



union
Grantville

For Lease.

**Retail/Café User
Desired!**

4520 Alvarado Canyon Road
San Diego, CA 92120

Potential On-site
Parking Available



Potential Large Outdoor
Patio Opportunity

Property Highlights



4520 Alvarado Canyon Road
San Diego, CA 92120

New mixed-use development with 250 residential units on-site.

±1,500 SF commercial retail space with potential on-site parking available.

Vanilla shell (white box) ready for plug n play.

Located at the NWQ of Basilica Pl. & Alvrado Canyon Rd.

Highly visible Mission Valley location with easy access the Interstate 8 freeway.

Conveniently near shopping, entertainment and dining. 6 minute drive to Mission Valley Mall.

Provides easy access to the new SDSU Mission Valley West development and main SDSU campus.

Close proximity to Old Town, SeaWorld, the San Diego Zoo, and Balboa Park

Contact Us Today For Leasing Information.

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Mission Valley.



Union Grantville is minutes away from San Diego International Airport and within easy reach to all that San Diego has to offer.

Within a few miles of Union Grantville, you'll find the beaches 10 minutes to the west, a redeveloping downtown 10 minutes south and a ton of craft food & beer in surrounding neighborhoods — all in the United States' 8th largest city.



9 Miles

the San Diego Convention Center and home of ComicCon



8 Miles

the heart of the Gaslamp; home of the new Horton Campus



7 Miles

where San Diego history all began



9 Miles

and all freeway, visitors arrive or depart from San Diego



6 Miles

where you can go get wild.





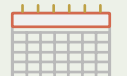

9 Miles

where you can make a splash with sea life

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



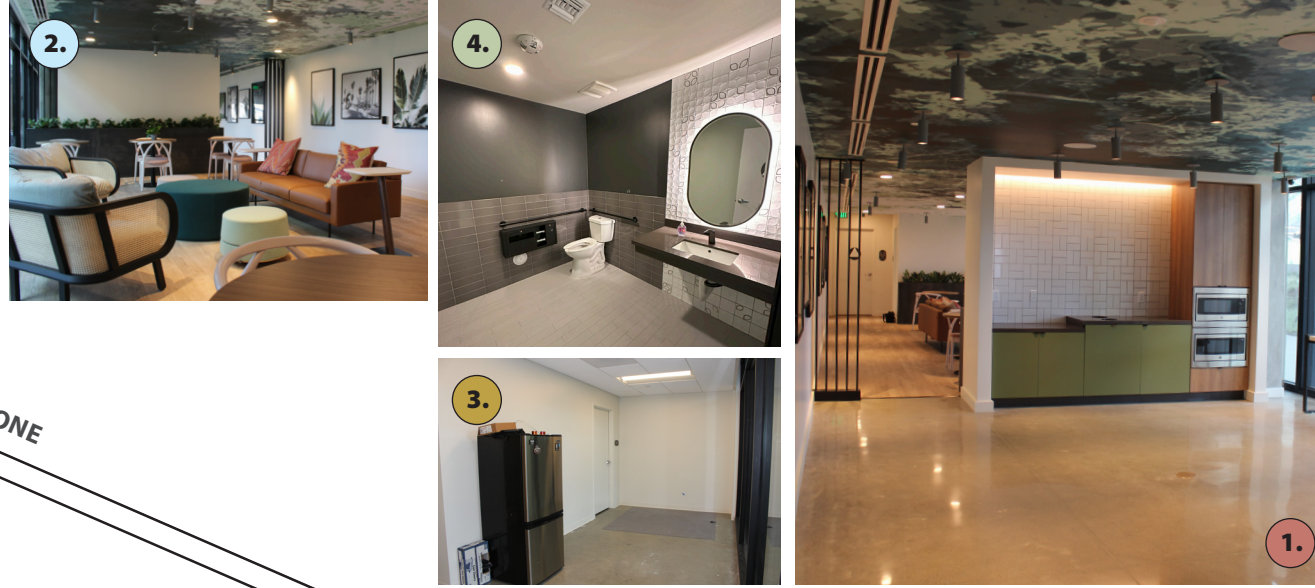
Demographics

	ALVERADO CANYON RD (E/W)	I-8 WESTBOUND	FAIRMOUNT AVE N
→  Vehicals Per Day	3,402	111,598	42,330
	1 MILE	3 MILE	5 MILE
→  Population	16,061	224,277	487,909
→  Median Age	34.6	33.5	35.2
→  Avg Household Income	\$117,470	\$115,025	\$121,378





