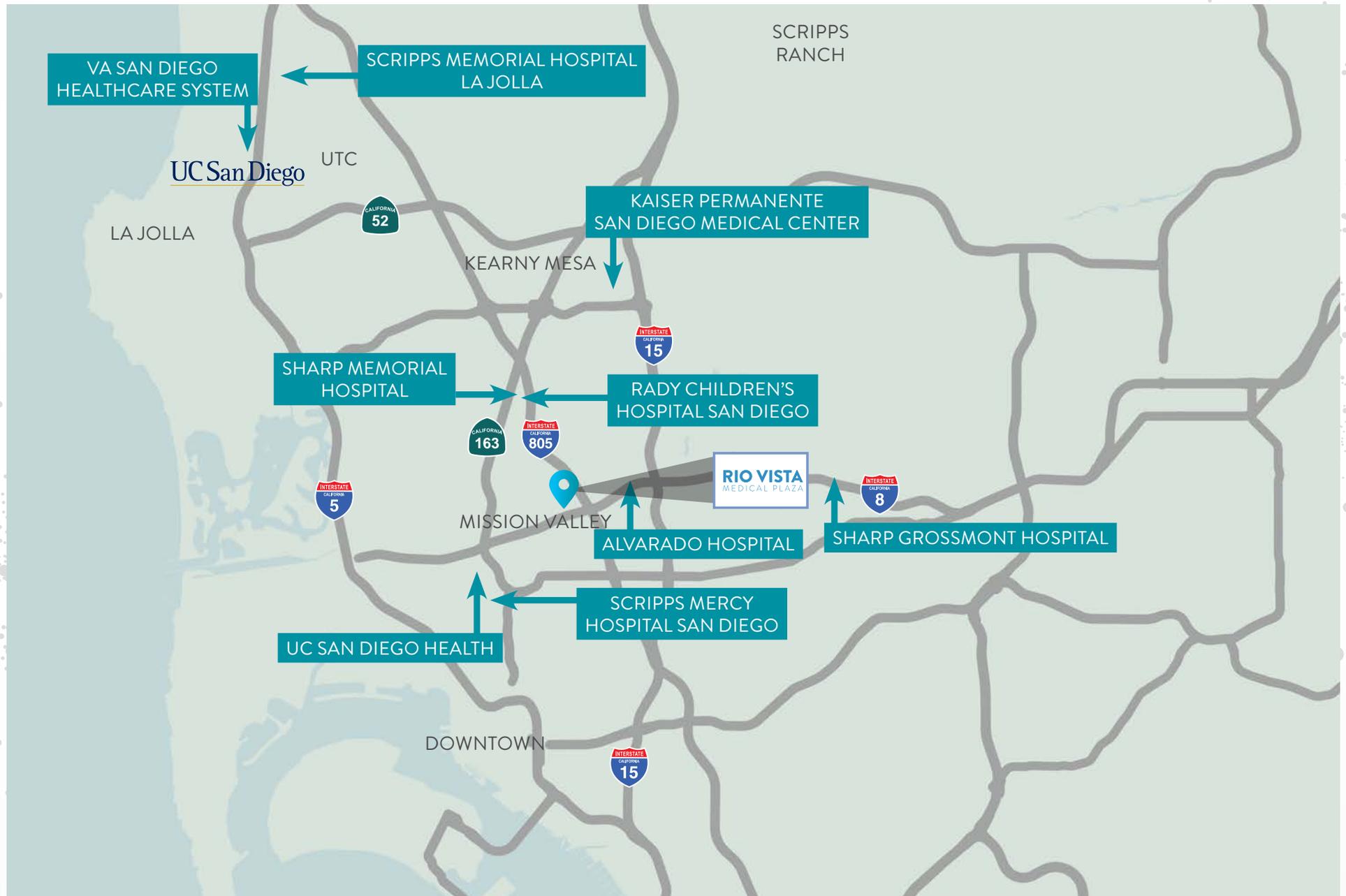


## MEDIAN HOME VALUE



NOTE: Proprietary research provided by MRA and CBRE FastReport. Not to be reused or distributed without written permission by CBRE, Inc. Median Home Value sources: USA (<https://fred.stlouisfed.org/series/MSPUS>); California (<https://managecasa.com/articles/california-housing-market-report/#:~:text=The%20California%20median%20home%20price,2021%20from%20%24659%2C400%20in%202020.%E2%80%9D>); San Diego County: (<https://www.sandiegouniontribune.com/business/story/2022-01-20/san-diegos-home-price-ended-year-at-record-high>).

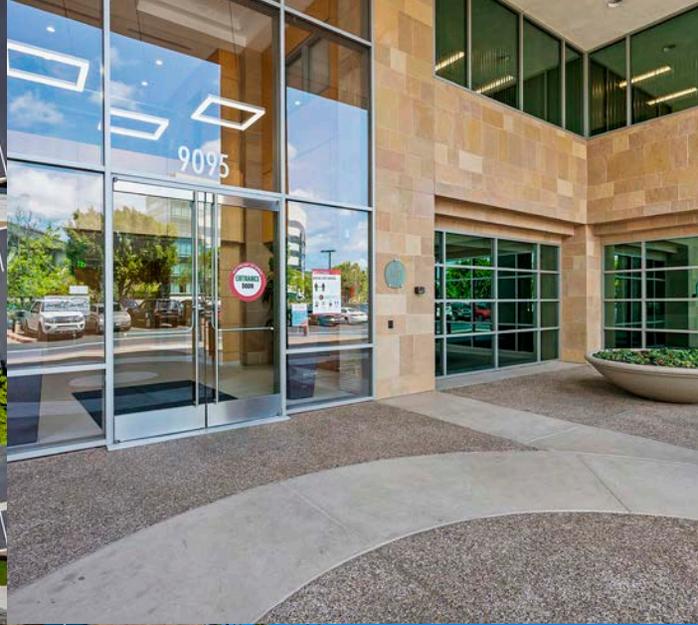
# AREA HEALTH SYSTEM LOCATIONS





# RIO VISTA MEDICAL PLAZA





# RIO VISTA MEDICAL PLAZA

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