

# FOR LEASE

OFFICE, RETAIL, & COMMERCIAL SPACES



PROPERTY HIGHLIGHTS

LOCATION OVERVIEW

SUITE AVAILABILITIES

CONTACT INFORMATION

**GRANTVILLE STATION  
BUSINESS PARK**



MISSION GORGE RD | SAN DIEGO, CA

# FOR LEASE

OFFICE, RETAIL, & COMMERCIAL SPACES



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**GRANTVILLE STATION  
BUSINESS PARK**

## PROPERTY HIGHLIGHTS

- Available Suites Ranging in Size 600 SF to 4,380 SF
- Walking Distance to Grantville Trolley Station, Home Depot, various restaurants
- Flexible Zoning to accommodate light industrial, Office, Retail, Commercial Services, and many more
- High warehouse ceilings with ample utilities
- Marque light-up sign located on BUSY Mission Gorge Road - 40,000 Cars per day
- Currently Serviced by AT&T and Cox
- Call to inquire about your intended use



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BUSINESS PARK**



## LOCATION OVERVIEW

### *Flexible Zoning Uses*

#### **Retail:**

Furniture, Food & Beverage, Apparel, Financial Sales, Tools/Equipment

#### **Commercial Services:**

Eating & Drinking Establishments, Breweries, Apparel, Fitness, Assembly & Entertainment, Contractor Services

#### **Offices:**

Business & Professional, Medical, Dental, Health Practitioners, Real Estate Offices, Professional Services

#### **Wholesale, Distribution, & Storage:**

Warehouse, Distribution, long/short term storage

#### **Industrial:**

Light Manufacturing

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**GRANTVILLE STATION  
BUSINESS PARK**

SITE ADDRESS	APPROX. SQUARE FEET	LEASE TYPE	SITE FEATURES
<b>GRANTVILLE BUSINESS PARK SOUTH</b>			
5803 Mission Gorge Rd. #A	800	GROSS	CLICK TO VIEW
5803 Mission Gorge Rd. #B	2,005	GROSS	CLICK TO VIEW
5805 Mission Gorge Rd. #A	900	GROSS	CLICK TO VIEW
5805 Mission Gorge Rd. #B	1,666	GROSS	CLICK TO VIEW
<b>GRANTVILLE BUSINESS PARK WEST</b>			
5821 Mission Gorge Rd.	2,150	NNN	CLICK TO VIEW
5825 Mission Gorge Rd	1,546	NNN	CLICK TO VIEW
5827-29 Mission Gorge Rd.	2,900	NNN	CLICK TO VIEW
<b>GRANTVILLE BUSINESS PARK EAST</b>			
5835 A Mission Gorge Rd.	1,115	GROSS	CLICK TO VIEW
5835 B Mission Gorge Rd.	628	GROSS	CLICK TO VIEW
5835 C Mission Gorge Rd.	1,200	GROSS	CLICK TO VIEW
5835 C-1 Mission Gorge Rd.	956	GROSS	CLICK TO VIEW
5837 A Mission Gorge Rd.	2,730	GROSS	CLICK TO VIEW
5837 B Mission Gorge Rd.	1,380	GROSS	CLICK TO VIEW
5837 C Mission Gorge Rd.	1,521	GROSS	CLICK TO VIEW
5837 D Mission Gorge Rd.	1,560	GROSS	CLICK TO VIEW
5837 E Mission Gorge Rd.	1,531	GROSS	CLICK TO VIEW
5837 F Mission Gorge Rd.	848	GROSS	CLICK TO VIEW

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**GRANTVILLE STATION**  
BUSINESS PARK

SITE ADDRESS	APPROX. SQUARE FEET	LEASE TYPE	SITE FEATURES
5839 A Mission Gorge Rd.	1,910	GROSS	CLICK TO VIEW
5839 B Mission Gorge Rd.	1,444	GROSS	CLICK TO VIEW
5839 C Mission Gorge Rd.	1,895	GROSS	CLICK TO VIEW
5839 D Mission Gorge Rd.	1,478	GROSS	CLICK TO VIEW
5839 E Mission Gorge Rd.	1,465	GROSS	CLICK TO VIEW
5839 F Mission Gorge Rd.	1,886	GROSS	CLICK TO VIEW
5841 A Mission Gorge Rd.	1,994	GROSS	CLICK TO VIEW
5841 B Mission Gorge Rd.	2,011	GROSS	CLICK TO VIEW
5841 C Mission Gorge Rd.	1,475	GROSS	CLICK TO VIEW
5841 D Mission Gorge Rd.	1,500	GROSS	CLICK TO VIEW
5841 E Mission Gorge Rd.	1,479	GROSS	CLICK TO VIEW
5841 F Mission Gorge Rd.	1,509	GROSS	CLICK TO VIEW
*5841 G Mission Gorge Rd.	1,450	GROSS	CLICK TO VIEW
*5841 H Mission Gorge Rd.	1,350	GROSS	CLICK TO VIEW
*5841 I Mission Gorge Rd.	1,380	GROSS	CLICK TO VIEW
5841 J Mission Gorge Rd.	1,946	GROSS	CLICK TO VIEW

\*Spaces have been converted to one large unit

MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5803 MISSION GORGE RD #A



## SUITE

5803 Mission Gorge Rd. #A

## APPROX. SQUARE FEET

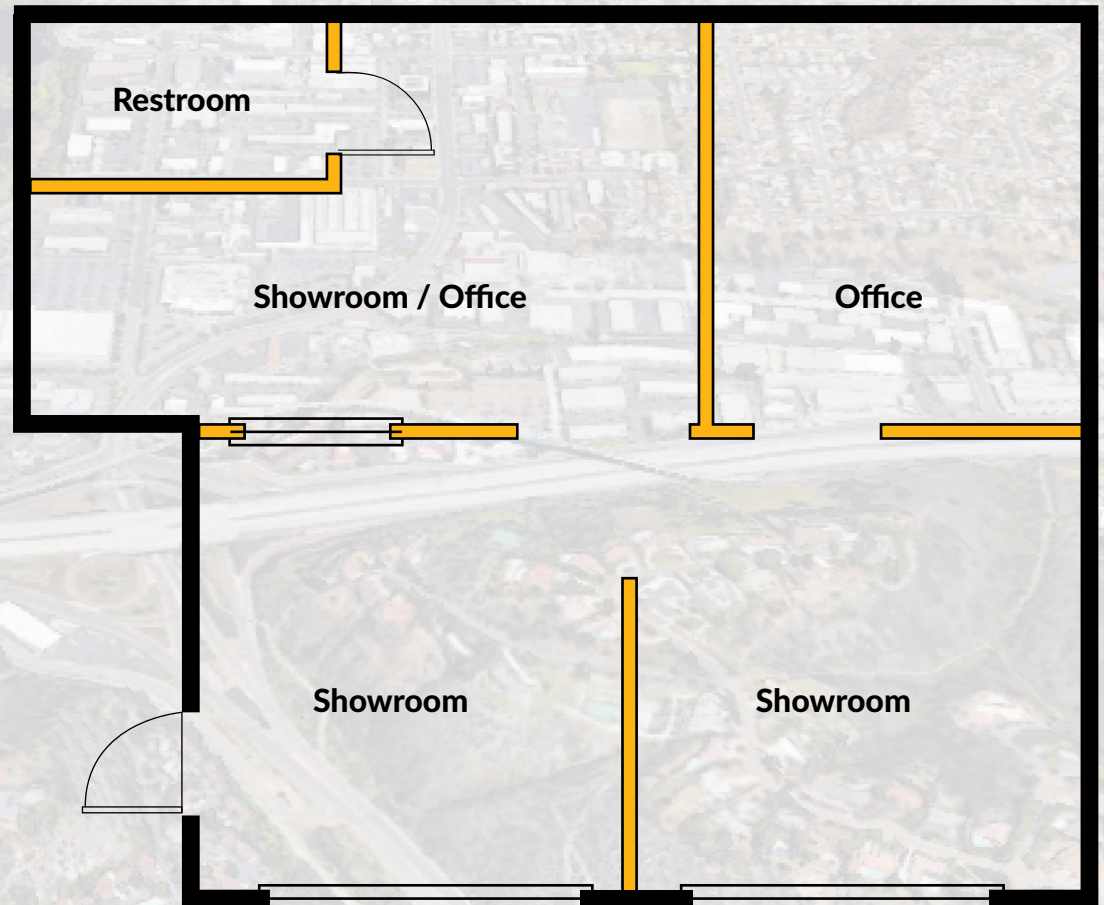
800 SF

## LEASE TYPE

Gross

## FEATURES

- Retail/flex space on busy Mission Gorge Rd
- Open floor plan with one restroom and large
- windows. Signage on roof for tons of exposure



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5803 MISSION GORGE RD #B



## SUITE

5803 Mission Gorge Rd #B

## APPROX. SQUARE FEET

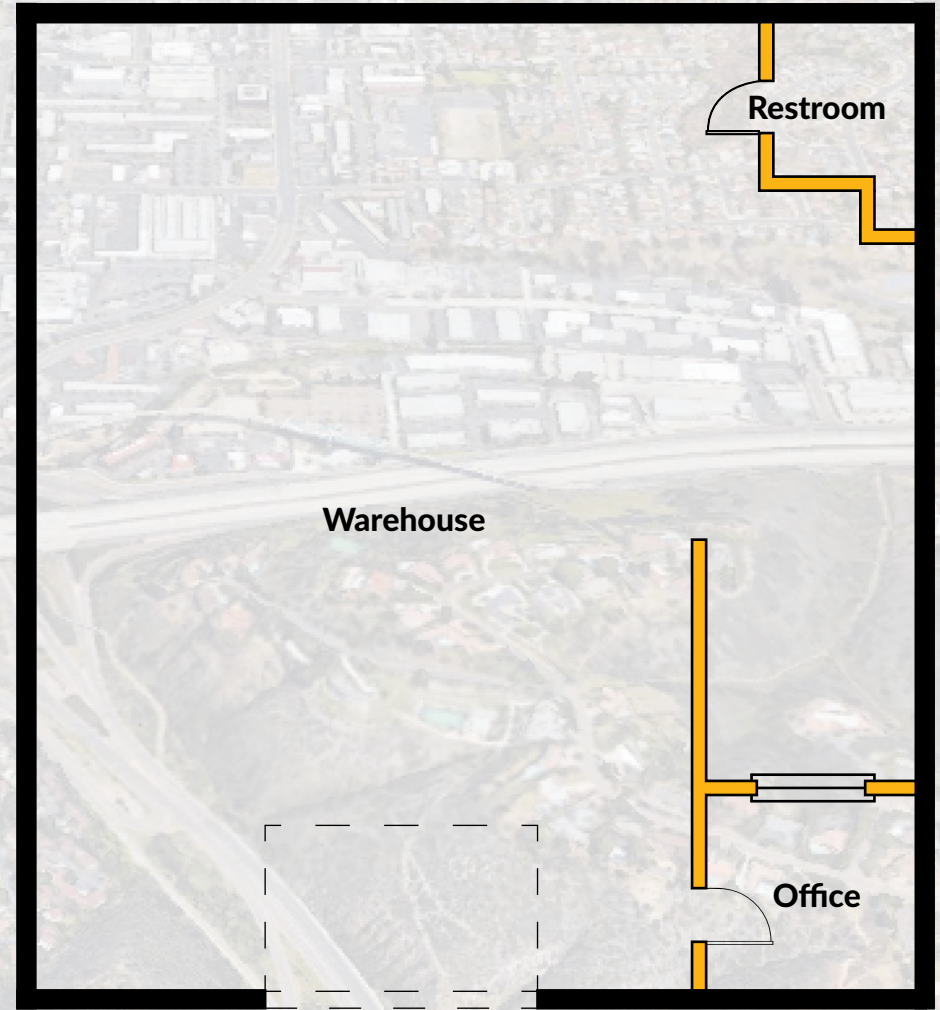
2,005 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial warehouse, large roll-up door, one private office, bath & shower
- Street signage available, overnight parking, insulated ceilings
- 200 amp power
- 16x9 Rollup Door



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5805 MISSION GORGE RD #A

## SUITE

5805 Mission Gorge Rd #A

## APPROX. SQUARE FEET

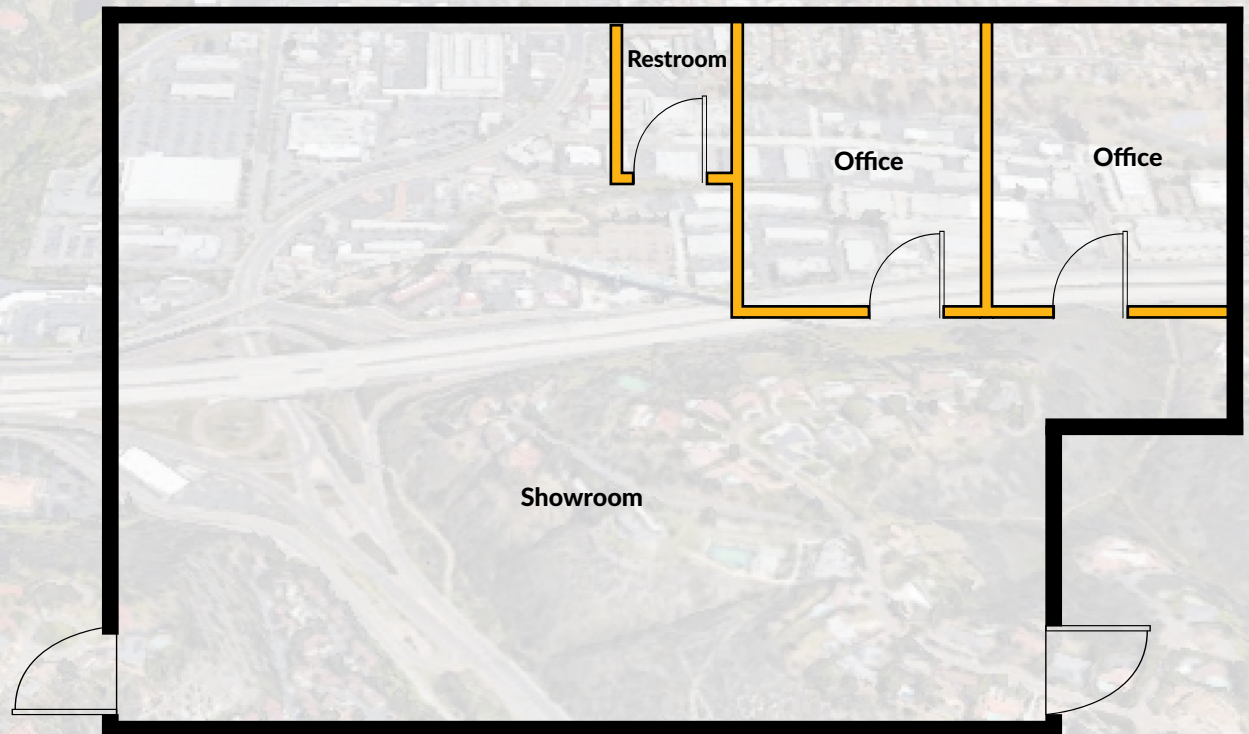
900 SF

## LEASE TYPE

GROSS

## FEATURES

- ✔ Retail/flex space, on busy Mission Gorge Rd
- ✔ Clean showroom/lobby, two private offices and one restroom
- ✔ Signage on roof for tons of exposure