**New mixed-use development
with 250 residential units on-site.**



Site Plan

±1,500 SF space available for lease

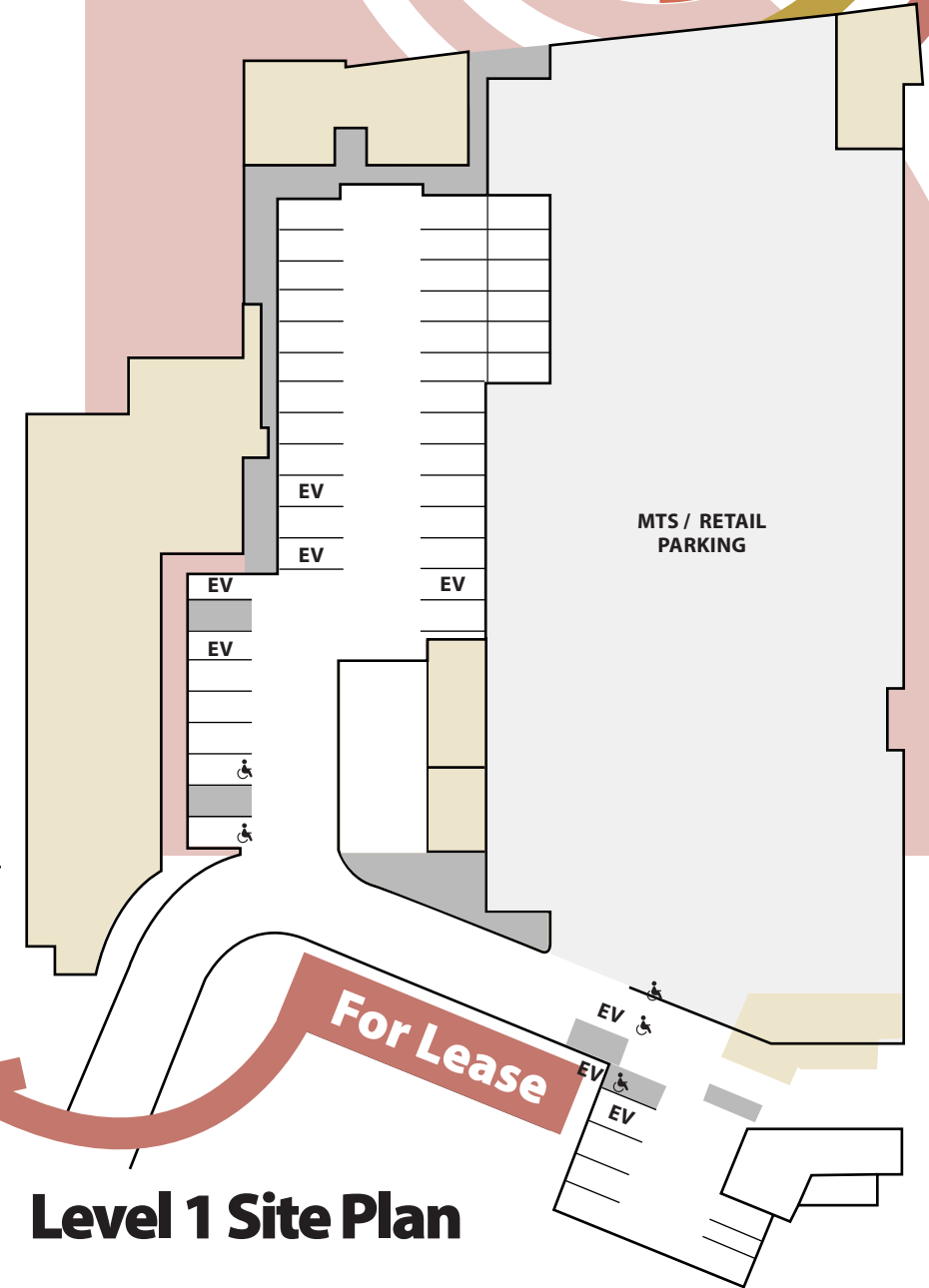
Shell condition

Potential on-site parking

Located off Alverado Canyon Rd

Two access doors, a loading zone, stock room, janitorial closet, and bathroom.

Steps away from Green Line Trolley



Level 1 Site Plan

**This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*

Access to Everything

Heart of the Valley

Union Grantville's prime location is minutes away from international retail and culinary experiences at Fashion Valley (less than 5 miles away), from easy transit access, and minutes to downtown San Diego and the coast.



