



**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.





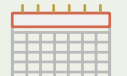

**9 Miles**

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

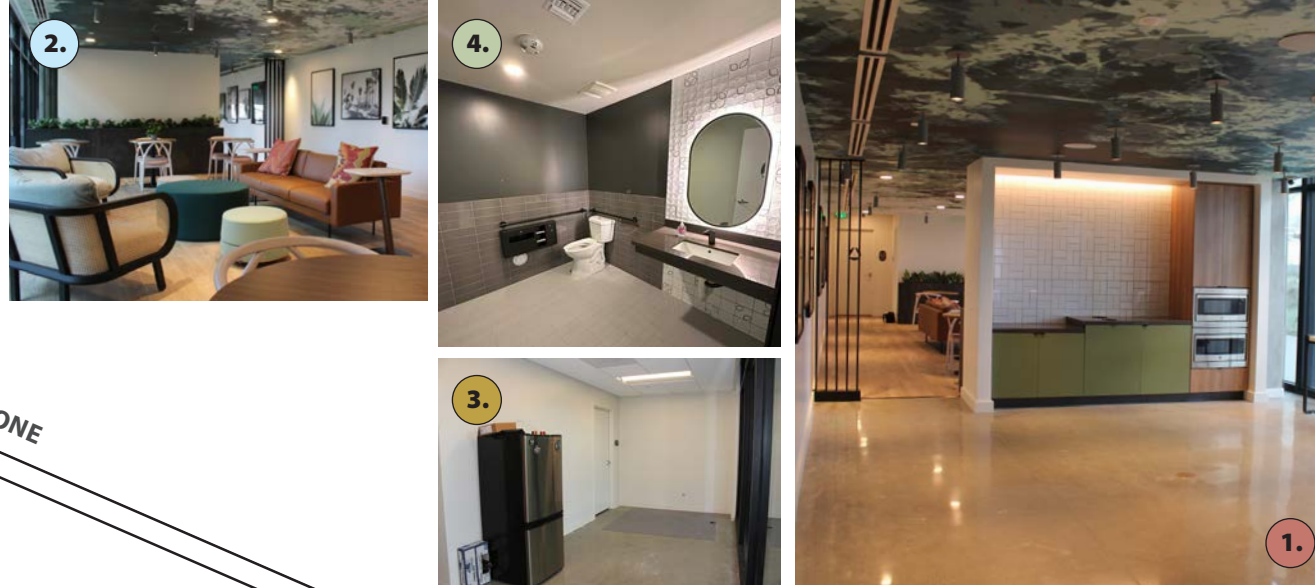
|  | ALVERADO CANYON RD (E/W) | I-8 WESTBOUND    | FAIRMOUNT AVE N  |
|--|--------------------------|------------------|------------------|
| →  Vehicals Per Day     | <b>3,402</b>             | <b>111,598</b>   | <b>42,330</b>    |
|  | <b>1 MILE</b>            | <b>3 MILE</b>    | <b>5 MILE</b>   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