MISSION GORGE RD | SAN DIEGO, CA



# Grantville Station Business Park FOR LEASE

5805 MISSION GORGE RD #B



## SUITE

5805 Mission Gorge Rd #B

## APPROX. SQUARE FEET

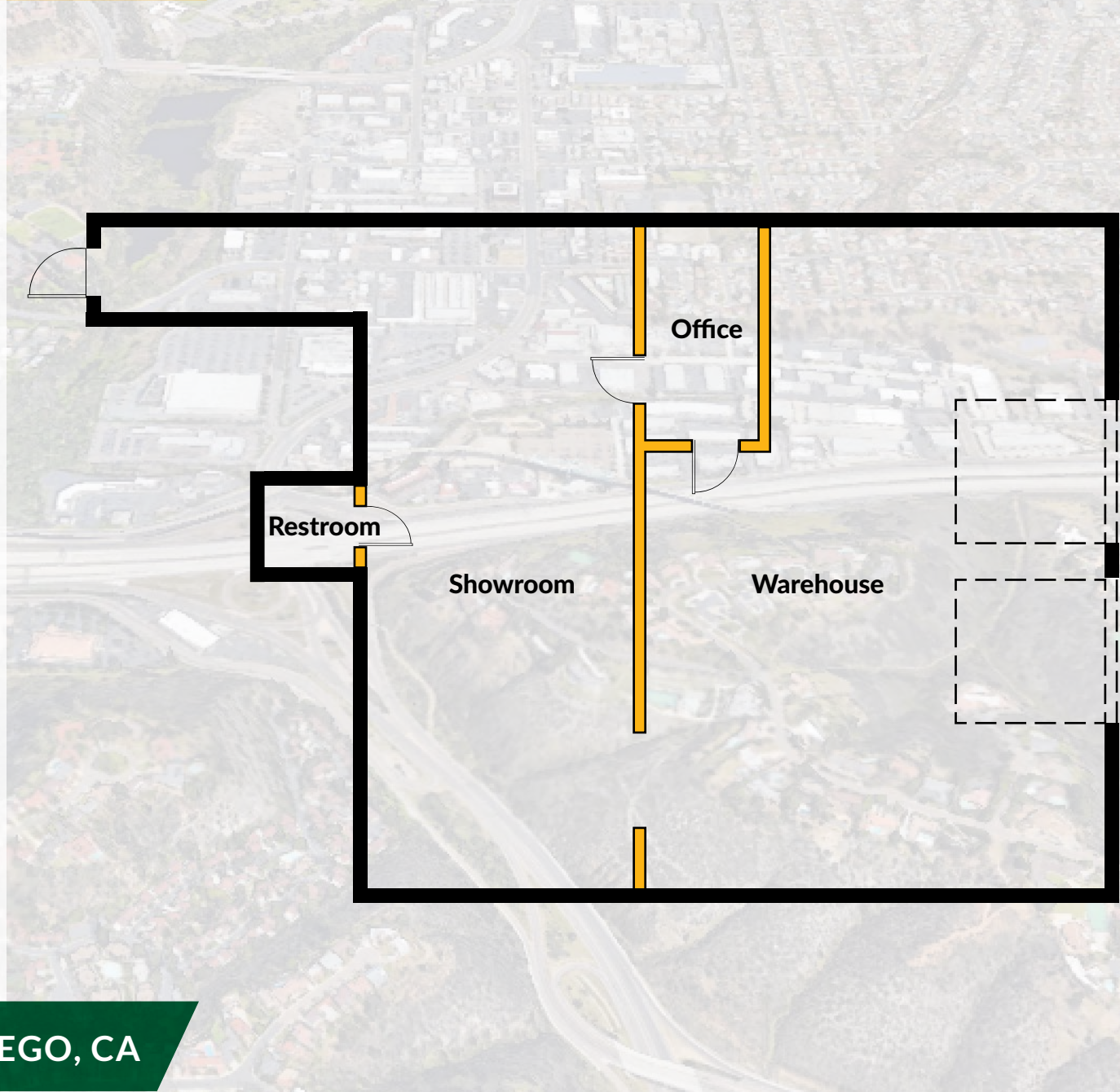
1,666 SF

## LEASE TYPE

GROSS

## FEATURES

- Commercial/flex space, street signage, private office and bathroom
- Showroom with separate warehouse, dual roll-up doors and exterior parking



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5821 MISSION GORGE RD



## SUITE

5821 Mission Gorge Rd

## APPROX. SQUARE FEET

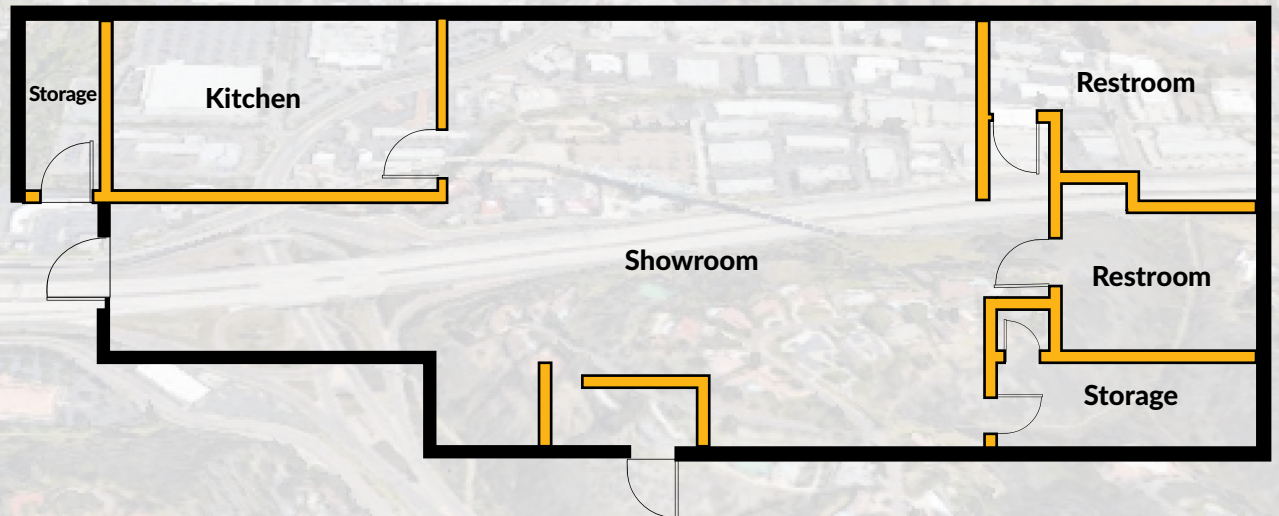
2,150 SF

## LEASE TYPE

NNN

## FEATURES

- Long standing brewpub with full kitchen, two restrooms, HVAC and street frontage



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5825 MISSION GORGE RD



## SUITE

5825 Mission Gorge Rd

## APPROX. SQUARE FEET

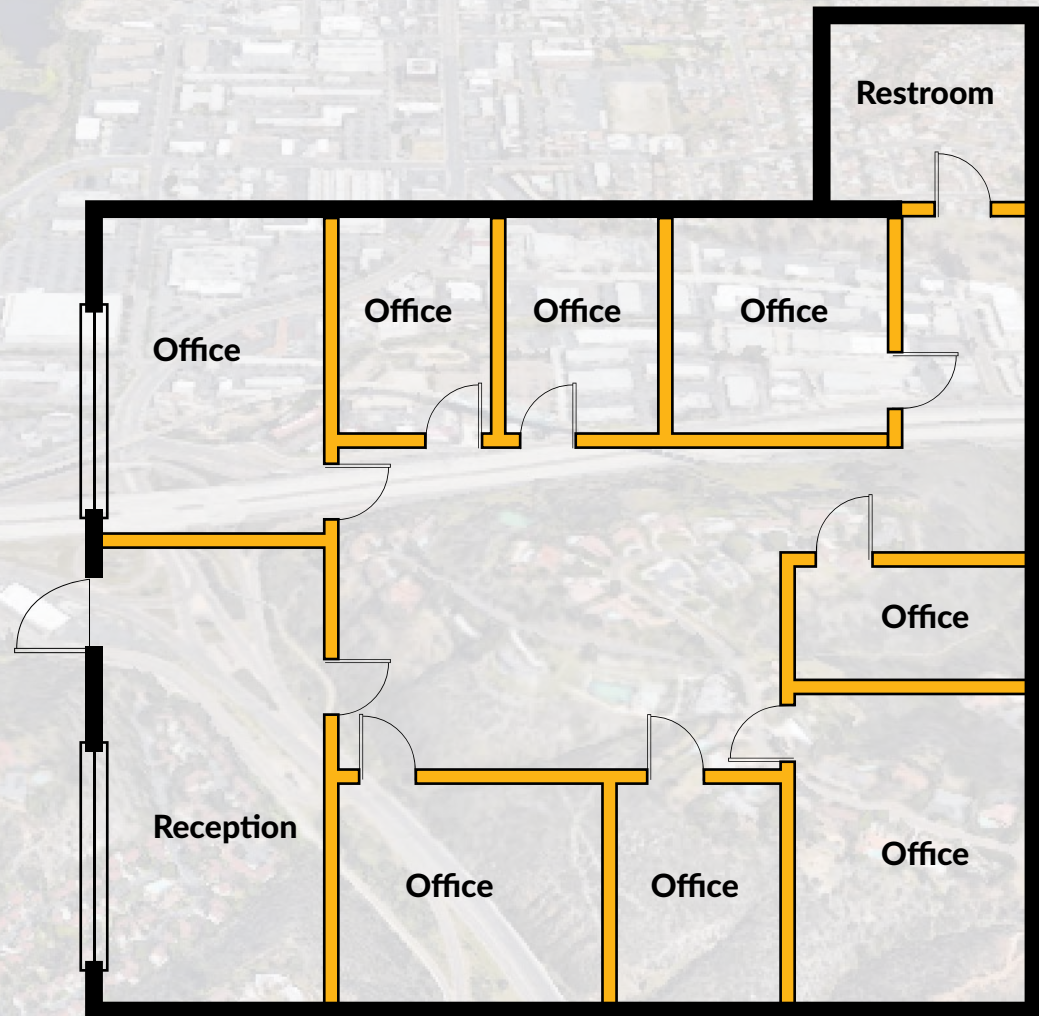
1,546 SF

## LEASE TYPE

NNN

## FEATURES

- Retail/office space, multiple private offices, one restroom, street frontage & signage



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5827-29 MISSION GORGE RD



## SUITE

5827-29 Mission Gorge Rd

## APPROX. SQUARE FEET

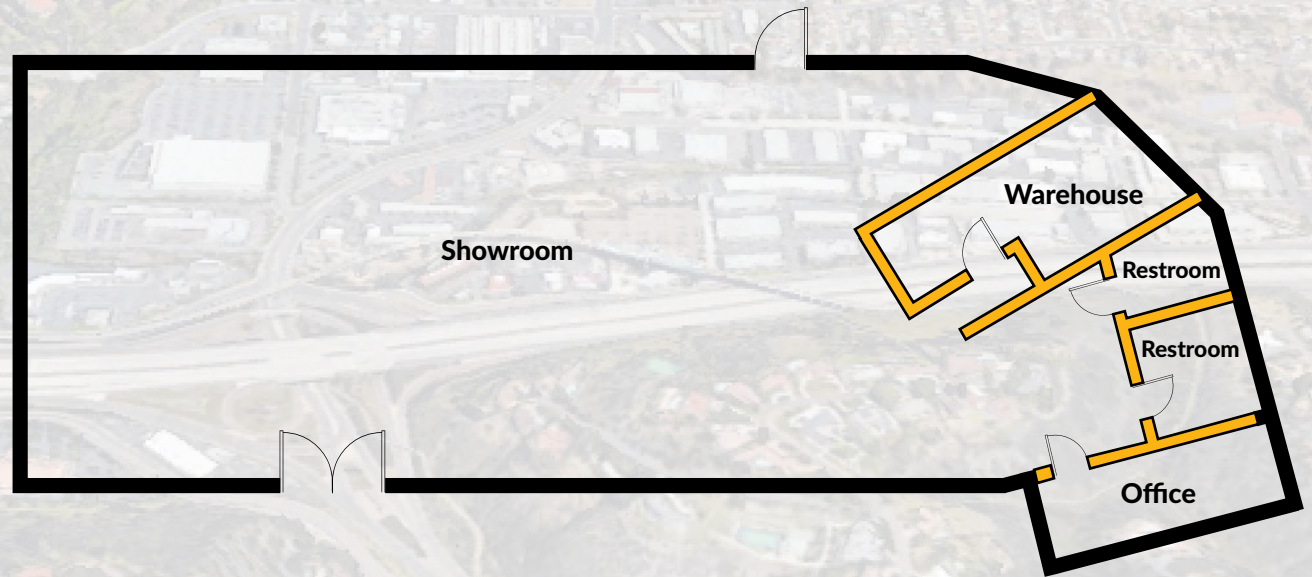
2,900 SF

## LEASE TYPE

NNN

## FEATURES

- ✔ Retail space with fully tiled open floor plan, large storefront windows, two ADA restrooms, one private office, HVAC and street signage



