



union
Grantville

4520 Alvarado Canyon Rd • San Diego, CA 92120

RETAIL/LIGHT FOOD USE OPPORTUNITY

Union

Grantville



the mi
Lif

central & convenient

4520 Alvarado Canyon Road San Diego, CA 92120

Steps from campus and downtown, and fully in the mix of everything Mission Valley has to offer. From school, restaurants, take-out joints, entertainment venues, and shopping plazas, all within minutes.

- Just minutes away San Diego Zoo, SeaWorld San Diego, Downtown Gaslamp District and coastal beaches
- Various outdoor activities, golfing, hiking and rock climbing in Mission Trails Regional Park a 5,800 acres open space park
- Boutiques, restaurants and galleries populate Old Town, San Diego



Ocean-front beaches includes Mission Bay Park, Shoreline Parks, San Diego Bay & Torrey Pines Beaches

17mi Coastline



Green Line trolley in San Diego a 19.8-mile (31.9 km) light rail line operated by the San Diego Trolley, Inc. - running between El Cajon and 12th & Imperial

24 stops



Riverwalk Golf Club is the championship golf course at an upscale hotel with a pro shop & popular terraced grill restaurant

18 holes



San Diego International Airport (SAN) estimate 25.24 million passenger recorded 2024

9mi (13 min)



Petco Park is home of the San Diego Padres of Major League Baseball

8mi (13 min)



Gaslamp Quarter is a lively downtown neighborhood, known for its nightlife; clubs, dive bars and cocktail lounges.

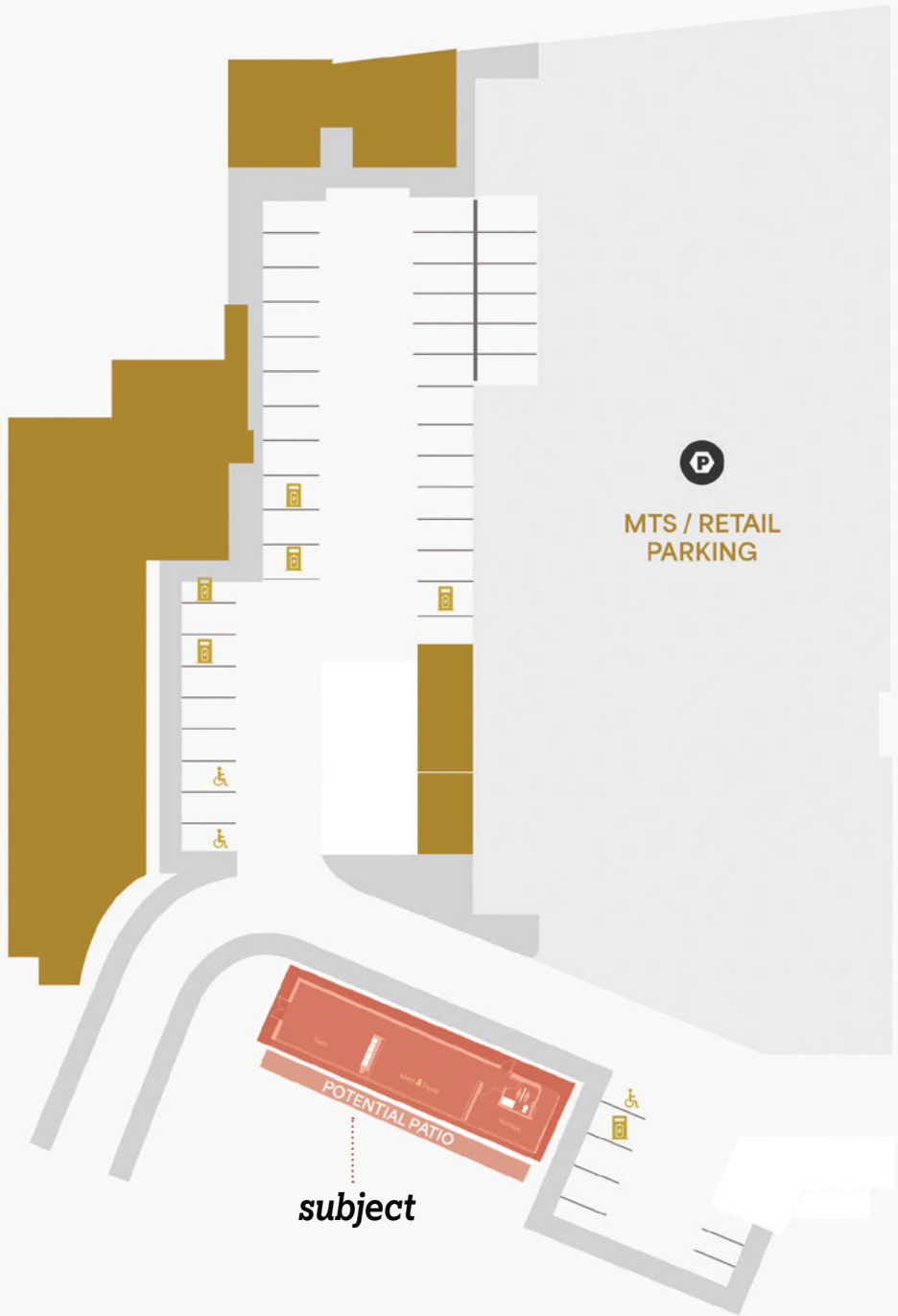
8mi (14 min)

