



CASTER BUSINESS PARK

MISSION GORGE PLACE & ALVARADO CANYON ROAD, SAN DIEGO, CA 92120



Industrial

Office

Flex

Retail


**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING



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Highlights & Amenities

Suites Ranging in Size from 372 sf to 18,100 sf

Multiple Access Points to I-8 & I-15 Freeways and Public Transportation

Grade Level & Dock High Loading

Part of Revitalized Grantville Community

Onsite Lunch & Catering Eatery

[test kitchen \(click for more info\)](#)



[click here to view
property website](#)



Central San Diego Location



Convenient freeway access right off interstate 8 (248,835 VPD) with high visibility to property and easy access to interstate 15



Situated next to the Grantville Trolley Station and within walking distance to the Post Office



Zoning: CC-3-9, CC-3-8, RM-3-7 ([click for details](#))
Previously Zoned: IL-3-1 & IL-2-1
(tenant to confirm previously conforming use)



Available For Lease at Caster Business Park

Project Name	Suite	Approx. Square Feet	Type	Base Rental Rate / Lease Type	Suite Features
Caster City	4620 - 1 Alvarado Canyon Road	1,879	Industrial	\$2.00/sf gross*	click to view
Caster City	4620 - 2 Alvarado Canyon Road	1,867	Industrial	\$2.00/sf gross*	click to view
Caster City	4620 - 3 Alvarado Canyon Road	1,876	Industrial	\$2.00/sf gross*	click to view
Caster City	4620 - 4 Alvarado Canyon Road	2,772	Industrial	\$2.00/sf gross*	click to view
Caster City	4620 - 13 & 14 Alvarado Canyon Road	3,655	Retail	\$1.65/sf gross*	click to view
Caster City	4620 - 17 Alvarado Canyon Road	7,997	Retail	\$1.40/sf gross*	click to view
Caster City	4620 - 18 Alvarado Canyon Road	8,010	Retail	\$1.40/sf gross*	click to view
Stadium Park III	4694-CD Alvarado Canyon Road	2,684	Industrial	\$2.00/sf gross*	click to view
Stadium Park East	4607-A&B Mission Gorge Place	5,320	Industrial	\$2.15/sf gross* <i>Available Q1 2026</i>	click to view
Stadium Park East	4607-A Mission Gorge Place	2,660	Industrial	\$2.15/sf gross* <i>Available Q1 2026</i>	click to view
Stadium Park East	4607-B Mission Gorge Place	2,660	Industrial	\$2.15/sf gross* <i>Available Q1 2026</i>	click to view
Stadium Park East	4619-B Mission Gorge Place	3,770	Industrial	\$2.00/sf gross* <i>Available with 30 day notice</i>	click to view
Stadium Park West	4569-C Mission Gorge Place	1,063	Industrial	\$2.00/sf gross* <i>Available March 2026</i>	click to view
Mission Valley Business Center	4564-F Alvarado Canyon Road	1,832	Industrial	\$2.00/sf gross* <i>Available January 2026</i>	click to view

*plus electric

Caster City

Available Suites For Lease

CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
4620 - 1 Alvarado Canyon Rd.	1,879	\$2.00/SF Gross*	Open warehouse, 10'x 10' grade level door with possibility to expand to ±20' x 10', 20' clear height
4620 - 2 Alvarado Canyon Rd.	1,867	\$2.00/SF Gross*	Open warehouse, 10'x 10' grade level door with possibility to expand to ±20' x 10', 20' clear height
4620 - 3 Alvarado Canyon Rd.	1,876	\$2.00/SF Gross*	Open warehouse, 10'x 10' grade level door with possibility to expand to ±20' x 10', 20' clear height
4620 - 4 Alvarado Canyon Rd.	2,772	\$2.00/SF Gross*	Open warehouse, 10'x 10' grade level door with possibility to expand to ±20' x 10', 20' clear height
4620 - 13 & 14 Alvarado Canyon Rd.	3,655	\$1.65/SF Gross*	Reception, gym, 4 treatment rooms, 2 private restrooms, 2 private shower rooms and break room
4620 - 17 Alvarado Canyon Rd.	7,997	\$1.40/SF Gross*	Open showroom/retail area, freight elevator served, freeway signage
4620 - 18 Alvarado Canyon Rd.	8,010	\$1.40/SF Gross*	Open showroom/retail area, freight elevator served, freeway signage