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5835 MISSION GORGE RD #A

## SUITE

5835 Mission Gorge Rd #A

## APPROX. SQUARE FEET

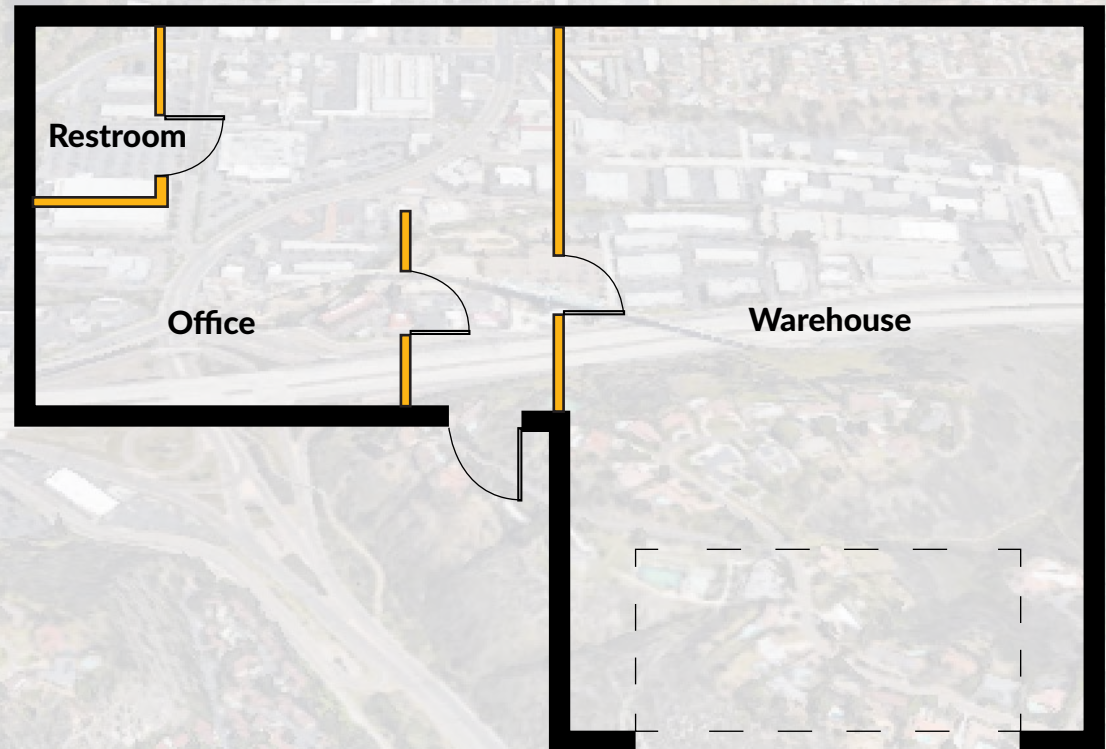
1,115 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/Flex space with private office/lobby, one restroom, large open warehouse and roll-up door



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5835 MISSION GORGE RD #B



## SUITE

5835 Mission Gorge Rd #B

## APPROX. SQUARE FEET

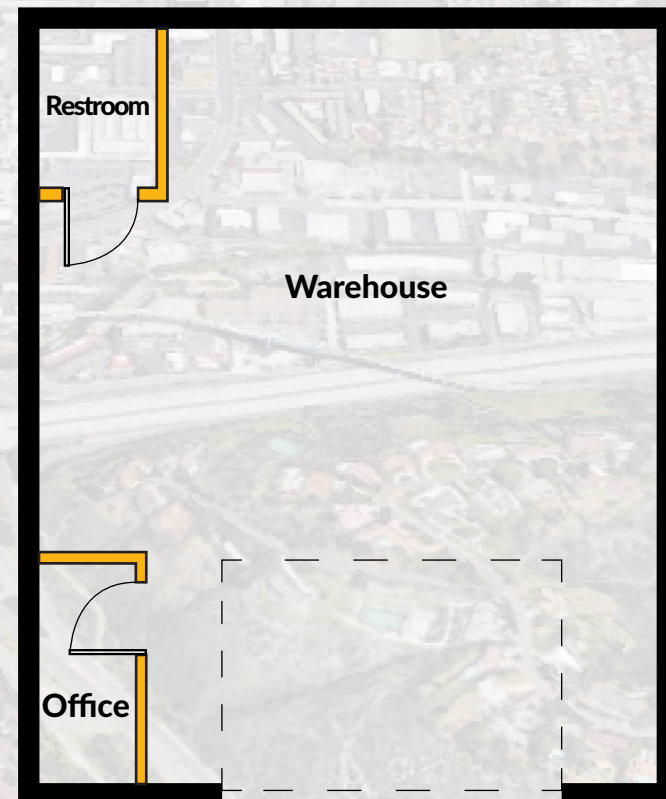
628 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial warehouse with one roll up door, small private office, one restroom and parking
- Straight shot to mission gorge, 100 Amp power



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5835 MISSION GORGE RD #C



## SUITE

5835 Mission Gorge Rd #C

## APPROX. SQUARE FEET

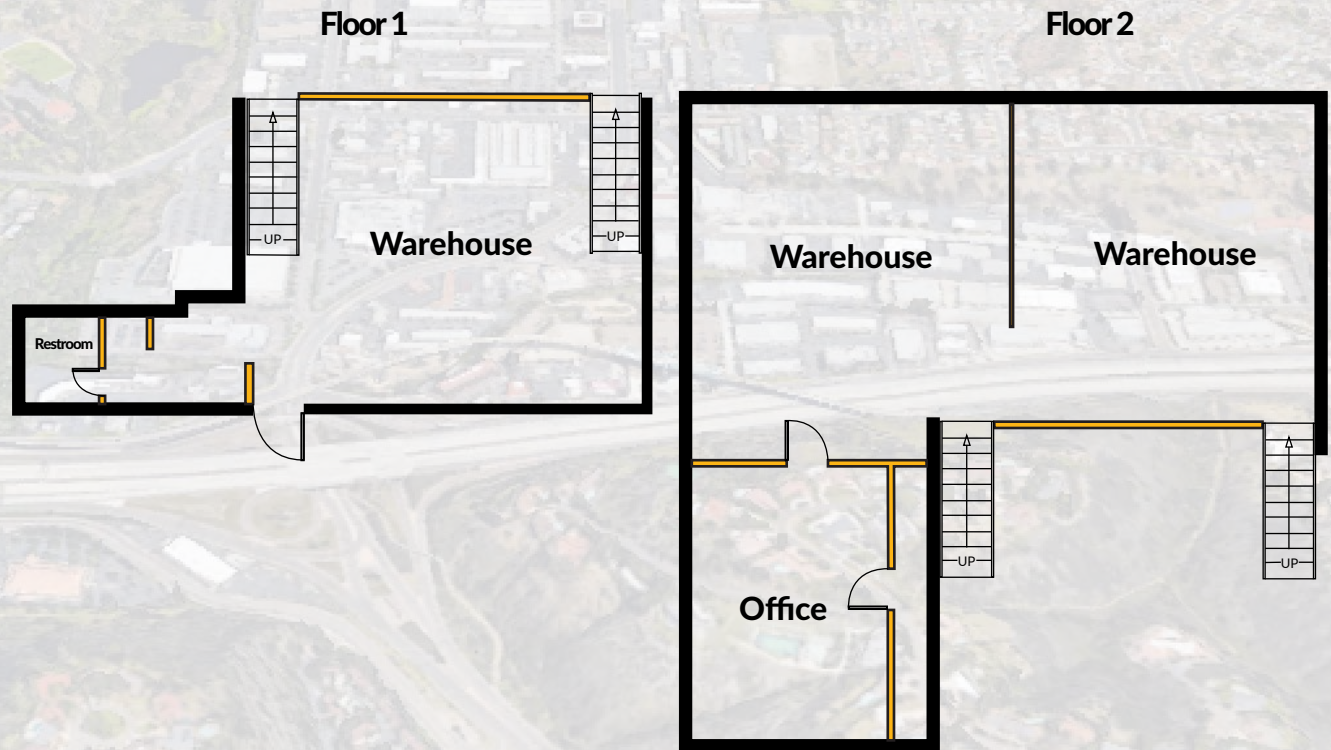
1,200 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial warehouse with one roll up door leading to open warehouse
- Additional storage area located on second level
- 100 amp power



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5835 MISSION GORGE RD #C-1



## SUITE

5835 Mission Gorge Rd #C-1

## APPROX. SQUARE FEET

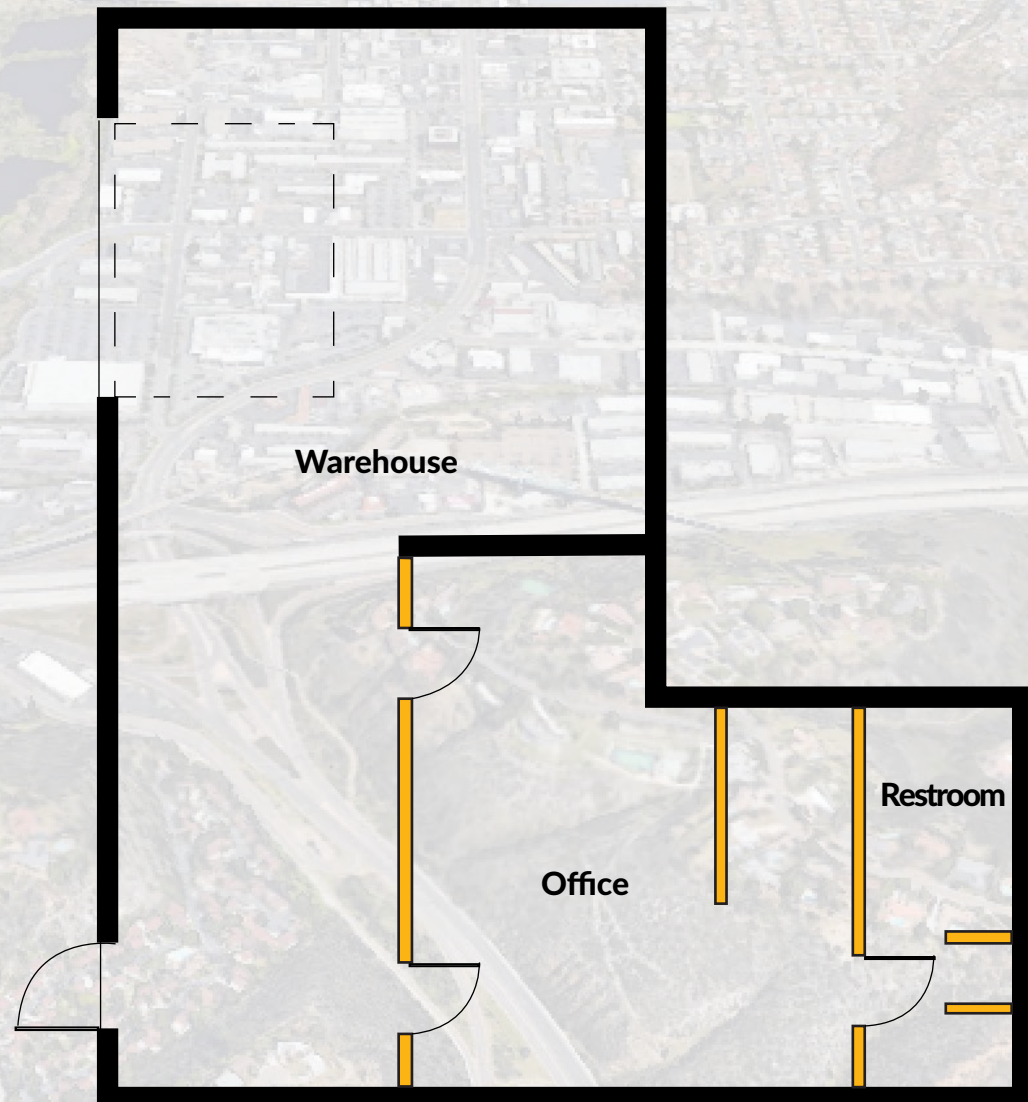
956 SF

## LEASE TYPE

Gross

## FEATURES

- 1 roll up
- 50 Amp, Straight shot to mission gorge and easy access, white walls and open spaces