A Gathering Place

Mission Valley carries a diverse shopping scene that attracts thousands of locals and tourists everyday. In Mission Valley, there is more than $\pm 5.9M$ SF of retail space, $\pm 7.3M$ SF of office space, and $\pm 5,600$ hotel rooms.



$\pm 51,000$ Employees



$\pm 5,986$ Hotel Rooms



$\pm 12,621$ Households



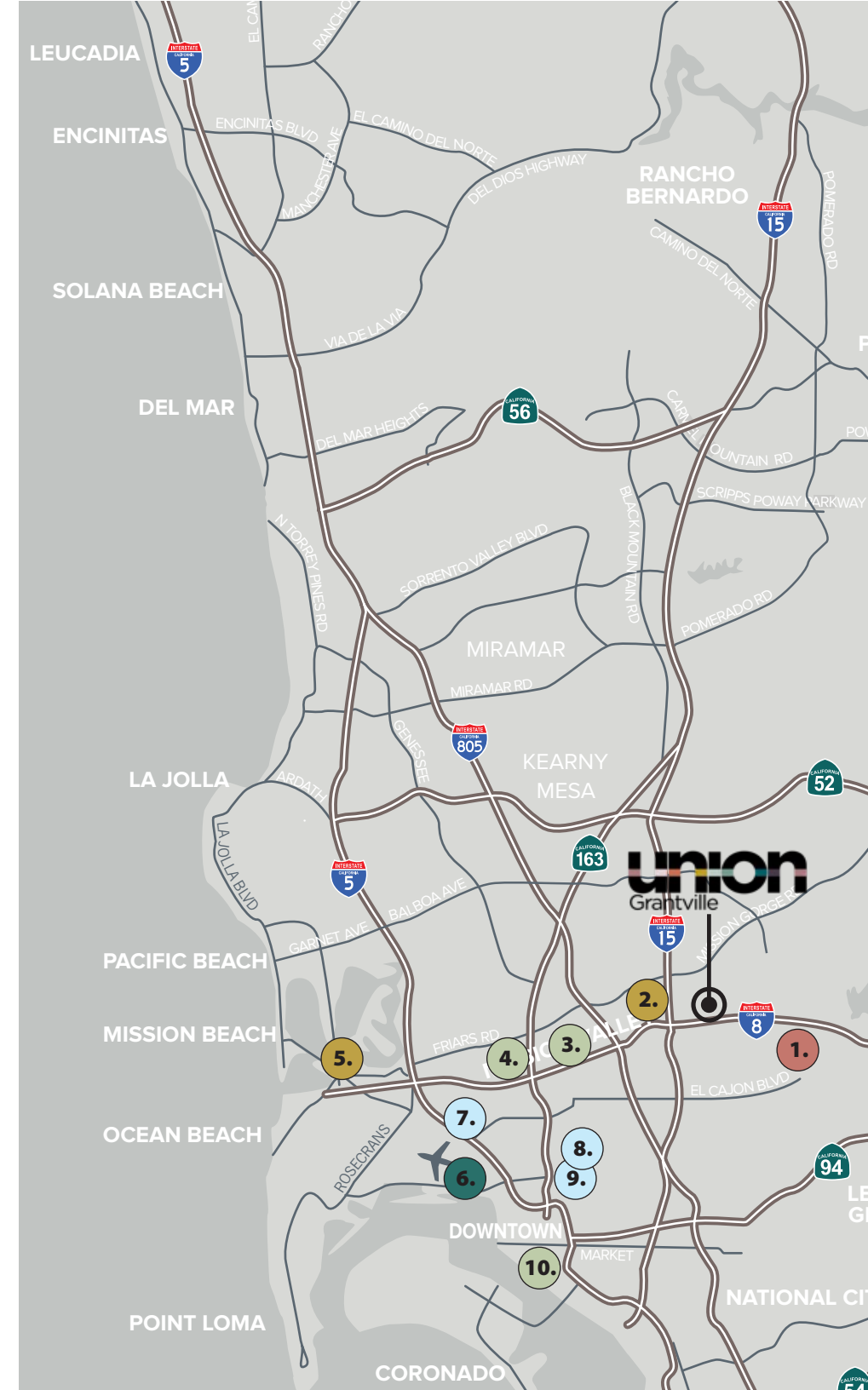
$\pm 35.8M$ Tourists Annually
Spending an estimated **$\$11.5B$**