*plus electric


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Stadium Park III

Available Suites For Lease

CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
4694-CD Alvarado Canyon Rd.	2,684	\$2.00/SF Gross*	25% Office - 75% Warehouse, office/ reception, 3 private offices, private restroom, large warehouse, shop sink, 2 grade level roll-up doors

*plus electric



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Stadium Park East

Available Suites For Lease

CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
4607-A Mission Gorge Pl.	2,660	\$2.15/SF Gross*	New Spec Suite Reception, 2 private offices, kitchenette, restroom, warehouse, grade level door <i>Available Q1 2026</i>
4607-B Mission Gorge Pl.	2,660	\$2.15/SF Gross*	New Spec Suite Reception, 2 private offices, kitchenette, restroom, warehouse, grade level door <i>Available Q1 2026</i>
4607-A&B Mission Gorge Pl.	5,320	\$2.15/SF Gross*	New Spec Suite Reception, 2 private offices, open bullpen, kitchenette, 2 restrooms, warehouse, 2 grade level doors <i>Available Q1 2026</i>
4619-B Mission Gorge Pl.	3,770	\$2.00/SF Gross*	Reception, office bullpen, kitchenette, open warehouse, 2 grade level doors large bonus mezzanine: 3 private offices, restroom, storage, office & bonus mezzanine, HVAC served <i>Available with 30 day notice</i>

*plus electric

Stadium Park West

Available Suites For Lease

CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
4569-C Mission Gorge Pl.	1,063	\$2.00/SF Gross*	1 office, storage room, private restroom, open warehouse, 1 grade level door <i>Available March 2026</i>

*plus electric



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Mission Valley Business Center

Available Suites For Lease

CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
4564-F Alvarado Canyon Rd.	1,832	\$2.00/SF Gross*	Open warehouse, office/showroom, 2 private offices, storage room, restroom and grade level door <i>Available January 2026</i>