MISSION GORGE RD | SAN DIEGO, CA



# Grantville Station Business Park FOR LEASE

5837 MISSION GORGE RD #A



## SUITE

5837 Mission Gorge Rd #A

## APPROX. SQUARE FEET

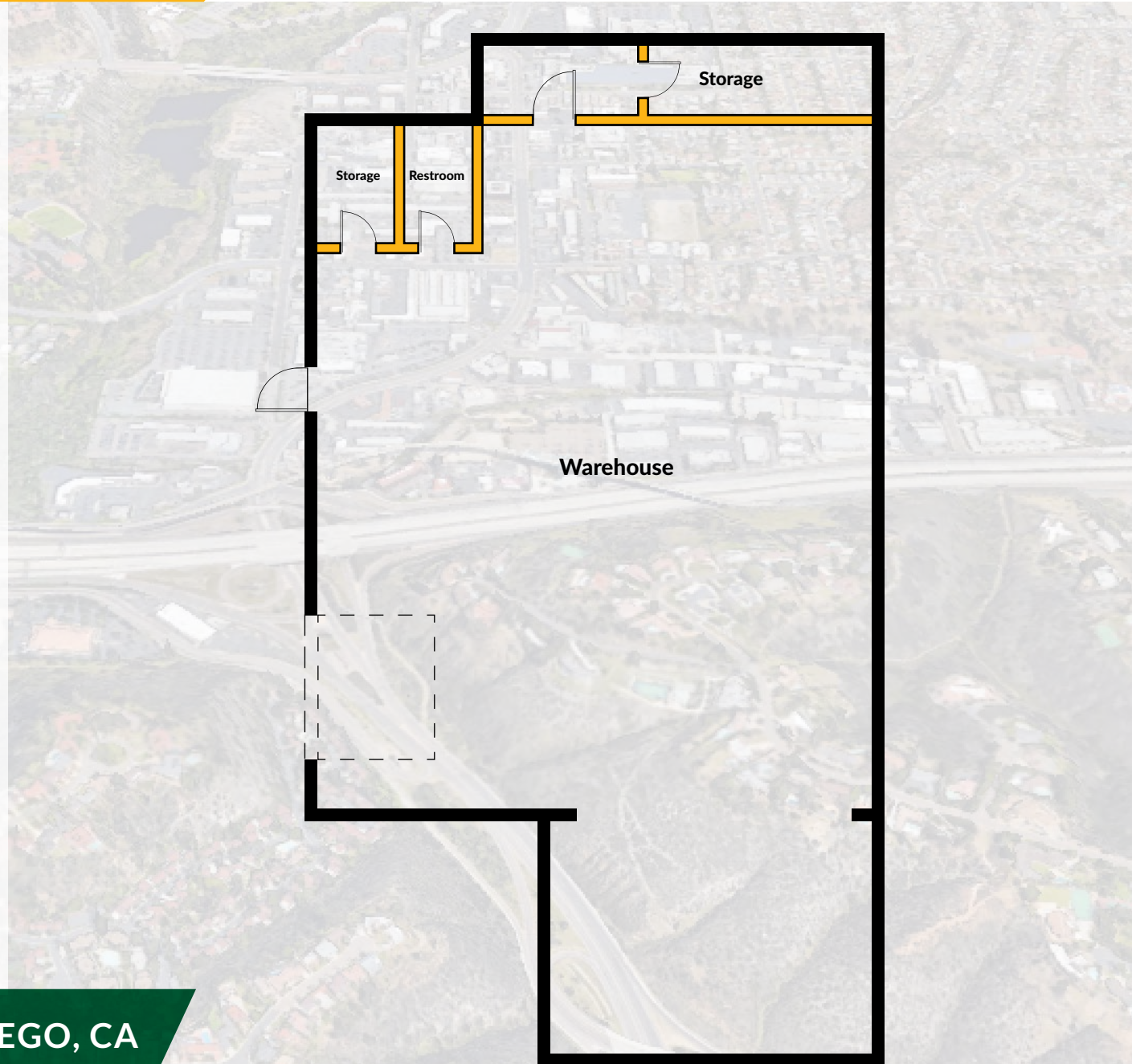
2,730 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial warehouse, one roll up door, restroom, 15 foot ceilings, 200 amp power



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5837 MISSION GORGE RD #B

## SUITE

5837 Mission Gorge Rd #B

## APPROX. SQUARE FEET

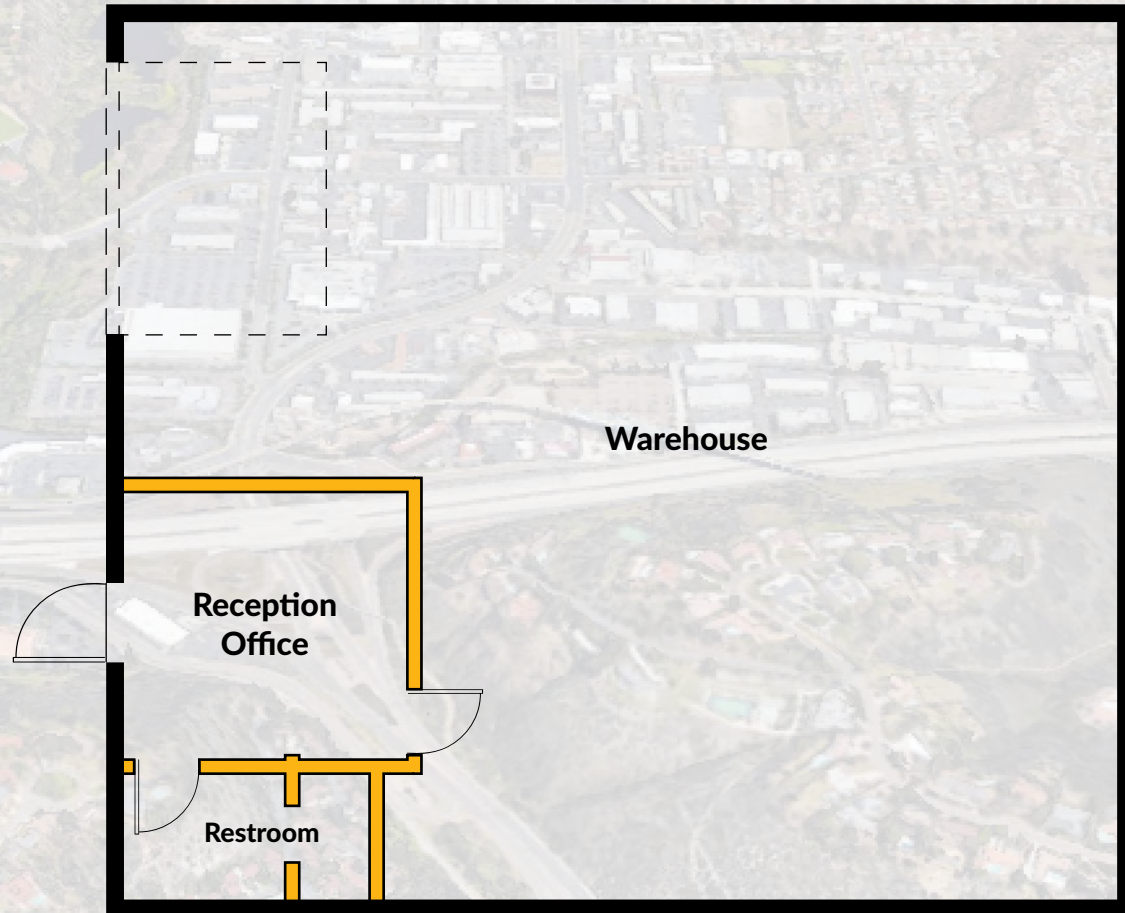
1,380 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/Flex space with private office/lobby, one restroom, large open warehouse and roll-up door, 100 amps



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5837 MISSION GORGE RD #C

## SUITE

5837 Mission Gorge Rd #C

## APPROX. SQUARE FEET

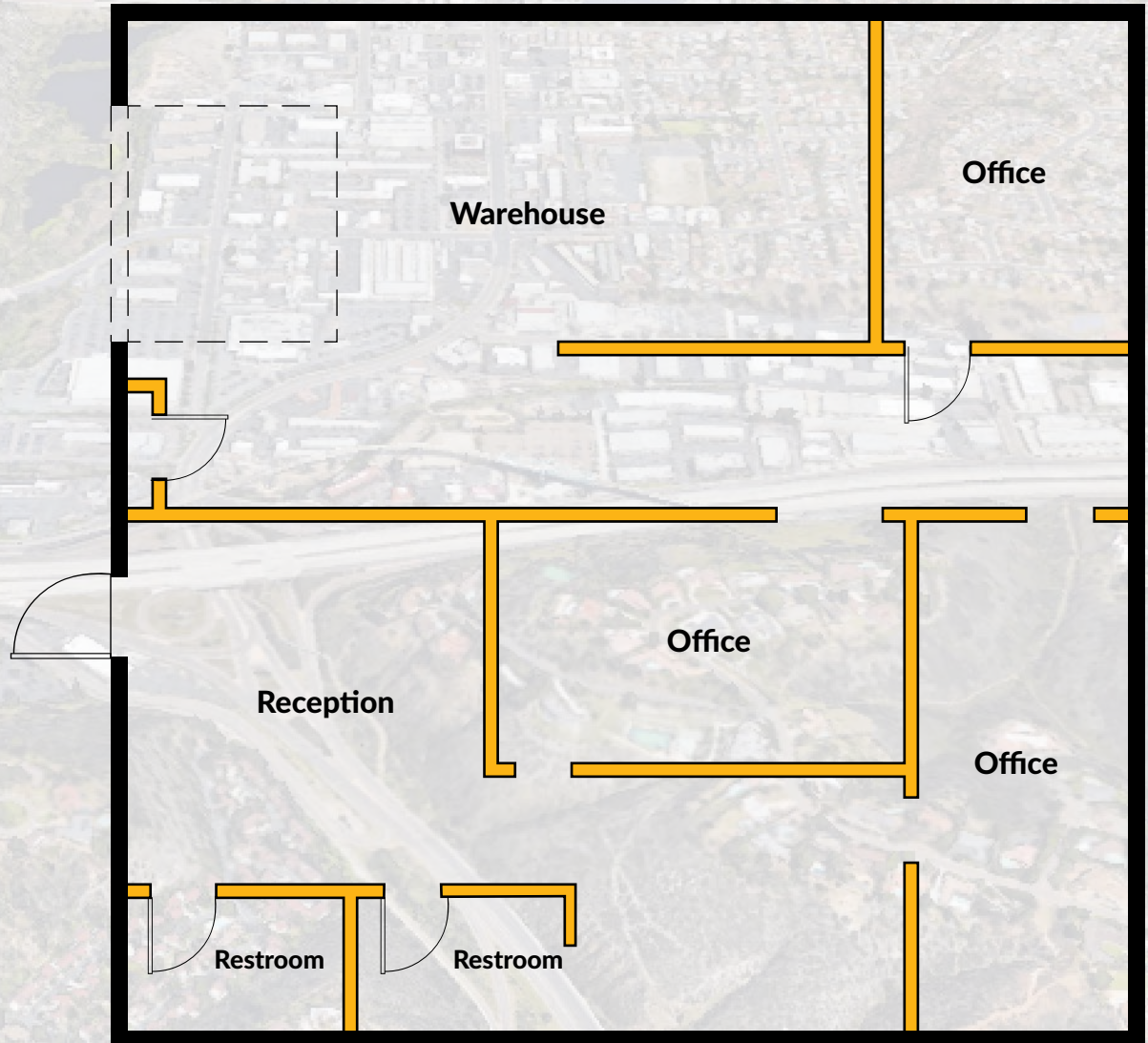
1,521 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/Flex space with lobby, two private offices, HVAC, two restrooms with shower, open warehouse and roll up door



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5837 MISSION GORGE RD #D

## SUITE

5837 Mission Gorge Rd #D

## APPROX. SQUARE FEET

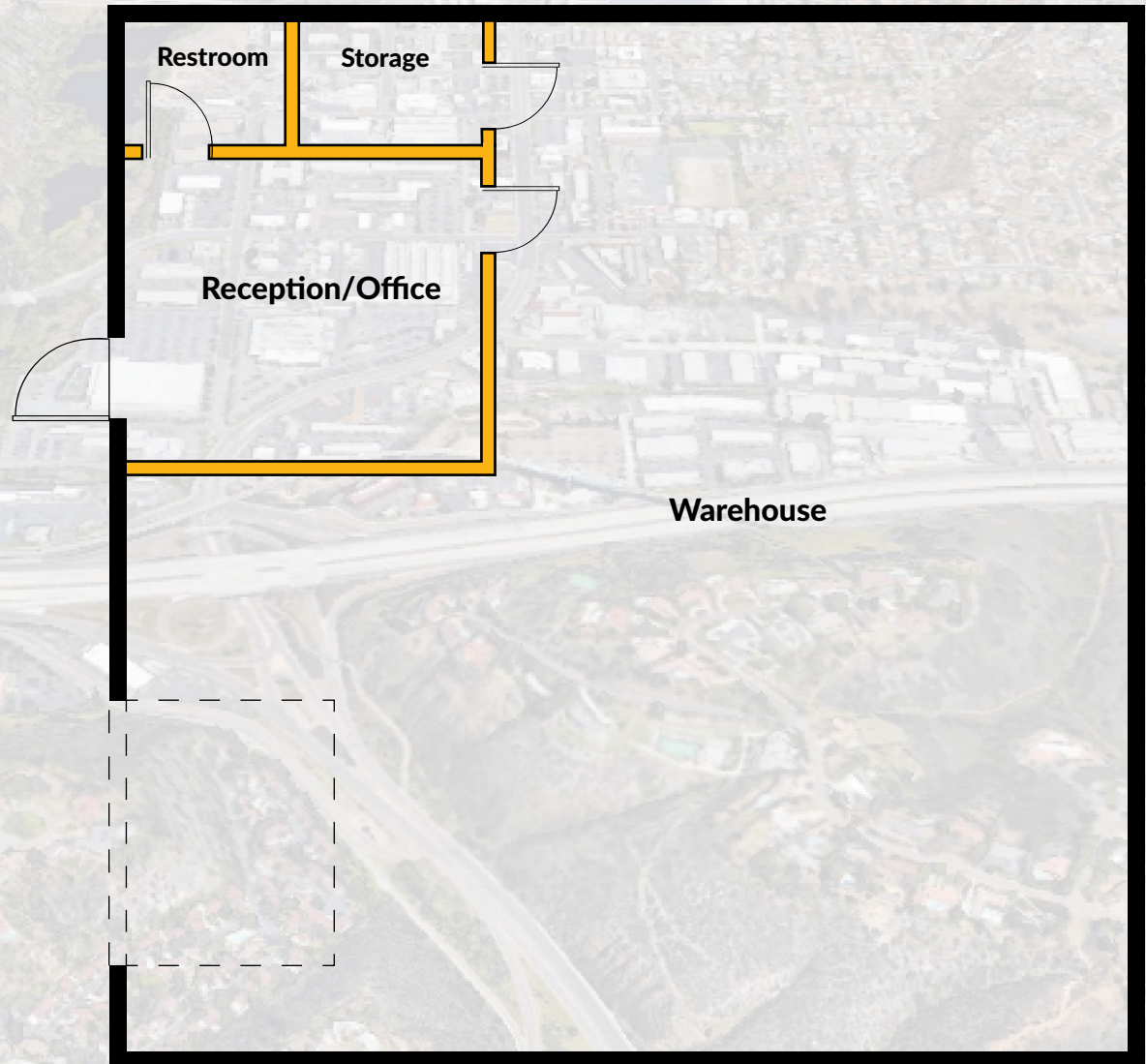
1,560 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial warehouse with private office, open warehouse, 15 foot high ceilings, one roll up door
- 100 amps



