



THE PROMENADE
Rio Vista


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2185 Station Village Way, San Diego, California 92108
619 293 3888 F. 619 293 3838 email:promenade@sares-regis.com
www.promenadeliving.com www.srgliving.com

SARES·REGIS Group
137 in Quality. 137 in Service.





The art of living achieves full expression at The Promenade...

from the first light of dawn to romantic walks along the river's edge at sunset. Imagine life in a European village, with a lushly landscaped Esplanade and a grand fountain that sparkles in the sun.

Shops and restaurants will charm you, not only with what they offer, but also because they are right outside your door. The Rio Vista Trolley station is integrated into the community, connecting you to San Diego.



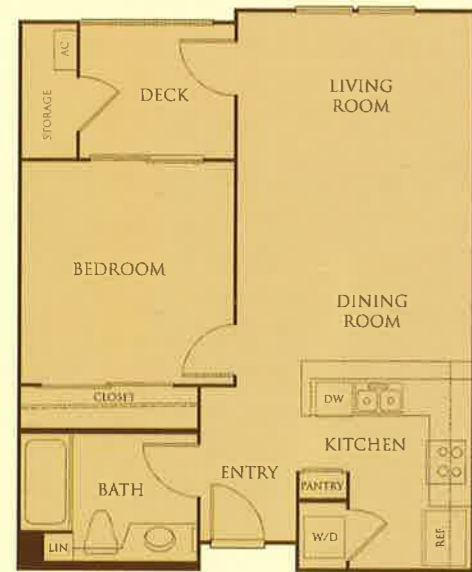
ENJOY THE RESORT LIFE EVERY DAY

The creative genius of Irving Gill, who designed many San Diego landmarks in the early 1900's, is the spark for the architectural design of The Promenade. The ambience creates the feeling that one has journeyed to a timeless San Diego.

The private terrace in every apartment home is yours to enjoy morning, noon and night. It's just one of the many conveniences that are like a breath of fresh air in apartment living. Gourmet kitchens open to the dining rooms. Ceilings are all 9-feet and higher. All homes have washers/dryers, along with wiring for cable TV and high-speed Internet access. Many of the homes feature fireplaces and master walk-in closets. There's no place like The Promenade that gives you the comforts of home.

From the boutiques and retail conveniences in the shopping arcade, it's just a quick hop on the Trolley to the sights and sounds of San Diego. You've never been so mobile while your car stays in the garage! The Promenade Rio Vista offers easy access to all major freeways. You are close to San Diego Beaches, Petco Park, and Fashion Valley Shopping Center. And you are minutes to the Gaslamp Quarter, San Diego Airport and Balboa Park.

Create a life you'll love, inspired by beauty and pleasure... at The Promenade Rio Vista.

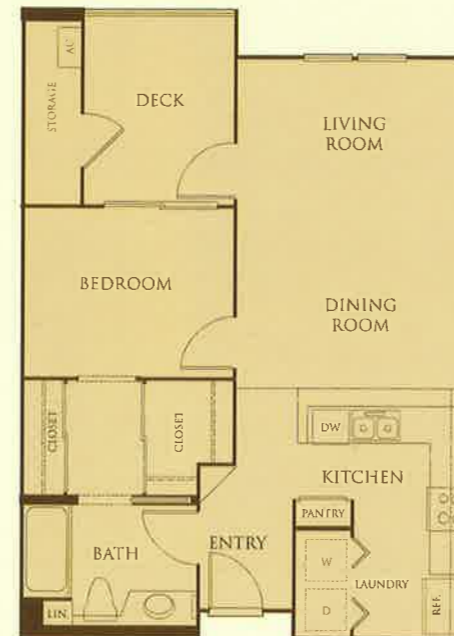
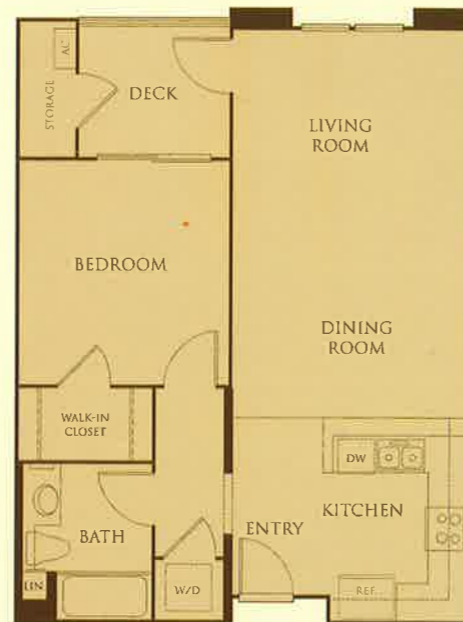


Residence 1

One Bedroom • One Bath
652 SQUARE FEET

Residence 2

One Bedroom • One Bath
711 SQUARE FEET



Residence 3

One Bedroom • One Bath
750 SQUARE FEET

Plans shown here are representations. Total square footage, window locations, washer/dryer, closet, tub/shower, and patio/deck configurations, if applicable, may vary in the individual apartments from the plans depicted here.