*plus electric



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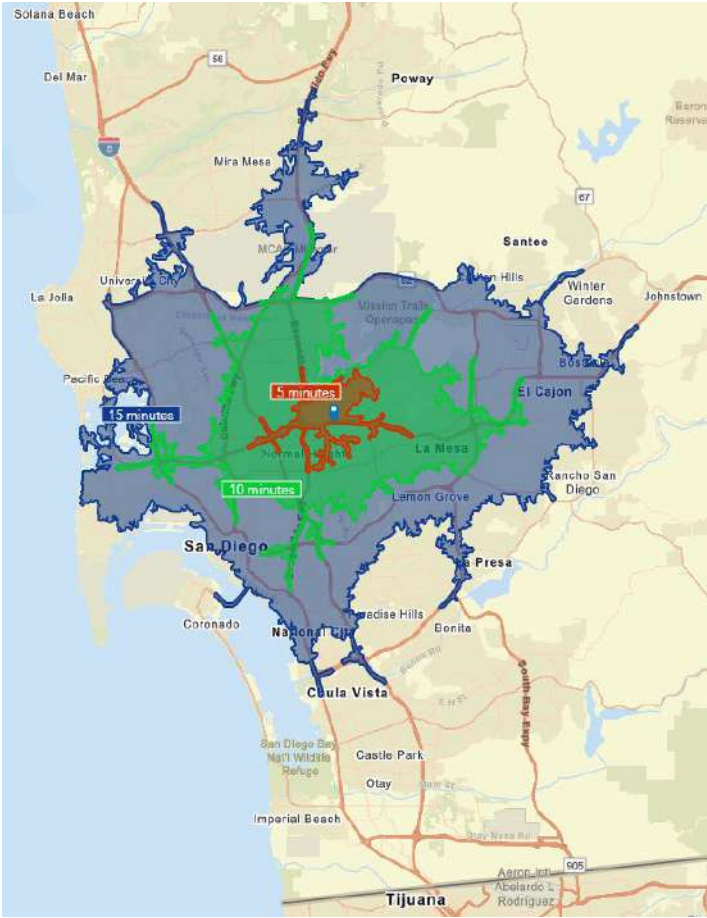
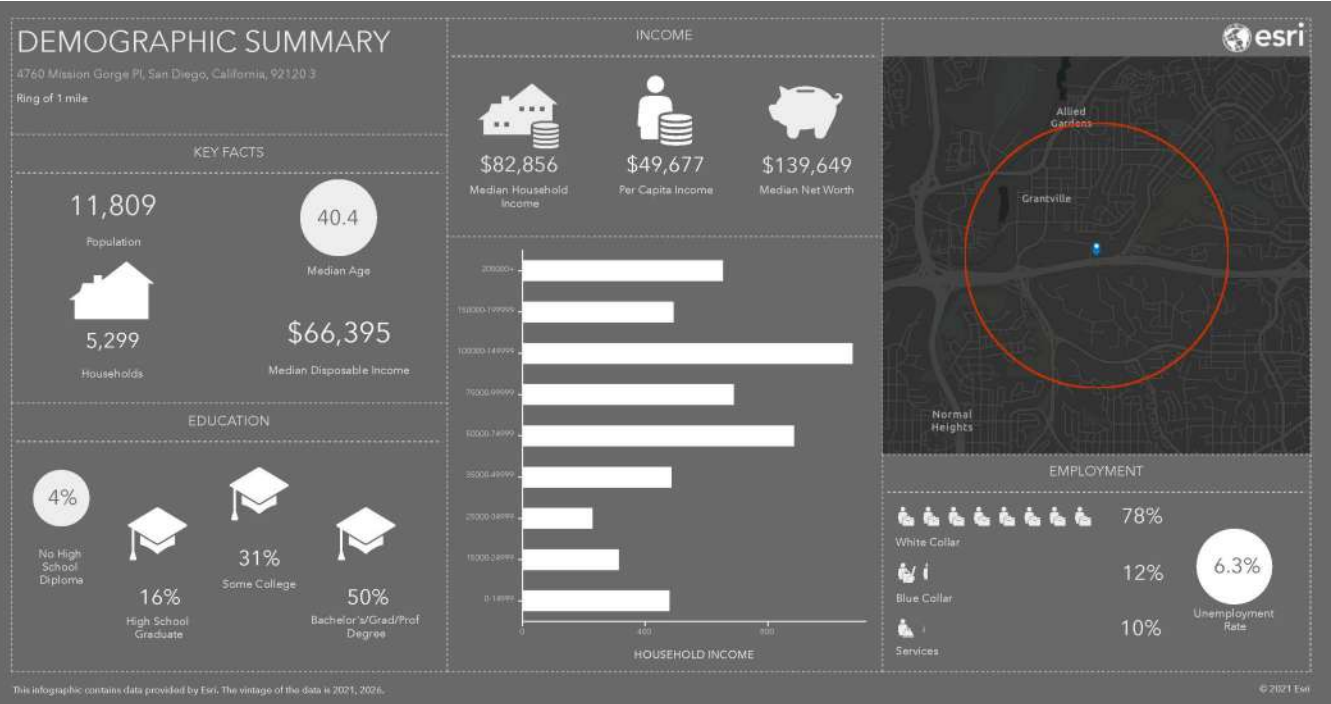
Grantville | market snapshot

Just minutes away from the San Diego International Airport and within easy reach of all that San Diego has to offer, Grantville is a great place to grow your business.