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5837 MISSION GORGE RD #E

## SUITE

5837 Mission Gorge Rd #E

## APPROX. SQUARE FEET

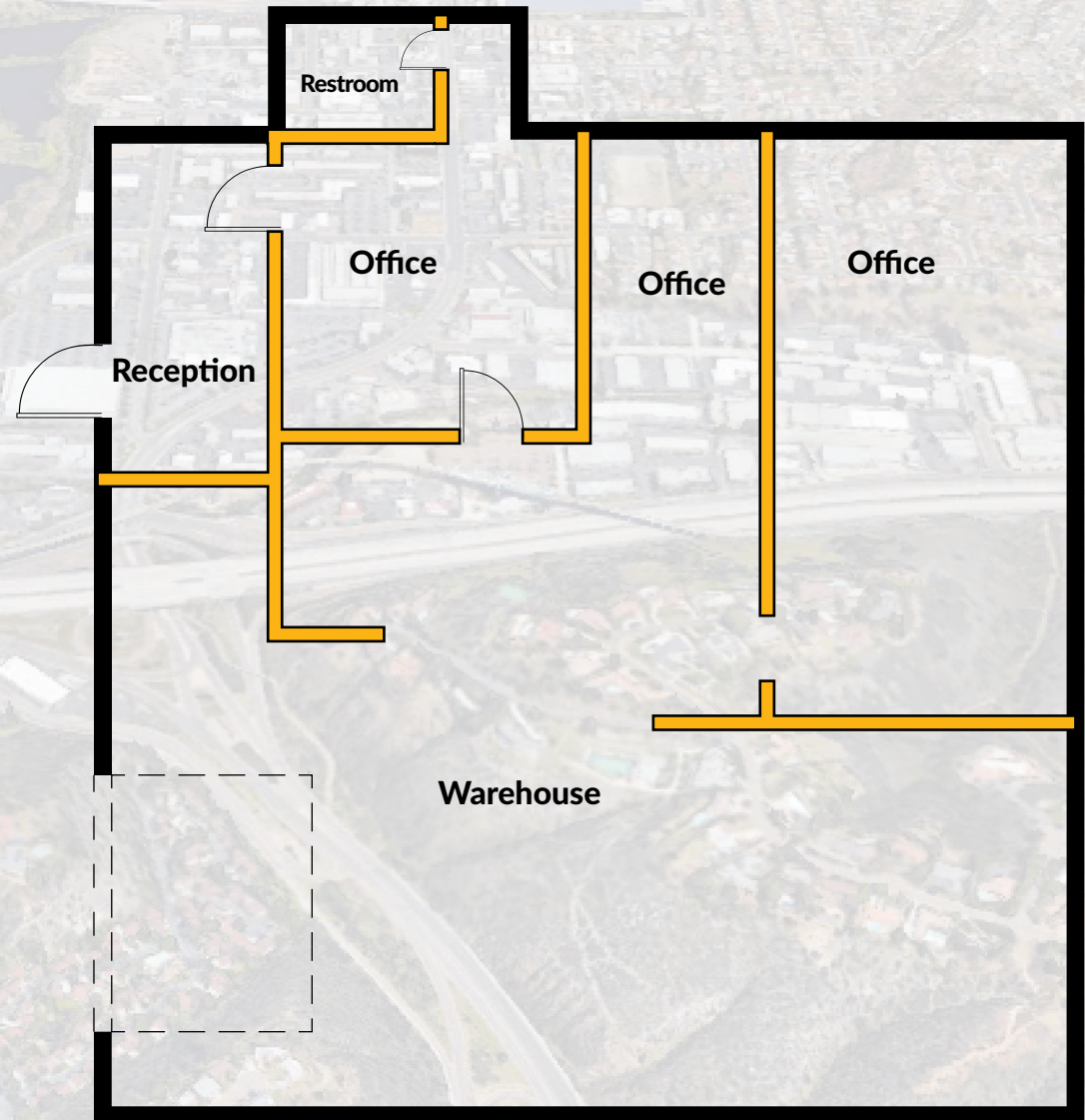
1,531 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/Flex space with lobby, one restroom, open warehouse, one roll up door



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5837 MISSION GORGE RD #F

## SUITE

5837 Mission Gorge Rd #F

## APPROX. SQUARE FEET

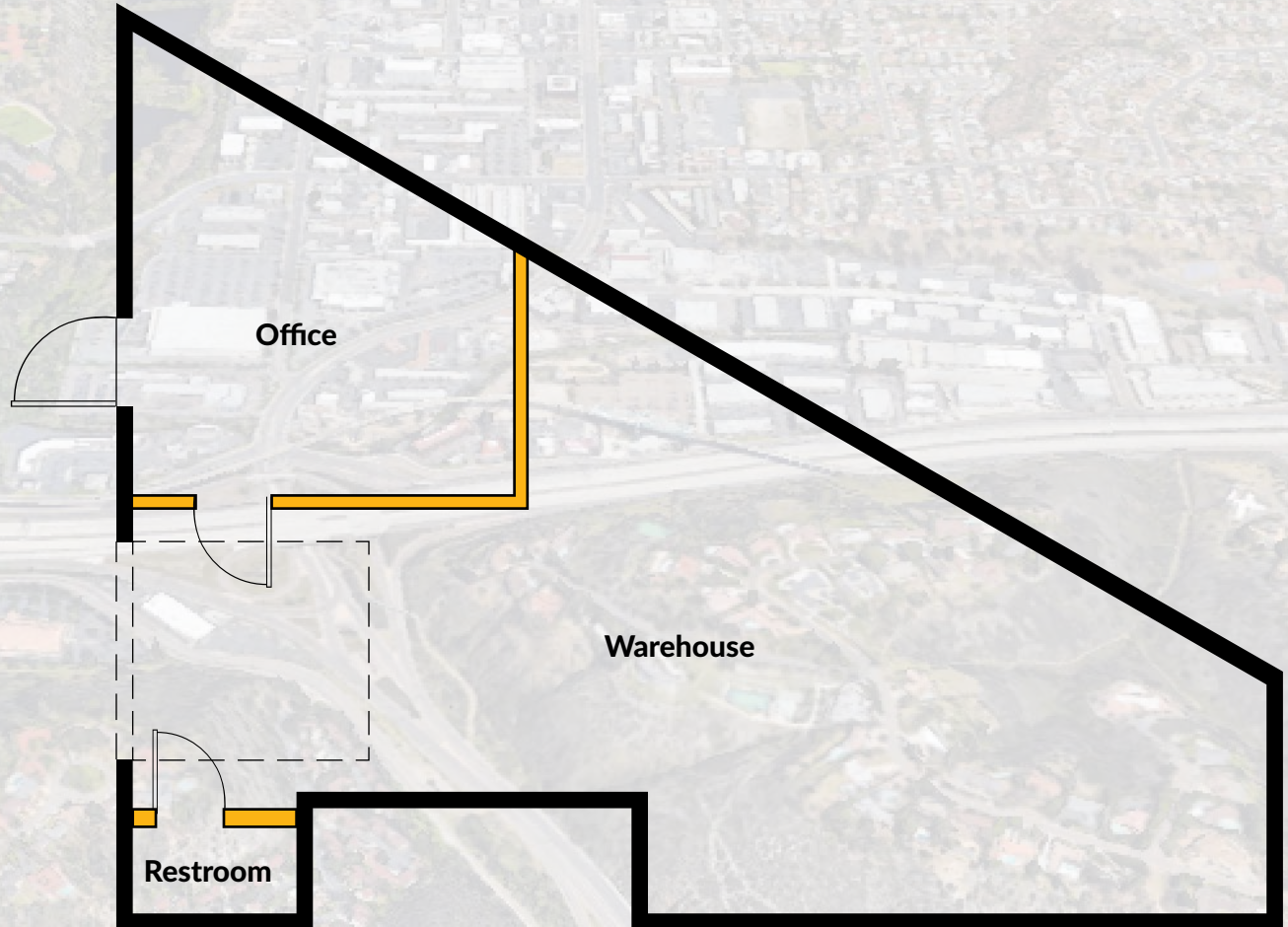
848 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial warehouse, one roll up door, restroom, 15 foot ceilings, 200 amp power



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5839 MISSION GORGE RD #A

## SUITE

5839 Mission Gorge Rd #A

## APPROX. SQUARE FEET

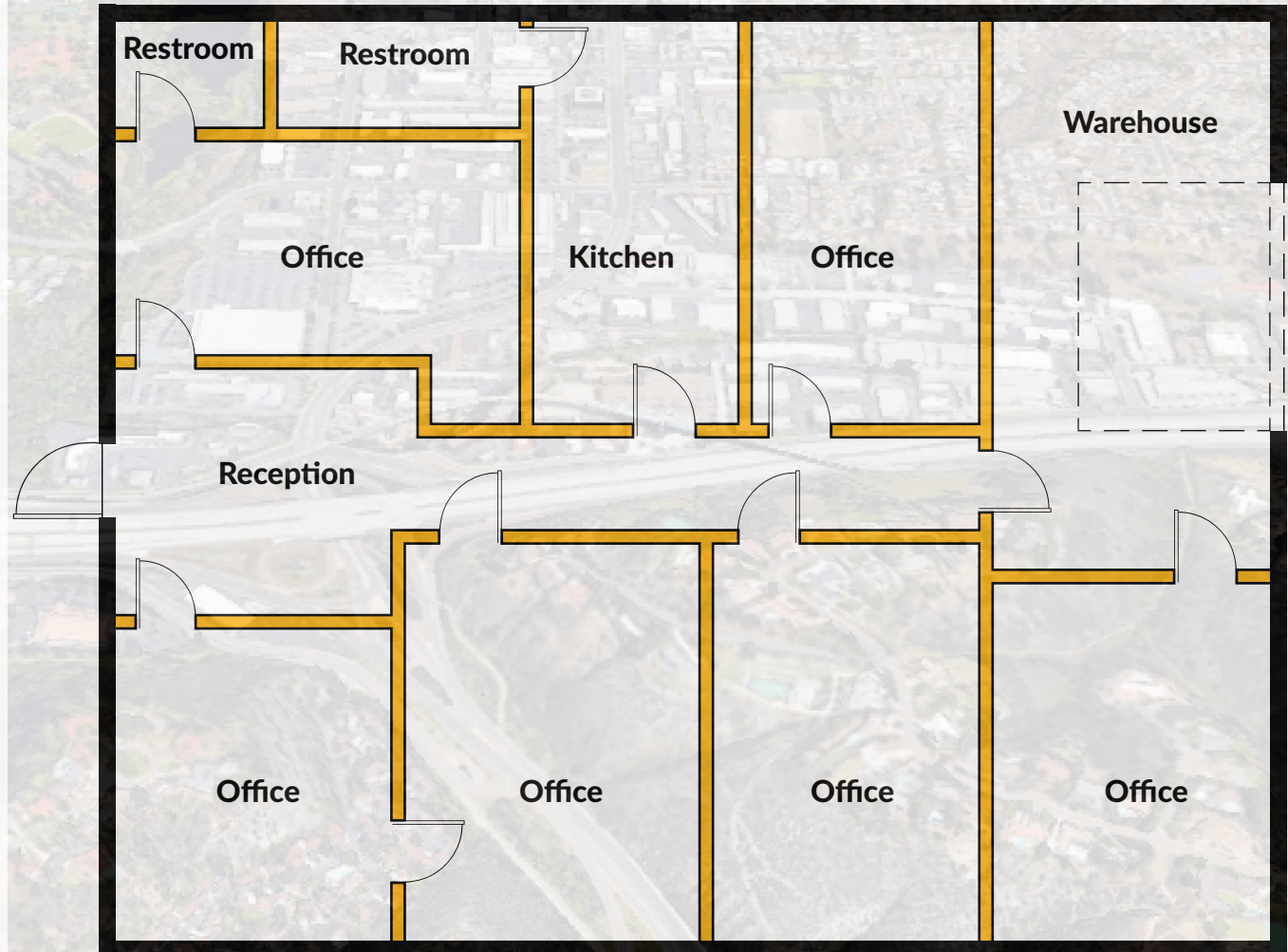
1,910 SF

## LEASE TYPE

Gross

## FEATURES

- Office/Flex space with 1 roll up door
- 100 Amp, 5-6 offices with storage space and break rooms
- Full utility, 2 bathrooms, 100 % HVAC, 15 Ft Ceilings



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5839 MISSION GORGE RD #B

## SUITE

5839 Mission Gorge Rd #B

## APPROX. SQUARE FEET

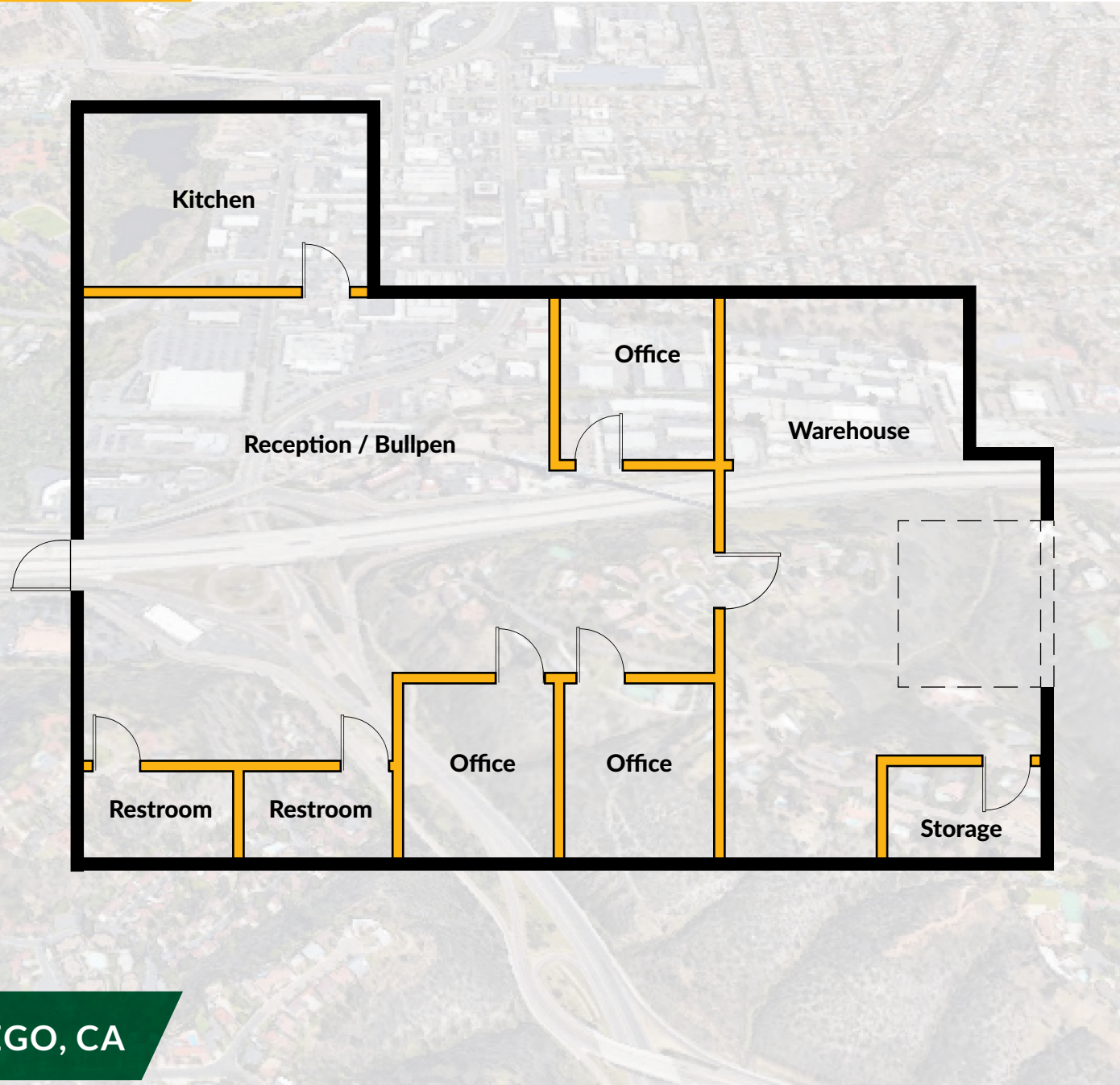
1,444 SF

## LEASE TYPE

Gross

## FEATURES

- Office space with four offices, two restrooms, breakroom, 2 level warehouse storage, 100 % HVAC, 15 Ft Ceilings