**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



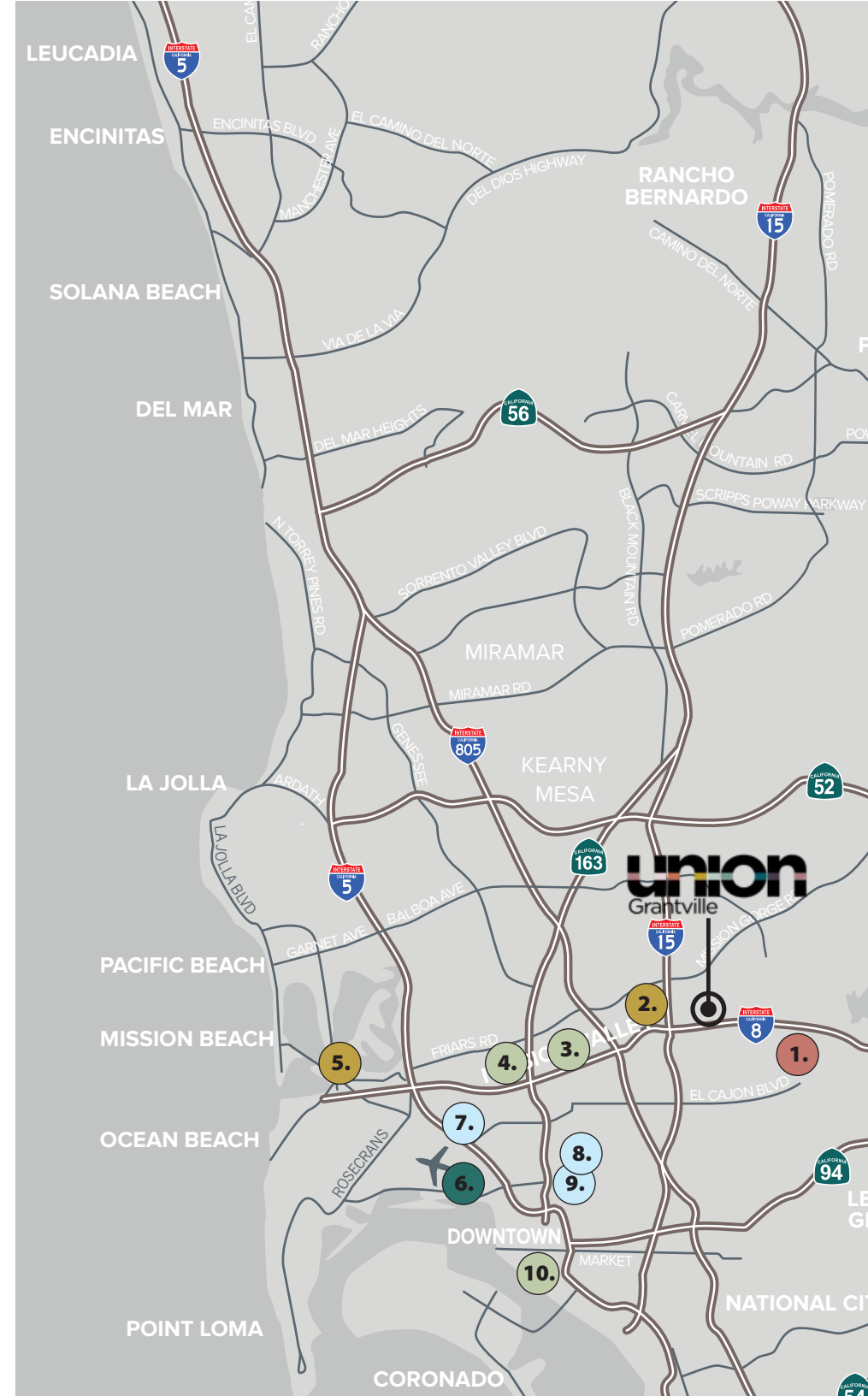
$\pm 35.8M$  Tourists Annually  
Spending an estimated **\$11.5B**