$\pm 31,724$ SDSU Undergrad Enrollment
Fall 2022

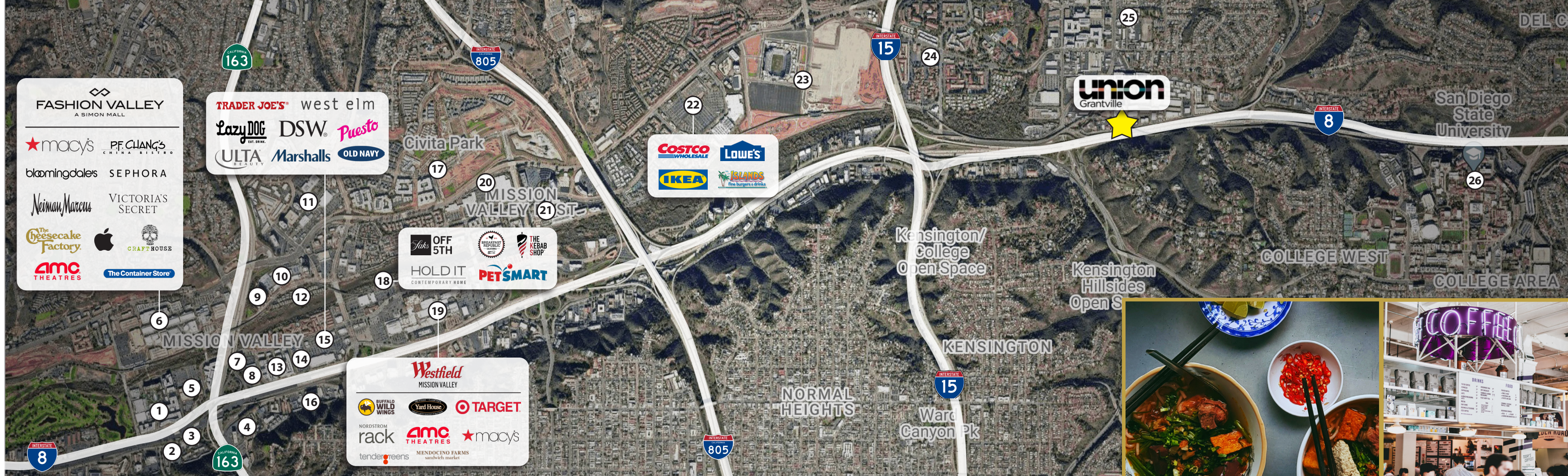
Nearby

- SDSU
San Diego State University
- Snapdragon stadium
- Westfield
MISSION VALLEY
- FASHION VALLEY
A SHOPPING VILLAGE
- SeaWorld
San Diego
- SANDIEGO
INTERNATIONAL AIRPORT
LTS 60
- OLD TOWN
SAN DIEGO
STATE HISTORIC PARK
- SAN DIEGO
ZOO
- BALBOA PARK
A Landscape of Art & Culture
- Gaslamp
Quarter



Area Location

- 1 TOWN AND COUNTRY RESORT**
675 HOTEL ROOMS; 840 UNITS
- 2 DAYS INN - HOTEL CIRCLE**
280 HOTEL ROOMS
- 3 BEST WESTERN SEVEN SEAS**
307 HOTEL ROOMS
- 4 MISSION VALLEY CROSSROADS**
±138,747 SF OFFICE
- 5 AMP&RSAND**
±345,000 SF OFFICE
- 6 FASHION VALLEY MALL**
±1.7M SF RETAIL
- 7 TOWER 591**
±183,000 SF OFFICE
- 8 MISSION COURTYARD**
±86,615 SF OFFICE
- 9 DOUBLETREE BY HILTON - MISSION VALLEY**
300 HOTEL ROOMS
- 10 HAZARD CENTER**
±135,949 SF RETAIL
- 11 FRIARS MISSION CENTER**
±146,896 SF RETAIL
- 12 RIVER FRONT APARTMENTS**
229 UNITS