MISSION GORGE RD | SAN DIEGO, CA



# Grantville Station Business Park FOR LEASE



5839 MISSION GORGE RD #C

## SUITE

5839 Mission Gorge Rd #C

## APPROX. SQUARE FEET

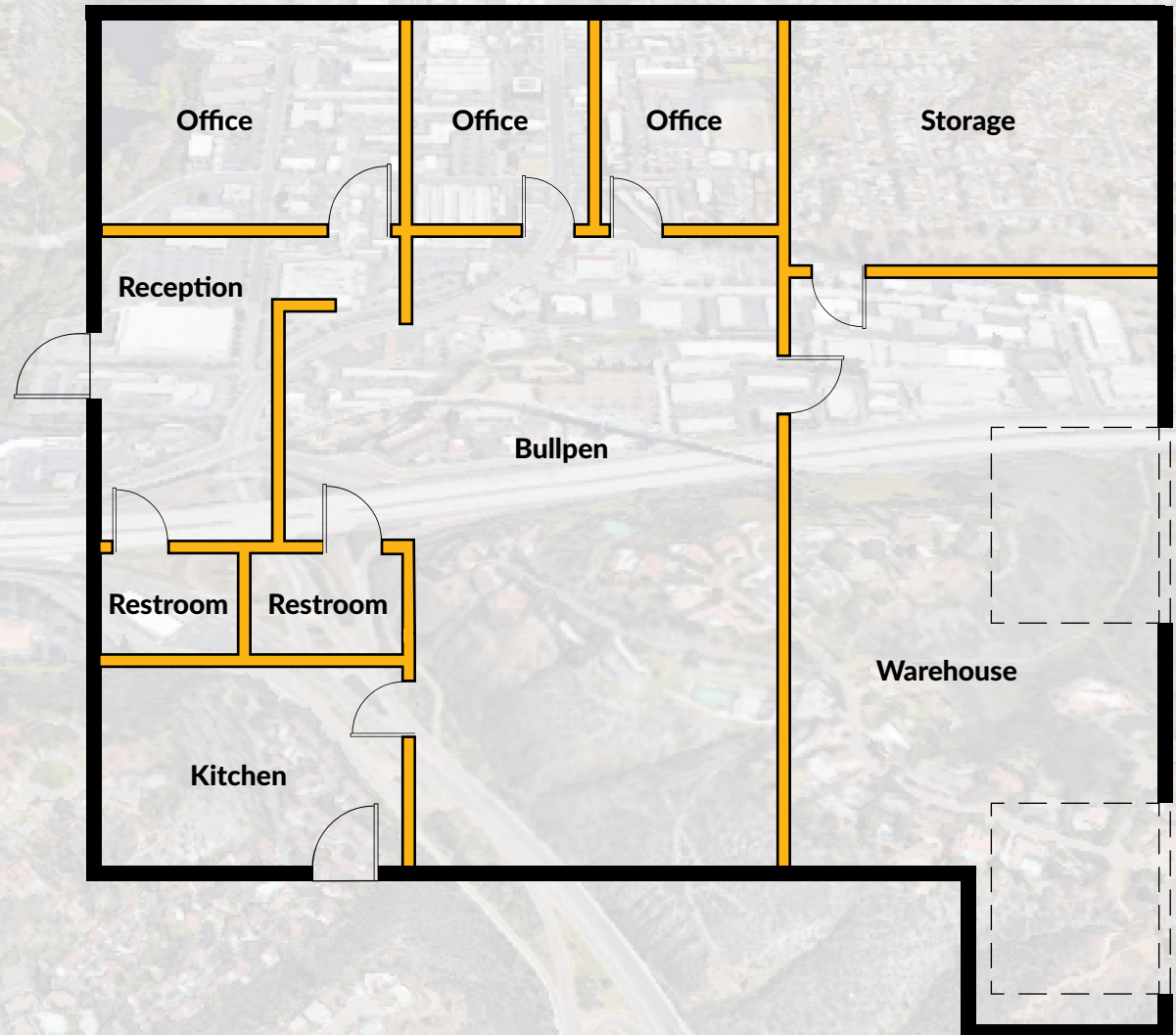
1,895 SF

## LEASE TYPE

Gross

## FEATURES

- Creative office space with lobby, conference room, three private offices, bullpen area, two restrooms, large open warehouse with 2 roll up doors
- 100 % HVAC, 15 Ft Ceilings



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5839 MISSION GORGE RD #D



## SUITE

5839 Mission Gorge Rd #D

## APPROX. SQUARE FEET

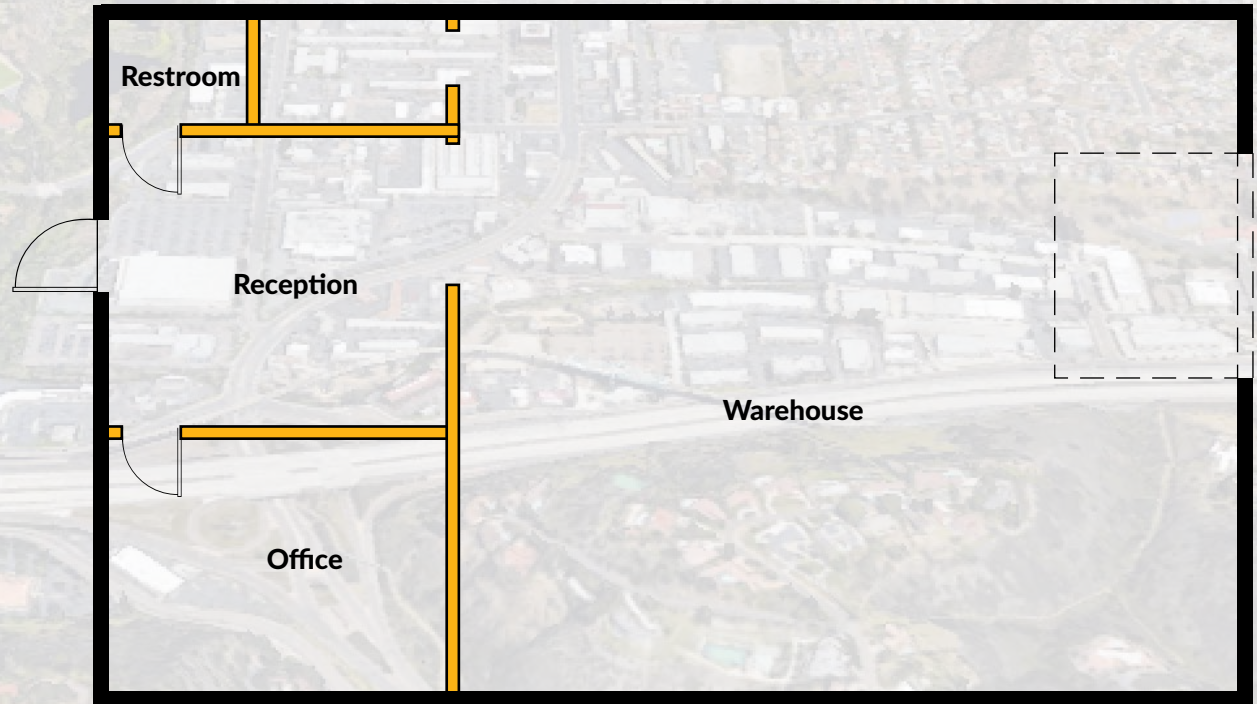
1,478 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/flex space with two private offices or lobby, open warehouse, 1 roll up door, 200 amp 3 phase, HVAC in offices, 15 Ft ceilings



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5839 MISSION GORGE RD #E



## SUITE

5839 Mission Gorge Rd #E

## APPROX. SQUARE FEET

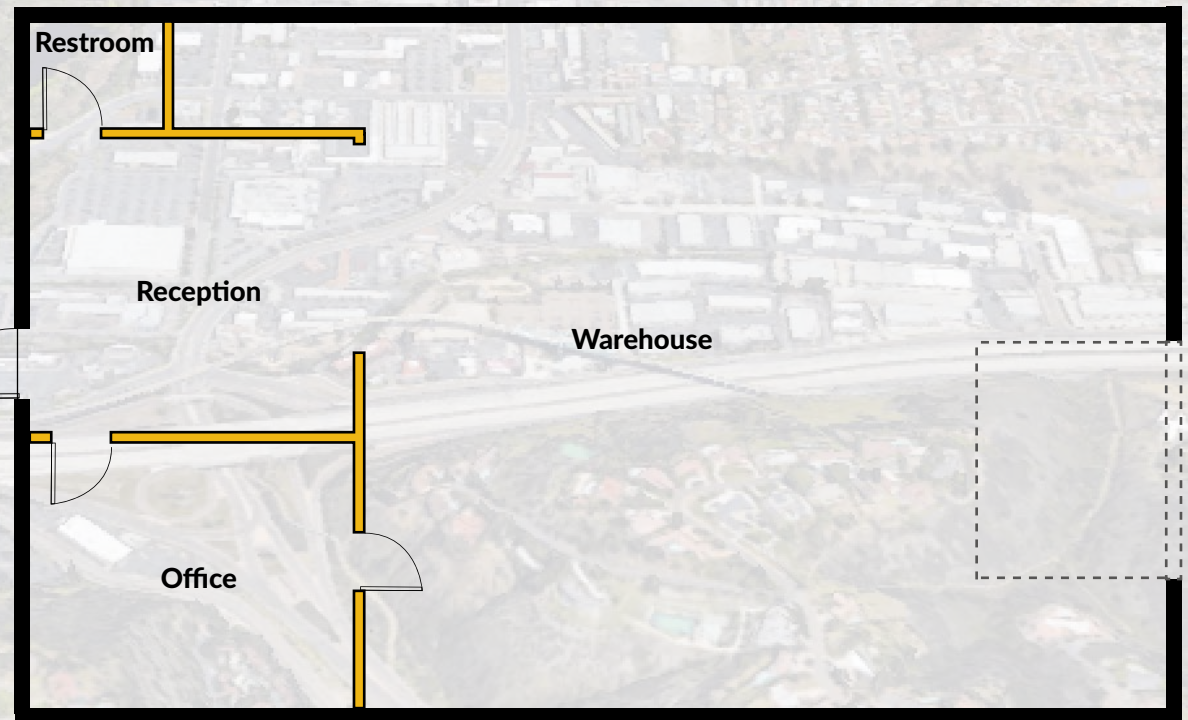
1,465 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/flex space with two private offices or lobby, open warehouse, 1 roll up door, 200 amp 3 phase, 15 Ft ceilings



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5839 MISSION GORGE RD #F

## SUITE

5839 Mission Gorge Rd #F

## APPROX. SQUARE FEET

1,886 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial warehouse with one private office, 200 Amp 3 phase power, high ceilings, one roll up door and lots of natural light