INTERIOR APPOINTMENTS

- 7 award-winning one and two-bedroom floor plans, many with a den/home office and dual terraces
- Private patio or balcony terrace, each with an enclosed storage area • Gas fireplaces* • Dramatic floor-to-ceiling windows*
 - Gourmet kitchen with cherry wood cabinets, ceramic tile counters and a serving bar that opens to the dining area
- Microwave, disposal, dishwasher and large pantry • Frost-free refrigerator with icemaker • Central heating and air conditioning
- Enclosed laundry area with full-size washer and dryer • 9 foot ceilings throughout and 14 foot vaulted ceilings on top levels*
- Spacious walk-in closets in most residences • Large mirrored wardrobe closets • Generous bathrooms with ceramic tile tubs/showers
 - Pre-wired for cable TV and cable high-speed Internet • Additional on-site storage areas available for rental

*In Select Residences





Residence 4

One Bedroom • One Bath • Den
831 SQUARE FEET



Residence 5

Two Bedrooms • Two Baths • Two Decks
1,078 SQUARE FEET

Residence 6

Two Bedrooms • Two Baths
1,084 SQUARE FEET



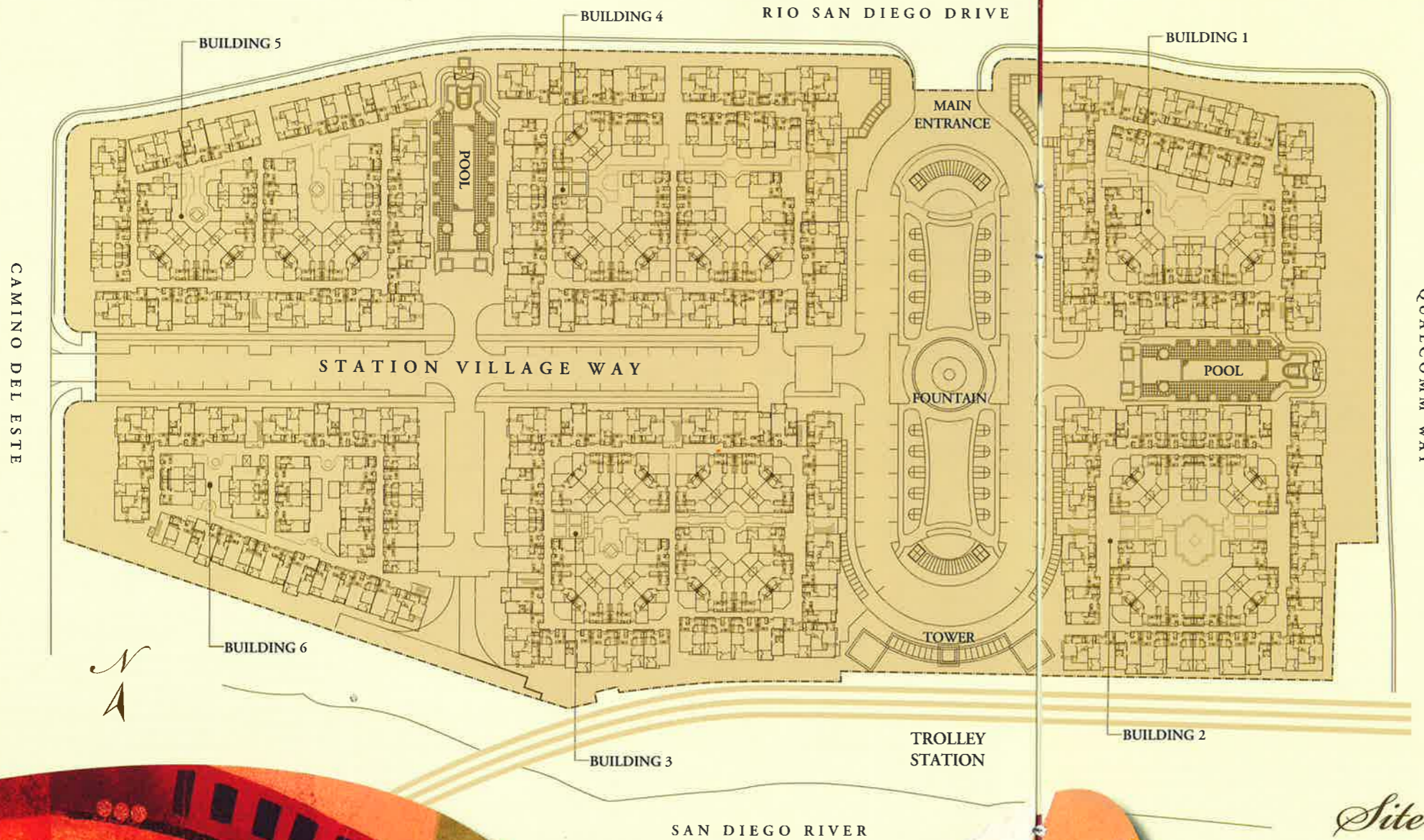
Residence 7

Two Bedrooms • Two Baths • Den • Two Decks*
1,273 SQUARE FEET



*In Select Residences

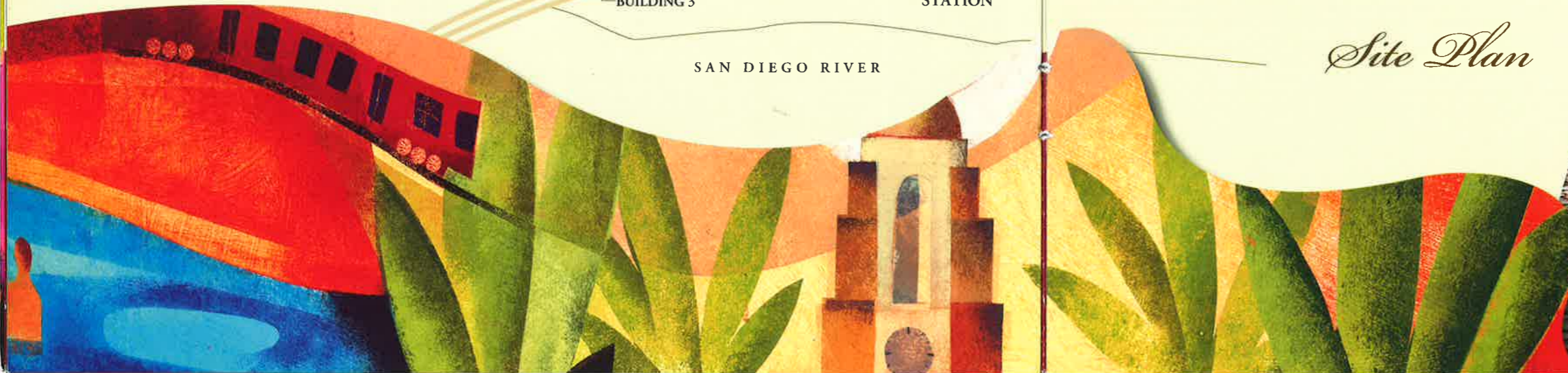




Site Plan

COMMUNITY ENHANCEMENTS

- Beautifully landscaped Esplanade with a majestic fountain and sun-lit European-style café tables
- Esplanade retail including a coffeehouse, wine bar, day spa, hair salon, dry cleaners, restaurant, dentistry and chiropractic offices
- Private fountain courtyards in the center of each building
- Two resort-style pools and spas with BBQ pits and social areas
- Two fitness centers with top of the line equipment and free weights
- Two clubrooms with wide-screen TVs, billiard tables and full kitchens
