



# 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 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

Project Name	Suite	Approx. Square Feet	Type	Base Rental Rate / Lease Type	Suite Features
Mission Valley Business Center	4564-G Alvarado Canyon Road	3,760	Industrial	\$1.60/sf gross*	<a href="#">click to view</a>
Stadium Park West	4580-P Alvarado Canyon Road	960	Industrial	\$2.15/sf gross*	<a href="#">click to view</a>
Stadium Park East	4643-A Mission Gorge Place	2,857	Industrial	\$2.00/sf gross*	<a href="#">click to view</a>
Stadium Park East	4667-B Mission Gorge Place	1,960	Flex	\$2.00/sf gross*	<a href="#">click to view</a>
Caster City	4620 - 13 & 14 Alvarado Canyon Road	3,655	Office	\$1.60/sf gross*	<a href="#">click to view</a>

\*plus electric





# Mission Valley Business Center

## Available Suites For Lease

### CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
<b>4564-G</b> Alvarado Canyon Rd.	3,760	\$1.60/sf gross*	(1) walk-in fridge, (1) walk-in freezer, industrial water heater, (1) type 2 hood, (1) 3 compartment sink, (2) hand sinks + restroom sinks, (2) grade level doors  Sublease - Contact Agent

\*plus electric

  
**PACIFIC COAST  
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# Stadium Park West

## Available Suites For Lease

### CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
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**4580-P**

Alvarado Canyon Rd.

960

\$2.15/sf  
gross\*

Open warehouse, private office,  
restroom and 1 grade level roll-up door

\*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
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<b>4643-A</b> Mission Gorge Pl.	2,857	\$2.00/SF Gross*	Reception, 2 private offices, restroom, warehouse, grade level door
<b>4667-B</b> Mission Gorge Pl.	1,960	\$2.00/SF Gross*	Reception, 4 private offices, 2 restrooms, warehouse, grade level door Available with 30 days' notice

\*plus electric



## PACIFIC COAST COMMERCIAL

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# Caster City

## Available Suites For Lease

### CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
<b>4620 - 13 &amp; 14</b> Alvarado Canyon Rd.	3,655	\$1.60/SF Gross*	Reception, gym, 4 exam rooms, 2 private restrooms, 2 private shower rooms and break room  Sublease - Contact Agent