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5841 MISSION GORGE RD #A

## SUITE

5841 Mission Gorge Rd #A

## APPROX. SQUARE FEET

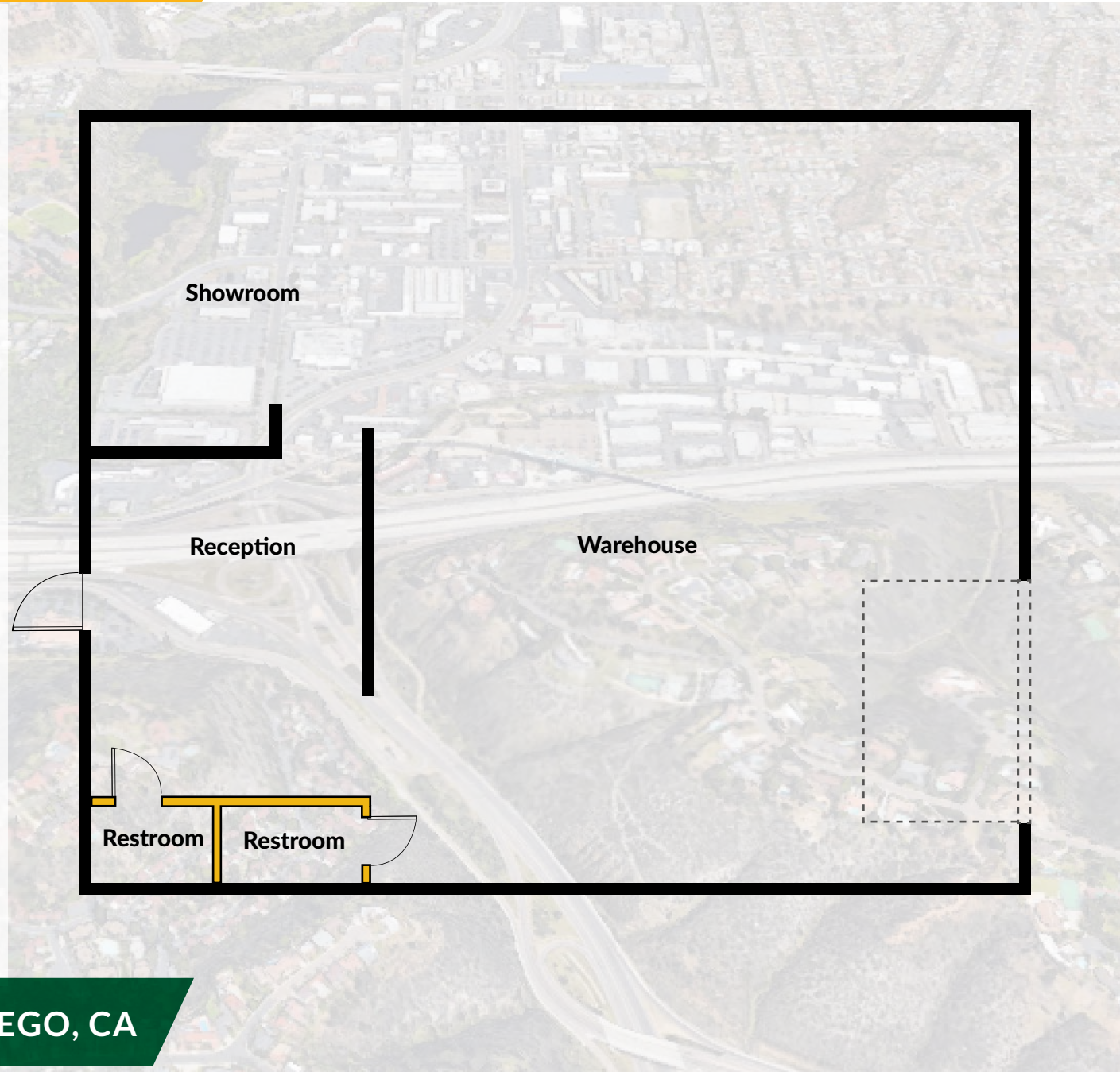
1,994 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial warehouse with one private office, 200 Amp 3 phase power, high ceilings, one roll up door and lots of natural light



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5841 MISSION GORGE RD #B

## SUITE

5841 Mission Gorge Rd #B

## APPROX. SQUARE FEET

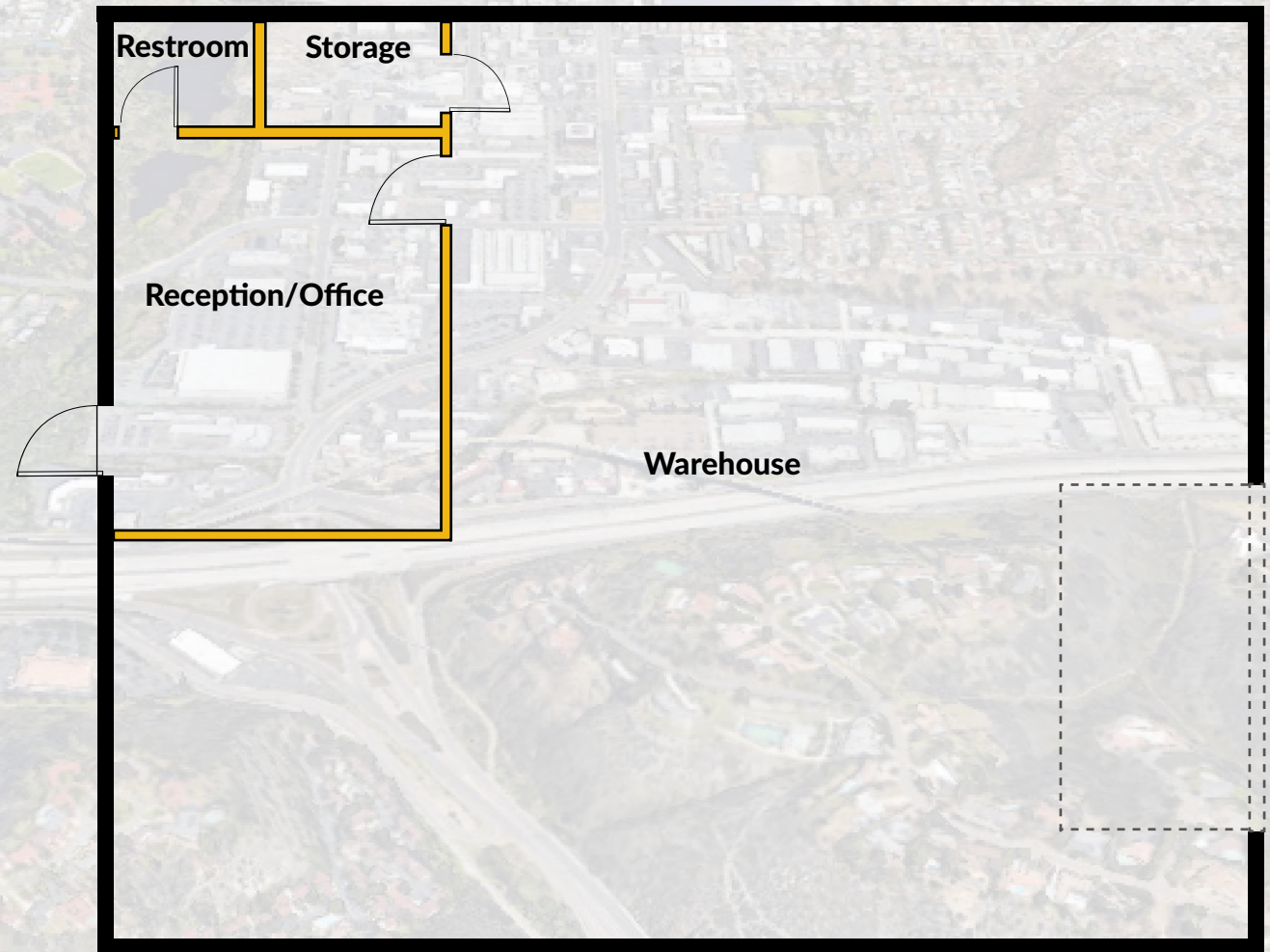
2,011 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/Flex space with large lobby/entry, separated open warehouse space with two restrooms, one roll up door, 200 amp 3 phase power



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5841 MISSION GORGE RD #C

## SUITE

5841 Mission Gorge Rd #C

## APPROX. SQUARE FEET

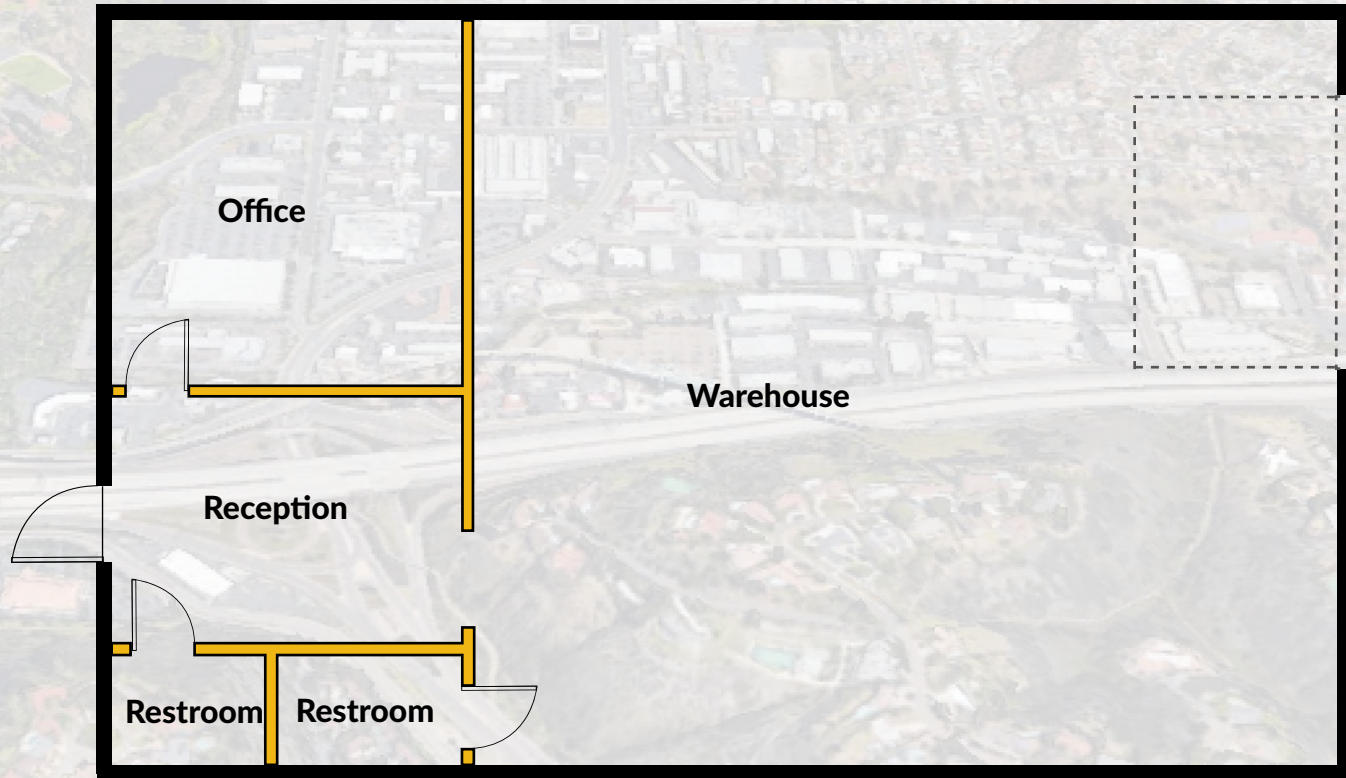
1,475 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/flex space, tiled entry floors, one private office, open warehouse, one large roll up door



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5841 MISSION GORGE RD #D



## SUITE

5841 Mission Gorge Rd #D

## APPROX. SQUARE FEET

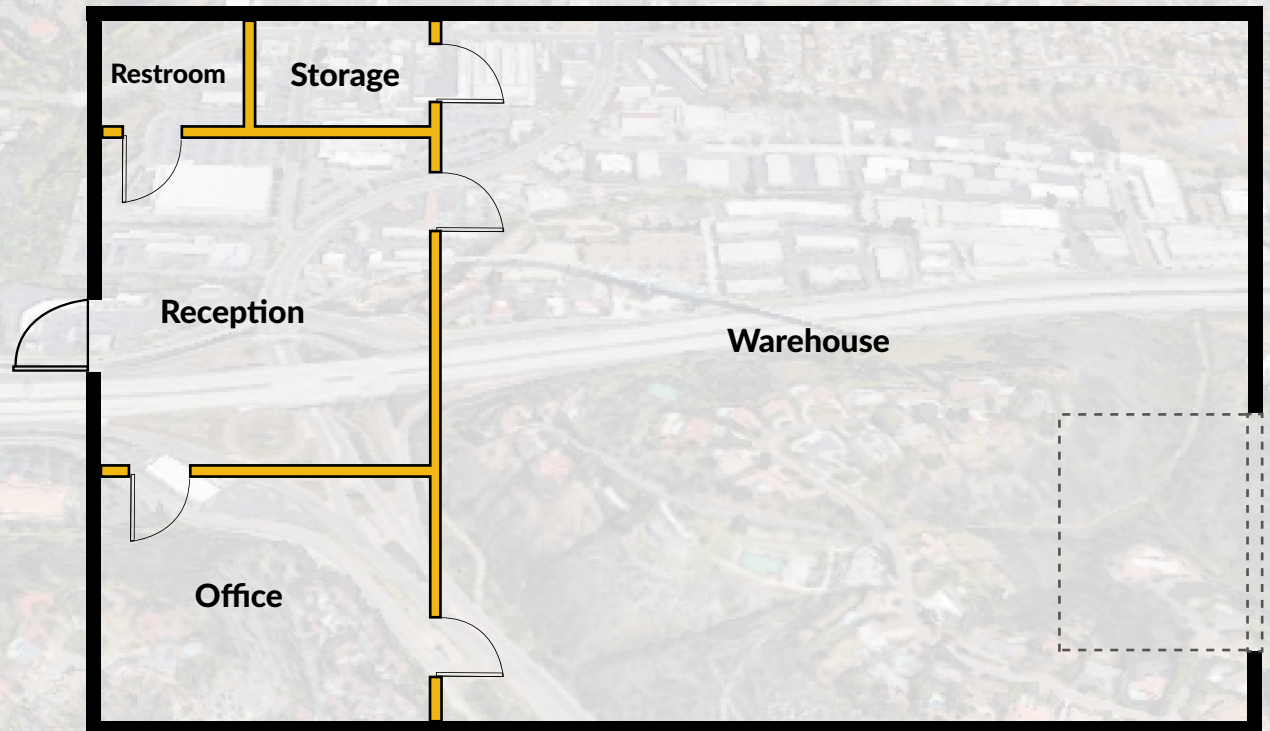
1,500 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/flex space with tiled entry/lobby, one private office, open warehouse with one roll up door
- Shop bathroom includes shower
- 200 amp 3 phase power