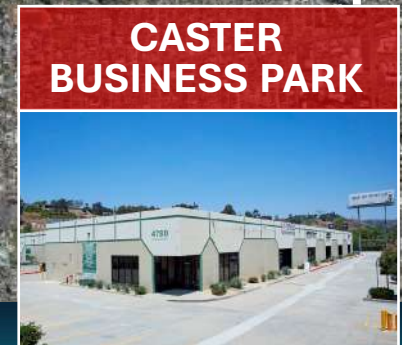
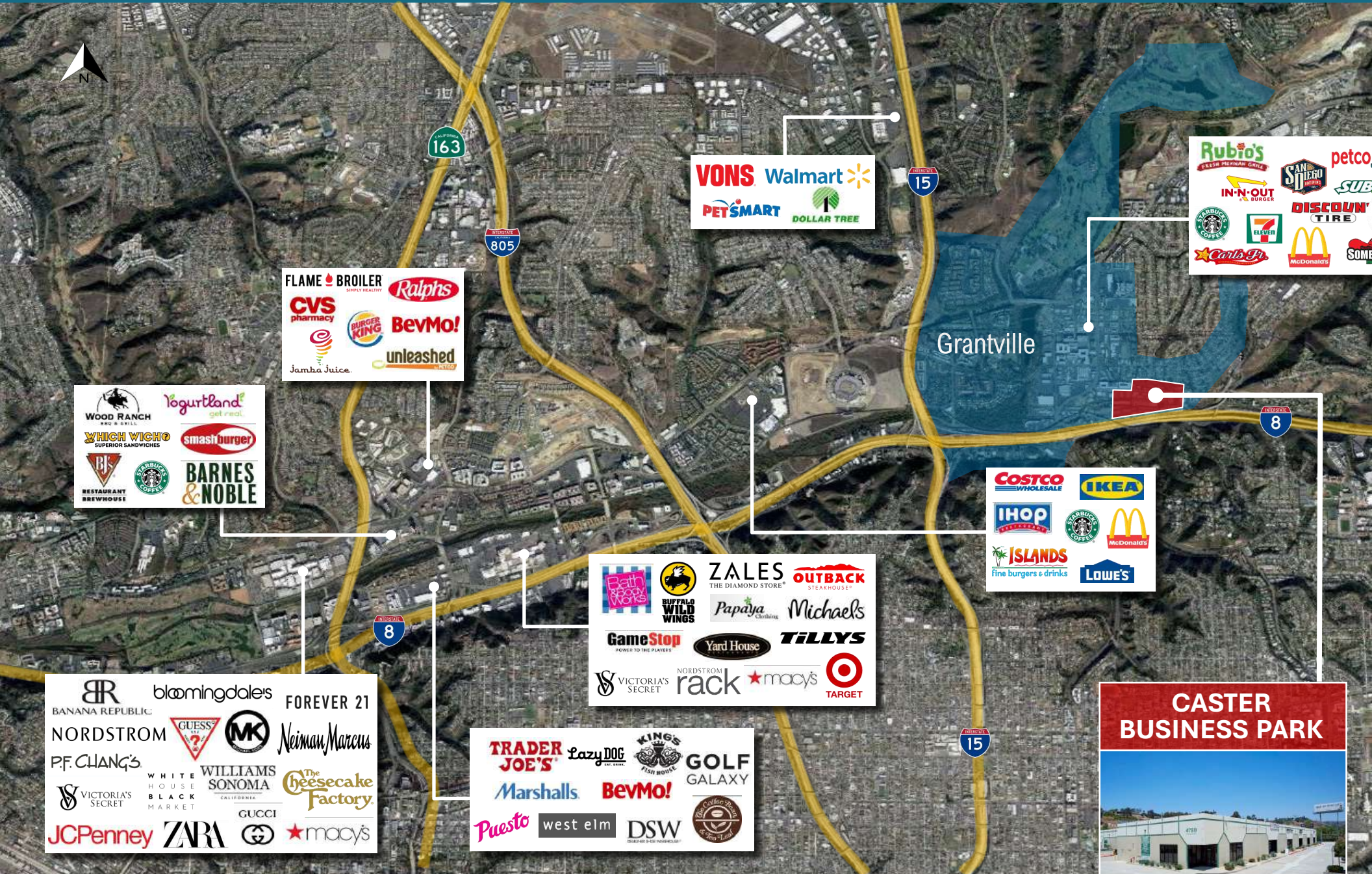
Conveniently located in the center of San Diego county, the area is within a 15 minute drive of the San Diego Zoo, SeaWorld San Diego and Downtown Gaslamp District and offers a wealth of affordable accommodations, family friendly dining options and great shopping at both the Fashion Valley and Mission Valley malls.



* demographics source: costar, based upon a 5 mile radius



Surrounding Retail



MISSION GORGE PL & ALVARADO CANYON RD, SAN DIEGO, CA 92120



RIVERWALK REDEVELOPMENT
200 Acres: 4,300 Residential Units,
1M SF Office, 150K SF Retail,
75-Acre Park



LEGACY INTL. CENTER
18 Acres: Biblically-Themed Exhibits
127 Room Hotel with Full Spa
Conference Center and Public Amenities



TOWN & COUNTRY
Resort and Convention Center
40 Acres: 688 Renovated Hotel Rooms,
840 Units, 170K SF Meeting Space
Outdoor Event Space and Public Parks



AMP&RSAND REDEVELOPMENT
330 K SF Office
880K SF Office / Retail



THE HEIGHTS AT FASHION VALLEY
Luxury Residential Development
5.43 Acre Project
319 Residential Units