\*plus electric



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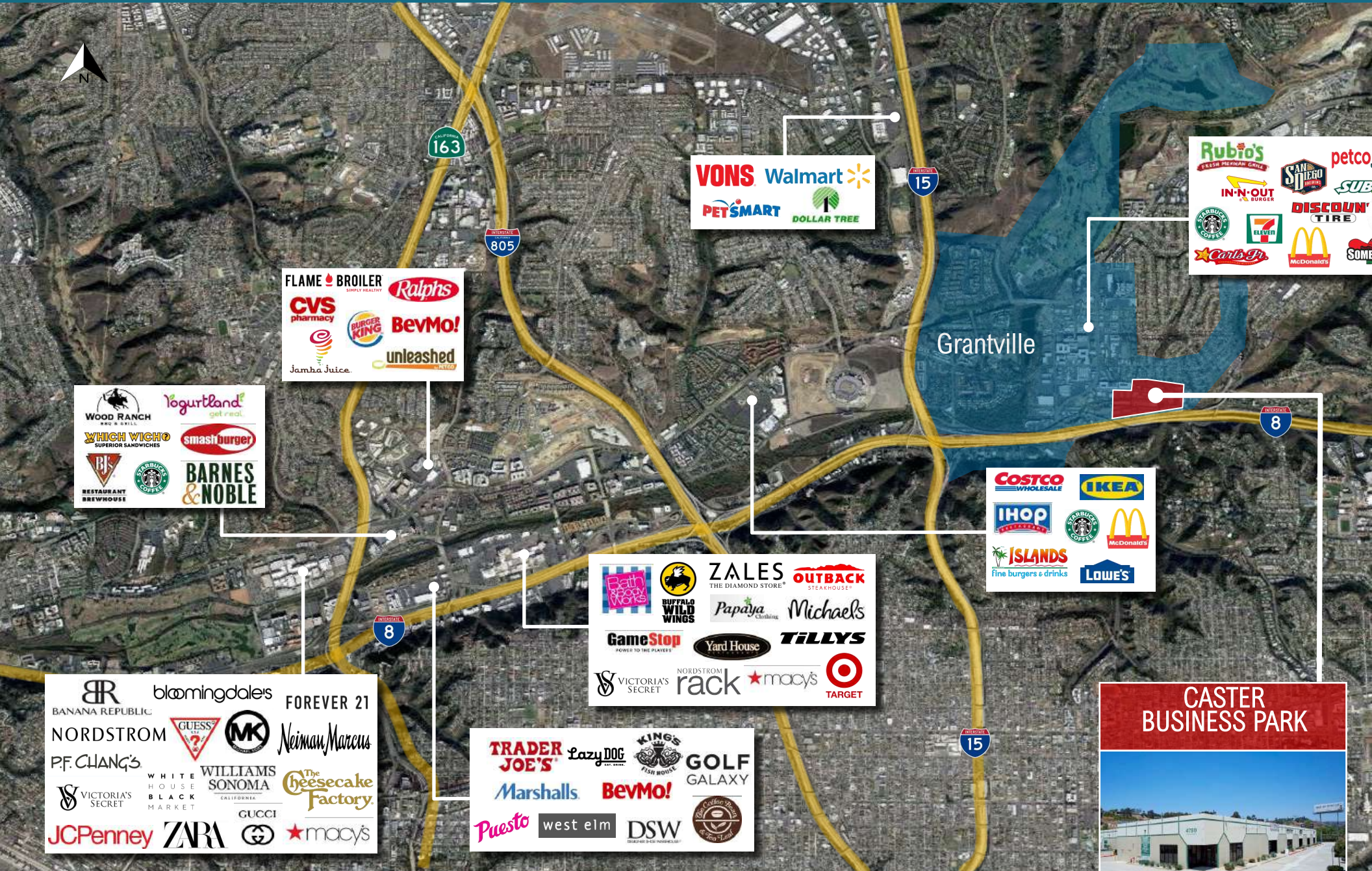
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# Surrounding Retail



**VONS** Walmart  
**PETSMART** DOLLAR TREE

Rubio's petco  
 IN-N-OUT BURGER SAN DIEGO SUB  
 Starbucks 7-ELEVEN DISCOUNT TIRE  
 Carls Jr. McDonald's

FLAME BROILER Simply Healthy  
 CVS pharmacy Burger King BevMo!  
 Jamba Juice unleashed

WOOD RANCH BBQ & GRILL yogurtland  
 WHICH WICH? smash burger  
 BJ'S RESTAURANT BREWERY Starbucks BARNES & NOBLE

COSTCO WHOLESALE IKEA  
 IHOP Starbucks McDonald's  
 ISLANDS Fine burgers & drinks LOWE'S

Bath Works BUFFALO WILD WINGS ZALES THE DIAMOND STORE OUTBACK STEAKHOUSE  
 Papaya Clothing Michaels  
 GameStop Yard House TILLYS  
 VICTORIA'S SECRET NORDSTROM rack macy's TARGET

BR BANANA REPUBLIC blöomingdale's FOREVER 21  
 NORDSTROM GUESS MK Neiman Marcus  
 P.F. CHANG'S WHITE HOUSE WILLIAMS SONOMA The Cheesecake Factory  
 VICTORIA'S SECRET BLACK MARKET GUCCI  
 JCPenney ZARA macy's

TRADER JOE'S Lazy DOG KINGS FISH HOUSE GOLF GALAXY  
 Marshalls BevMo!  
 Puesto west elm DSW



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





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

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

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

**4 AMP&SAND REDEVELOPMENT**  
330 K SF Office  
880K SF Office / Retail

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

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

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

**8 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



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

**10 BLUEWATER**  
80 Affordable Residential Units for  
Former Homeless Veterans

**11 THE STELLA**  
80 Affordable Residential Units  
Permanent Supportive Housing

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

**CASTER BUSINESS PARK**  
Mission Gorge Place  
Alvarado Canyon Road

# Nearby Development



Industrial  
Office  
Flex  
Retail

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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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