- 13 THE TOWNSEND**
±3,600 SF OFFICE; ±6,000 SF RETAIL;
277 UNITS
- 14 METRO MISSION VALLEY**
±5,000 SF OFFICE; ±3,000 SF RETAIL;
307 UNITS
- 15 WESTFIELD MISSION VALLEY WEST**
±177,043 SF RETAIL
- 16 HILTON MISSION VALLEY**
350 HOTEL ROOMS
- 17 CIVITA**
±900,000 SF OFFICE AND RETAIL; 4,800
UNITS; 100 HOTEL ROOMS
- 18 PARK VALLEY CENTER**
±187,494 SF RETAIL
- 19 RIO VISTA SHOPPING CENTER**
±251,277 SF RETAIL
- 20 MARRIOTT MISSION VALLEY**
352 HOTEL ROOMS
- 21 FENTON MARKETPLACE**
±591,585 SF RETAIL
- 22 SNAPDRAGON STADIUM**
±???
- 23 RANCHO MISSION PLAZA**
±?? SF RETAIL
- 24 KAISER PERMANENTE**
±?? SF HOSPITAL
- 25 SAN DIEGO STATE UNIVERSITY**
±?? SF COLLEGE CAMPUS





2024
CALENDAR
(PARTIAL LIST)

SPORTS

Womens Concacaf Gold Cup Final
March 10, 2024

San Diego Wave vs Current
March 23, 2024

San Diego Wave vs Reign
March 29, 2024

San Diego Legion vs New England Free Jacks
April 14, 2024

San Diego Legion vs Seattle Seawolves
April 21, 2024

San Diego Wave vs Bay
April 27, 2024

San Diego Legion vs Chicago Hounds
May 5, 2024

San Diego Wave vs Royals
May 8, 2024

San Diego Wave vs Gotham
May 12, 2024

San Diego Legion vs Old Glory DC
May 19, 2024

San Diego Legion vs NOLA Gold
June 9, 2024

San Diego Legion vs RFC Los Angeles
June 16, 2024

All Blacks vs Fiji Rugby Match
July 19, 2024

Aztecs vs Texas A&M-Commerce
August 31, 2024

Aztecs vs Air Force
November 30, 2024

Aztecs vs Oregon State
September, 2024

Aztecs vs Hawaii
October 5, 2024

Aztecs vs Washington State
October 26, 2024

Aztecs vs New Mexico
November 9, 2024

Visit www.sandiegowavefc.com for remaining Wave games



ENTERTAINMENT