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

## Nearby

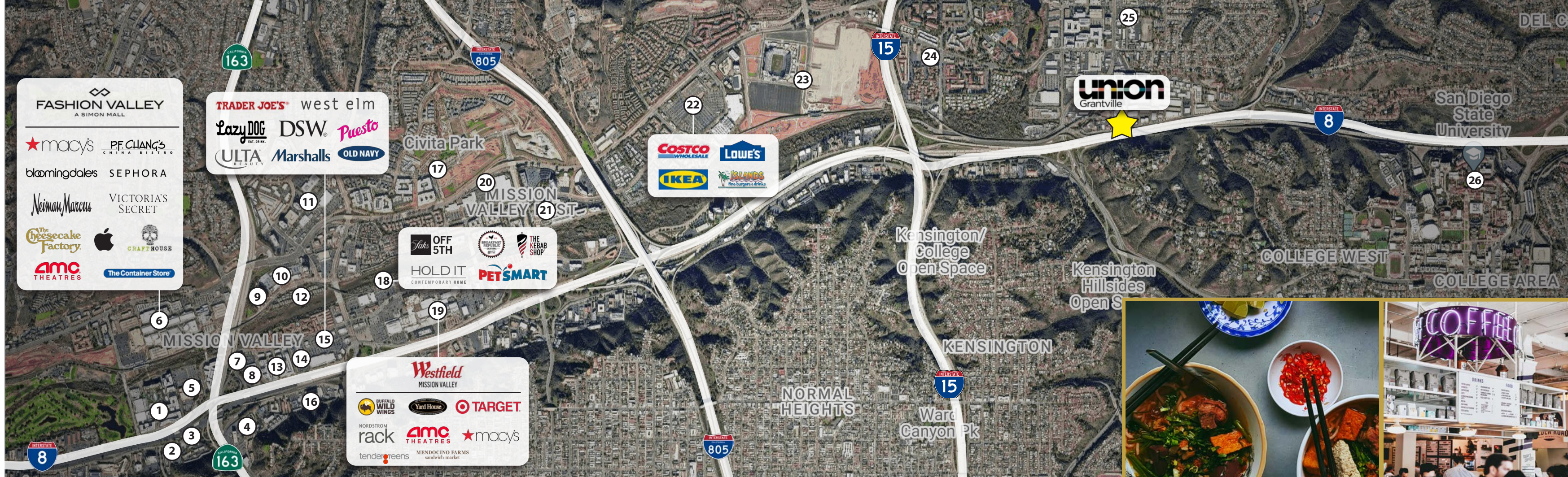
- SDSU San Diego State University
- Snapdragon stadium
- Westfield MISSION VALLEY
- FASHION VALLEY A SHOPPING VILLAGE
- SeaWorld San Diego
- SAN DIEGO INTERNATIONAL AIRPORT LETS GO
- OLD TOWN SAN DIEGO STATE HISTORIC PARK
- SAN DIEGO ZOO
- BALBOA PARK A Landmark of Arts & Culture
- Gaslamp Quarter





# 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 WESTFIELD MISSION VALLEY**  
±1.8M SF RETAIL
- 20 RIO VISTA SHOPPING CENTER**  
±251,277 SF RETAIL
- 21 MARRIOTT MISSION VALLEY**  
352 HOTEL ROOMS
- 22 FENTON MARKETPLACE**  
±591,585 SF RETAIL
- 23 SNAPDRAGON STADIUM**
- 24 RANCHO MISSION PLAZA**
- 25 KAISER PERMANENTE**
- 25 SAN DIEGO STATE UNIVERSITY**





**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](http://www.sandiegowavefc.com) for remaining Wave games



GET YOUR FULL CALENDAR LINE UP AT  
[WWW.SNAPDRAGONSTADIUM.COM](http://WWW.SNAPDRAGONSTADIUM.COM)

**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



**Year-Round Entertainment**

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

(Photo courtesy of SDSU)