- Underground reserved parking with elevator service
- Card-controlled access to all buildings and garages
- Private movie theater
- Two business centers
- Two conference rooms
- Adjacent to San Diego River and hiking/biking trails
- Rio Vista Trolley Station on-site





CENTRALIZED LIVING

Located in Mission Valley, The Promenade enjoys an ideal, centralized location in the heart of San Diego. Our Esplanade opens onto the lush and peaceful hiking/biking trails of the San Diego River. From the Rio Vista Trolley Station, integrated into the community, it's an easy train ride to many attractions in San Diego.

- Petco Park
- Qualcomm Stadium
- Mission Valley Shopping Center
- Fashion Valley Shopping Center
- Mission Bay and Sea World
- San Diego beaches
- Historic Old Town
- Little Italy
- Seaport Village
- Convention Center
- Downtown San Diego
- Gaslamp Quarter
- Del Mar Racetrack and Fairgrounds
- Mexico

The Promenade's central location, with freeway access to the 5, 8, 805 and 15 freeways, brings the many sights of greater San Diego within easy access.

- San Diego Intl. Airport
- Miramar MCAS
- San Diego Zoo
- San Diego Wild Animal Park
- Balboa Park
- Coronado Island
- The Globe Theaters
- UC San Diego
- San Diego State University
- University of San Diego
- 92 area golf courses
- Carlsbad
- Del Mar
- La Jolla



DIRECTIONS

- From I-8, exit Texas Street/Qualcomm Way. Go north on Qualcomm Way. Turn left on Rio San Diego Drive and look for Promenade immediately on left.
- From Hwy. 163, take I-8 east, follow directions above.
- From I-805 and I-15, take I-8 west, exit Mission Center Road. Turn right on Camino del Rio North. Continue straight. Turn left on Qualcomm Way. Turn left on Rio San Diego Drive and look for Promenade immediately on left.