Monster Jam
January 2024

Monster Energy Supercross Jam
January 2024

Expo Day - San Diego Festival of Science & Engineering
March 2024

Tequila & Tacos Music Festival
April 6-7, 2024

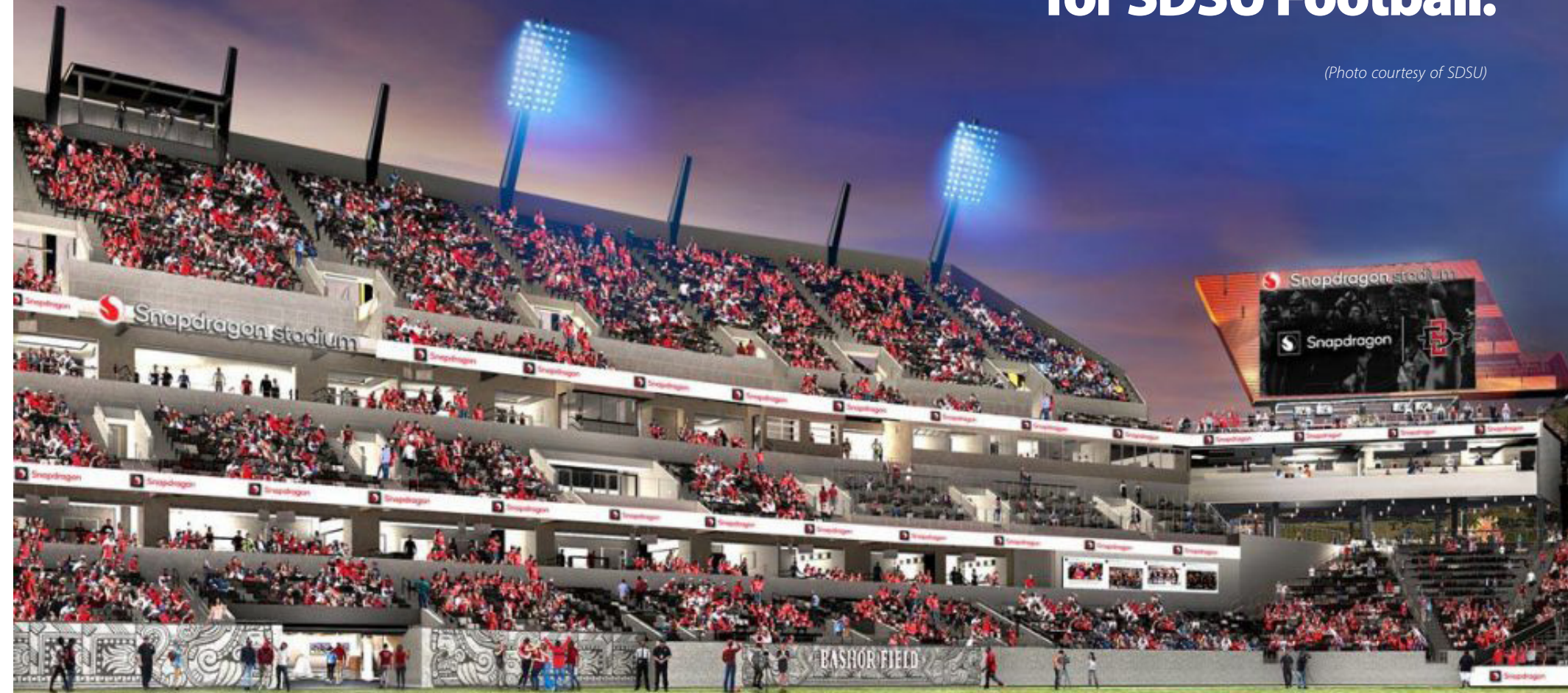


Snapdragon stadium

GET YOUR FULL CALENDAR LINE UP AT
WWW.SNAPDRAGONSTADIUM.COM

Snapdragon Stadium is a modern 35,000-seat stadium for SDSU Football.

(Photo courtesy of SDSU)



Year-Round Entertainment



3 SPORTS TEAMS
SNAPDRAGON STADIUM IS HOME TO...

SAN DIEGO AZTECS FOOTBALL - SAN DIEGO WAVE WOMEN'S SOCCER - SAN DIEGO LEGION MENS RUGBY



From Union Grantville, Sanprdragon Stadium is:
9 Minue Drive | 2.8 Miles Away | 17 Minute Trolley Ride, Green Line



Mission Valley

NEW DEVELOPMENTS



THE TOWNSEND

METRO



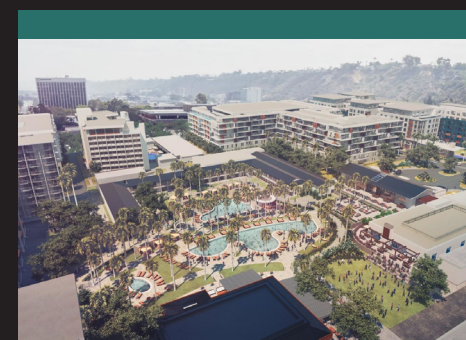
SDSU



[Riverwalk]

±1M SF OFFICE; ±152,000 SF RETAIL; 4,300 UNITS; 97 ACRES OF PARKS

UNDER CONSTRUCTION



[Town and Country]

840 UNITS; 675 HOTEL ROOMS

RECENTLY COMPLETED



[The Townsend]

3,600 SF OFFICE; 6,000 SF RETAIL; 277 UNITS

RECENTLY COMPLETED



[Metro]

5,000 SF OFFICE; 3,000 SF RETAIL; 307 UNITS

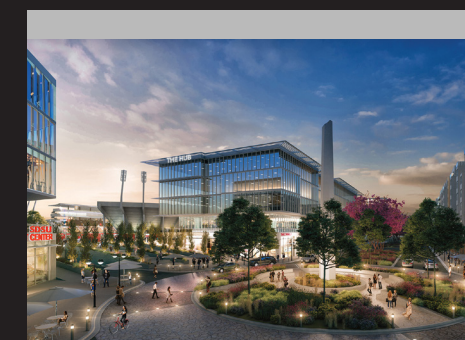
RECENTLY COMPLETED



[Civita]

±900,000 SF OFFICE AND RETAIL; 4,800 UNITS; 100 HOTEL ROOMS

PHASE 1 & 2 COMPLETE



[SDSU Campus]

±95,000 SF RETAIL; 4,600 UNITS; 400 HOTEL ROOMS; ±1.6M SF CAMPUS/OFFICE

UNDER CONSTRUCTION

Union

Gran

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 @USG_SanDiego

 @urban_strategies_group

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Potential On-site
Parking Available

Potential Large Outdoor
Patio Opportunity