**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

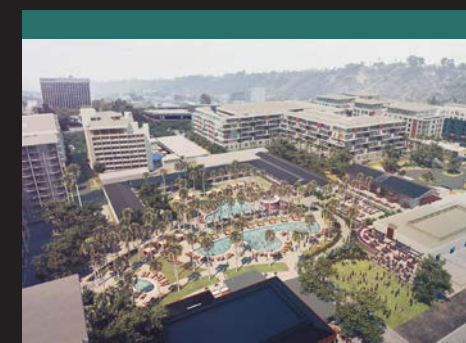
NEW DEVELOPMENTS



## [ 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

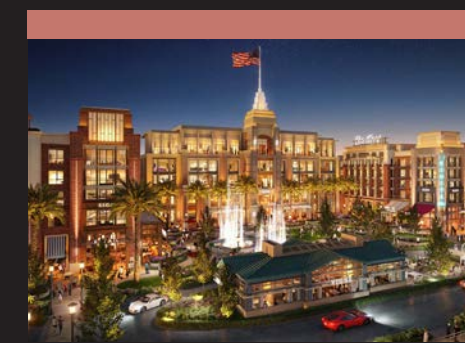
RECENTLY COMPLETED



## [ Metro ]

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

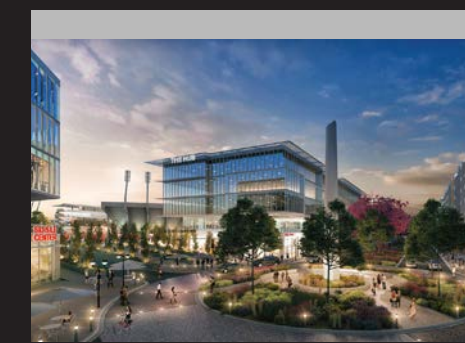
RECENTLY COMPLETED



## [ 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





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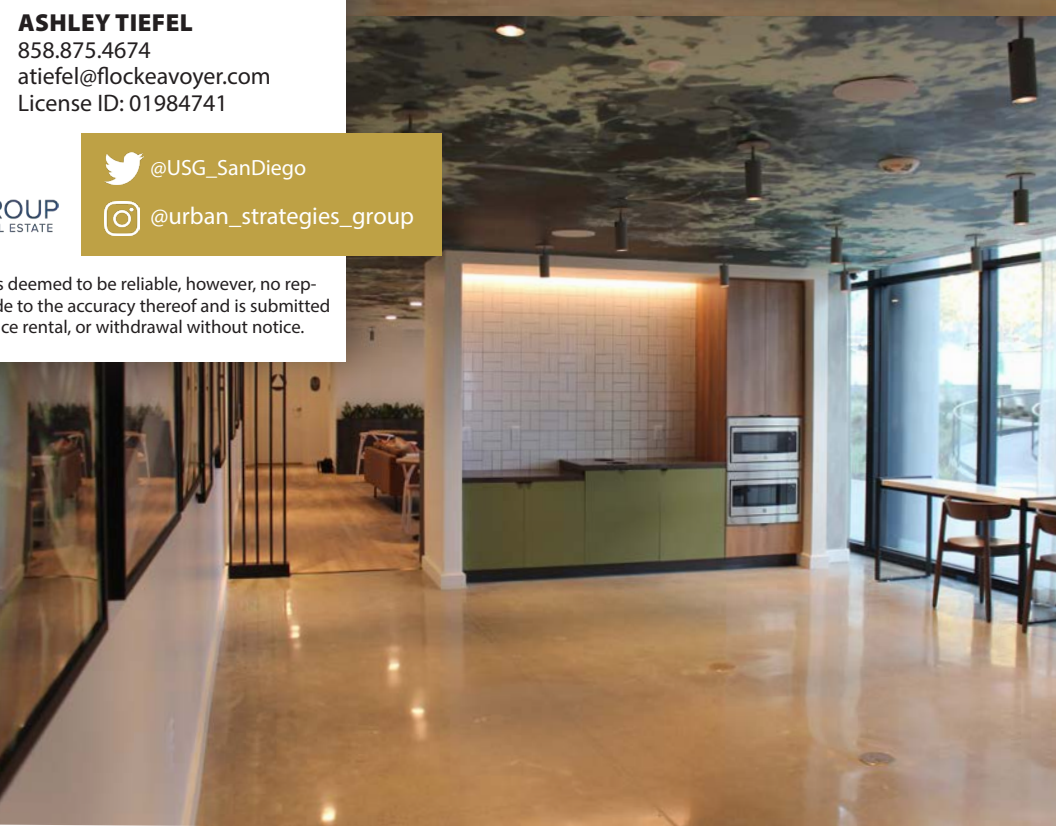
**ASHLEY TIEFEL**



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**Potential On-site  
Parking Available**



**Potential Large Outdoor  
Patio Opportunity**



 @USG\_SanDiego  
 @urban\_strategies\_group

\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.