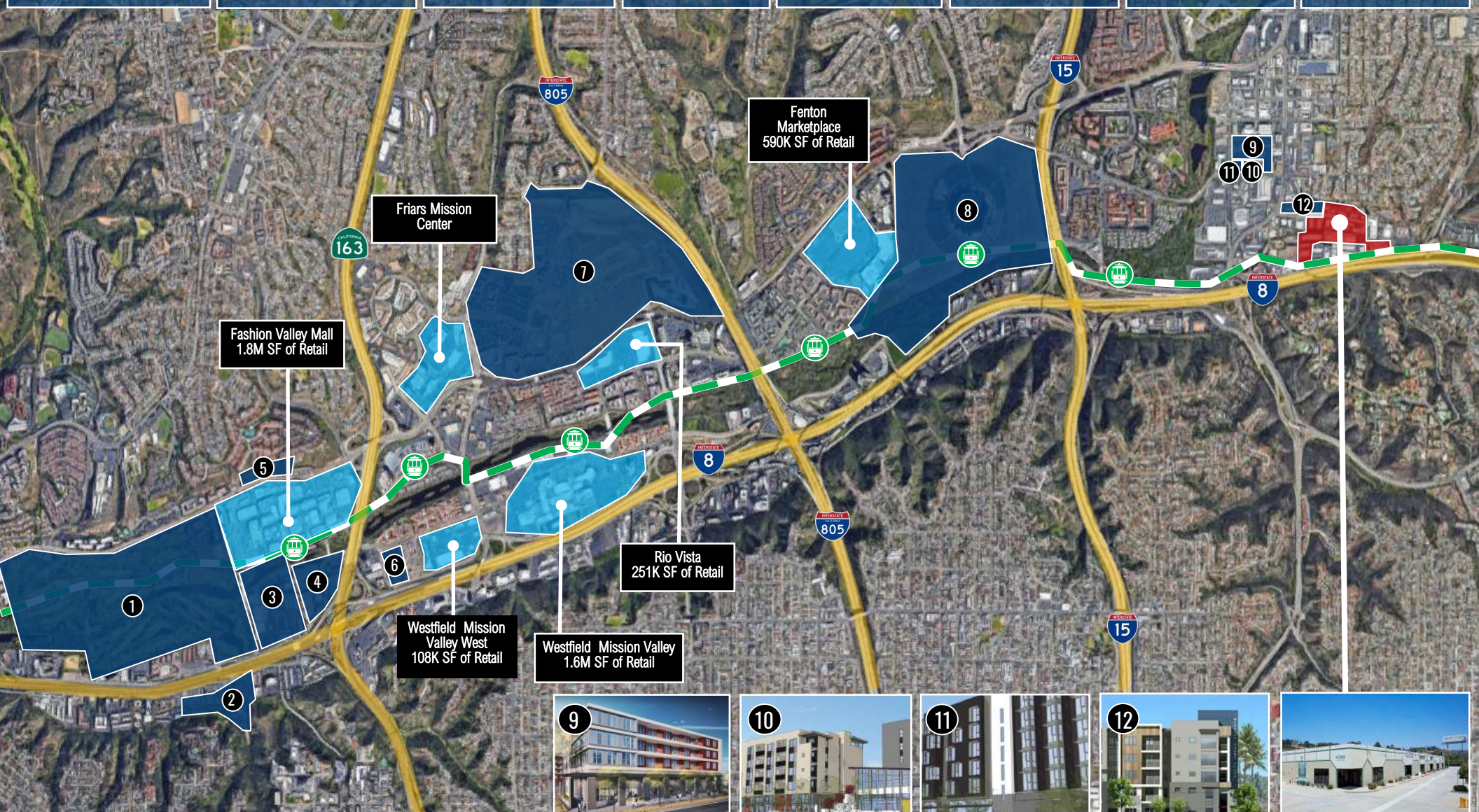
WITT HOUSING PROJECT
5 Acres: 277 Apartments
6K SF Retail,
3.6K SF Commercial Space



CIVITA
230 Acres: 4,870 Residential Units
420K SF Office, 480K SF Retail
& Other Amenities



SDCCU STADIUM SITE
132 Acres: 35,000 Seat Stadium
4,600 Residential Units
1.6M SF Office, 95K SF Retail
400 Hotel Rooms, 89 Acre Park



HANOVER MISSION GORGE
10.4 Acres: 757 Residential Units,
Two Phases,
Resort Style Amenities



BLUEWATER
80 Affordable Residential Units for
Former Homeless Veterans



THE STELLA
80 Affordable Residential Units
Permanent Supportive Housing



GRAVITY APARTMENTS
4.58 Acres: 325 Residential Units,
28 Live-Work Units



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Mission Gorge Place
Alvarado Canyon Road

Nearby Development

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

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