MISSION GORGE RD | SAN DIEGO, CA



# Grantville Station Business Park FOR LEASE



5841 MISSION GORGE RD #E

## SUITE

5841 Mission Gorge Rd #E

## APPROX. SQUARE FEET

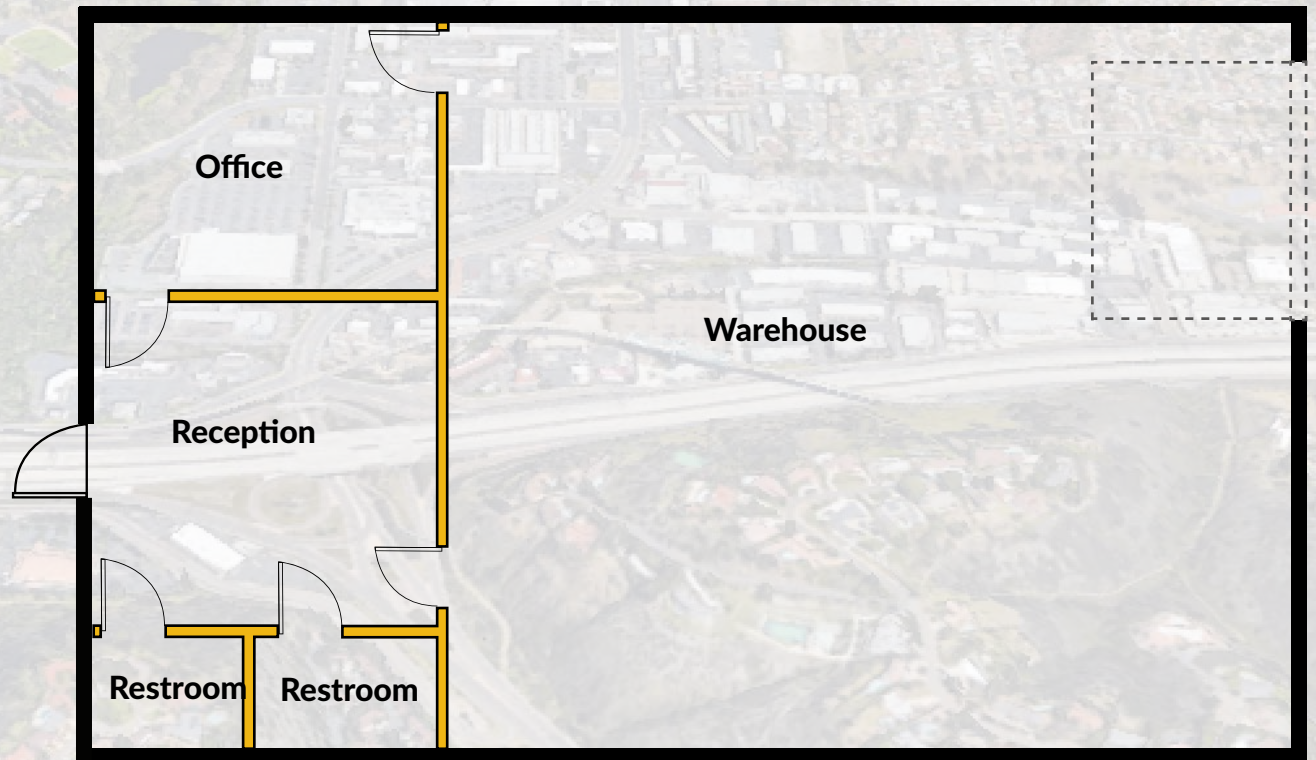
1,479 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/flex space with tiled entry/lobby, one private office, open warehouse, two restrooms with one roll up door



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5841 MISSION GORGE RD #F



## SUITE

5841 Mission Gorge Rd #F

## APPROX. SQUARE FEET

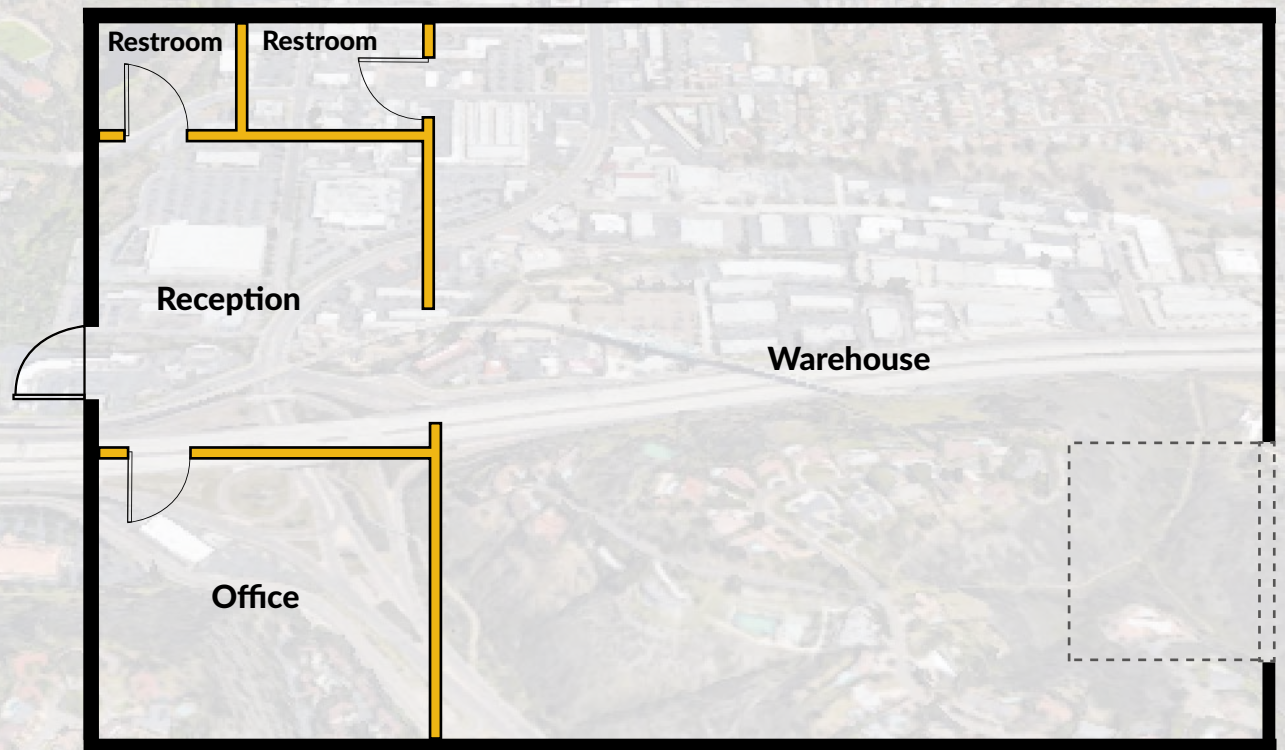
1,509 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/flex space with tiled entry/lobby, one private office, open warehouse with one roll up door
- Shop bathroom includes shower



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE



5841 MISSION GORGE RD #GHI

## SUITE

5841 Mission Gorge Rd #GHI

## APPROX. SQUARE FEET

\*Suite G = 1,450SF

\*Suite H = 1,350 SF

\*Suite I = 1,380 SF

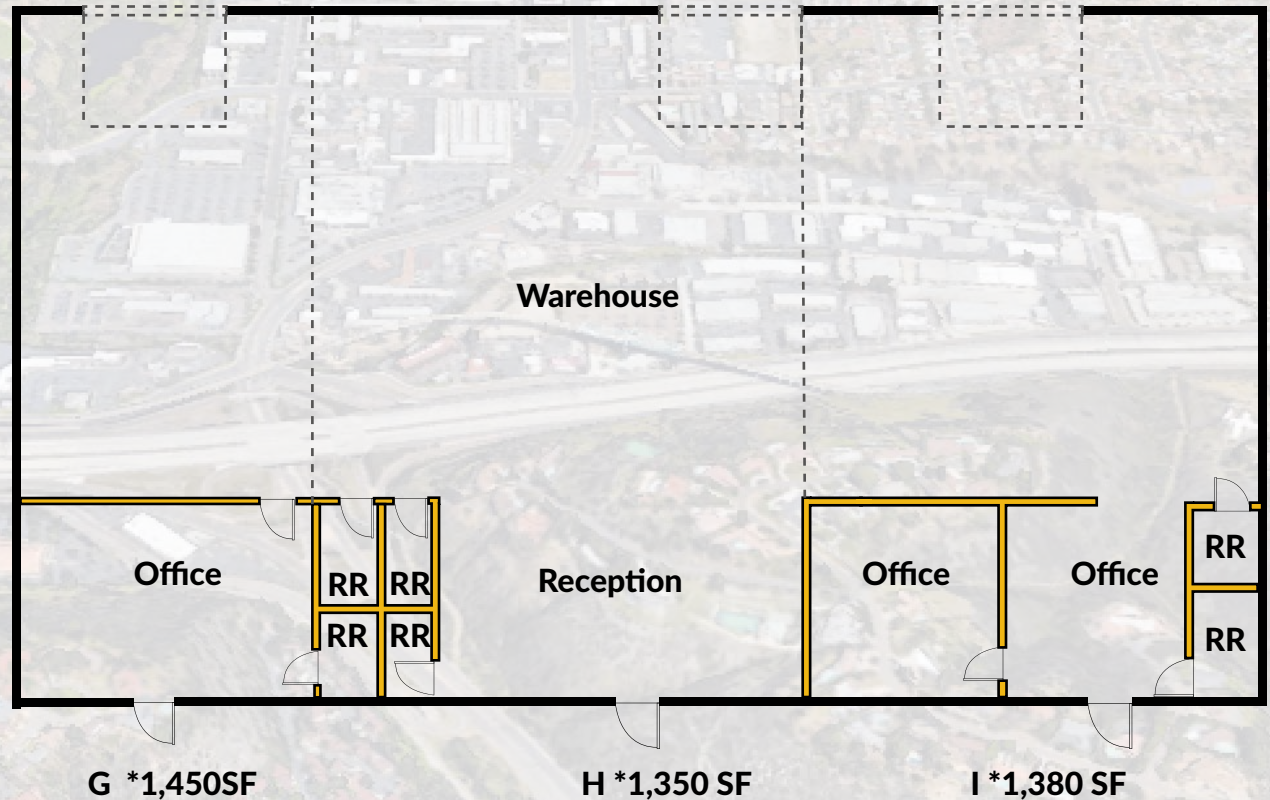
**Total = 4,180 SF**

## LEASE TYPE

Gross

## FEATURES

- Commercial warehouse with tiled entry/lobby, two private offices, large open warehouse with three on grade roll up doors
- Lots of power, high ceilings



MISSION GORGE RD | SAN DIEGO, CA

# Grantville Station Business Park FOR LEASE

5841 MISSION GORGE RD #J



## SUITE

5841 Mission Gorge Rd #J

## APPROX. SQUARE FEET

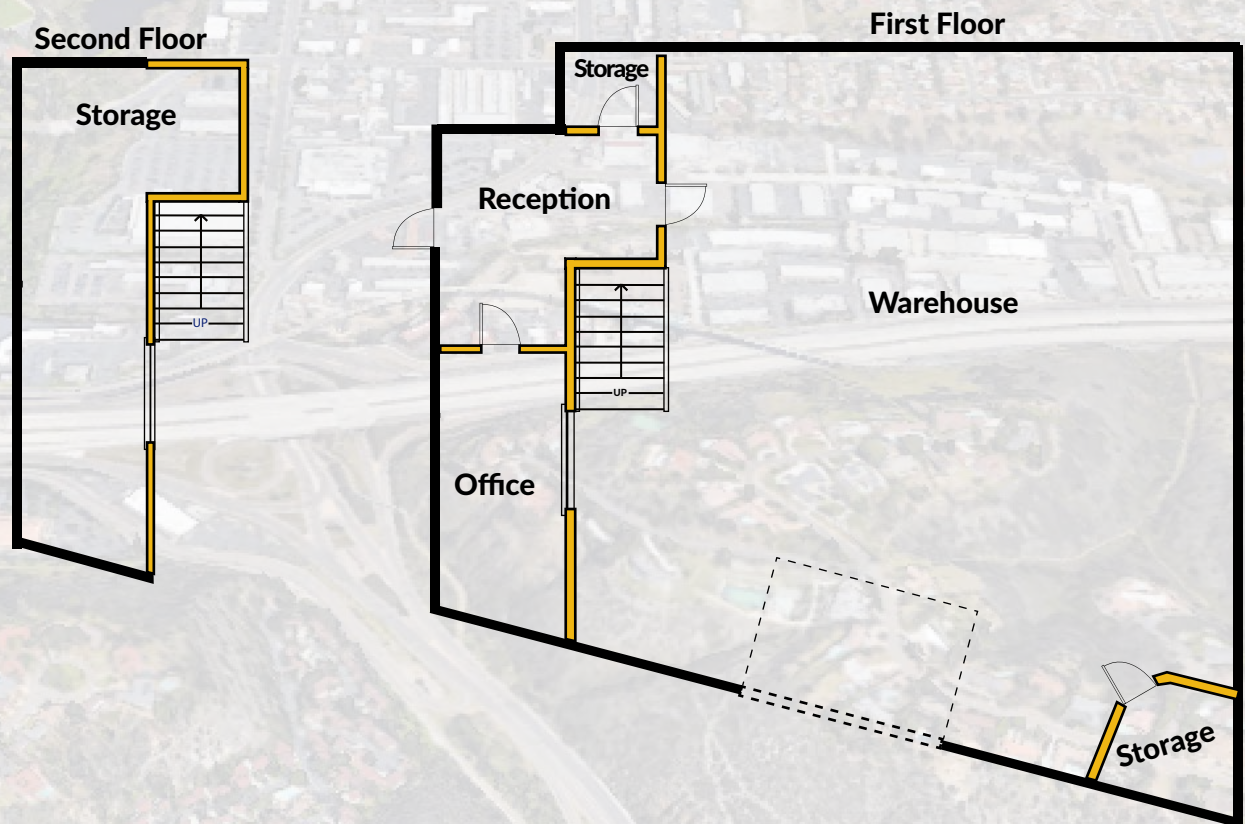
1,946 SF

## LEASE TYPE

Gross

## FEATURES

- Commercial/flex space with tiled entry/lobby, one private office, one restroom, mezzanine storage, open warehouse with one large roll up door



MISSION GORGE RD | SAN DIEGO, CA

# FOR LEASE

OFFICE, RETAIL, & COMMERCIAL SPACES



PROPERTY HIGHLIGHTS

LOCATION OVERVIEW

SUITE AVAILABILITIES

CONTACT INFORMATION

**GRANTVILLE STATION  
BUSINESS PARK**

**David S. Smith**  
President

David.Smith@eldpinc.com  
DRE Lic#01911069

**Danielle Smith**  
Chief Operating Officer  
eldpinc@eldpinc.com  
DRE Lic#01915683

**Leasing Office**

5839 Mission Gorge Road Ste A  
San Diego, CA 92120  
Office: 619-283-5557  
[www.eldpinc.com](http://www.eldpinc.com)

**MISSION GORGE RD | SAN DIEGO, CA**

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