SAN DIEGO
convention center



San Diego Convention Center an award-winning meeting, convention, trade show, event and exhibition facility

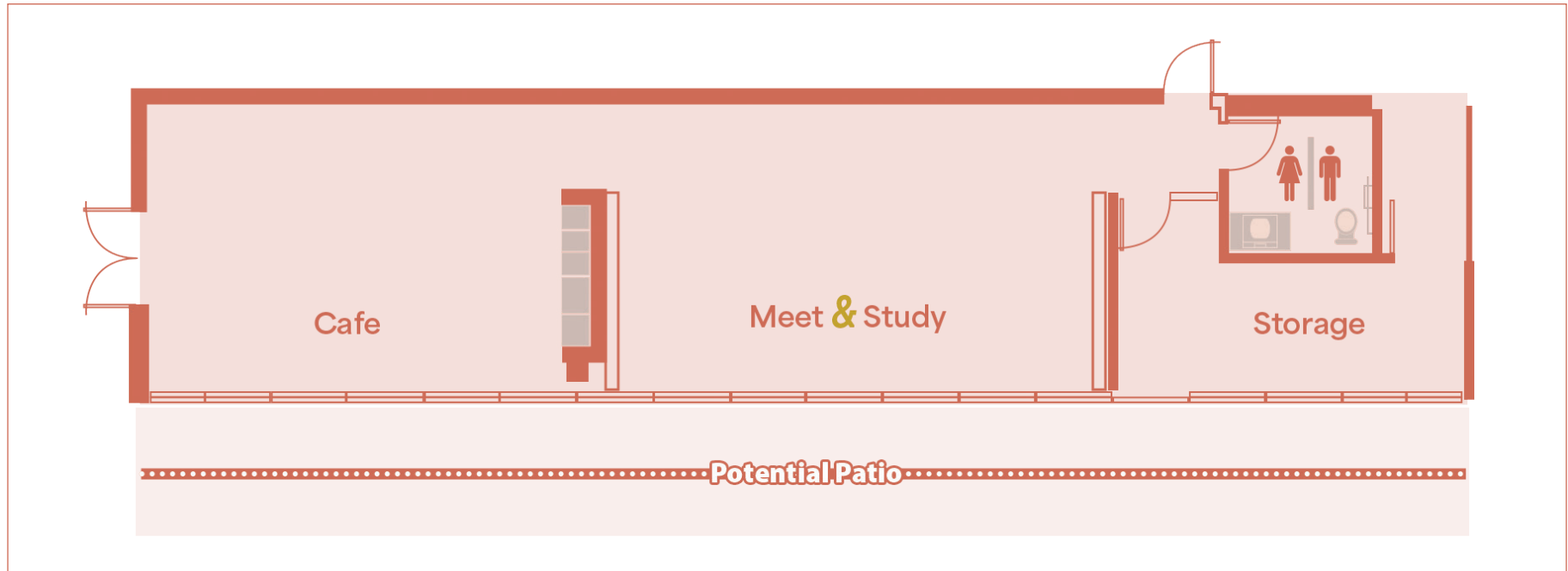
9mi (15 min)



existing FLOOR PLAN

±1,500 SF Retail / Cafe / Light Food Opportunity

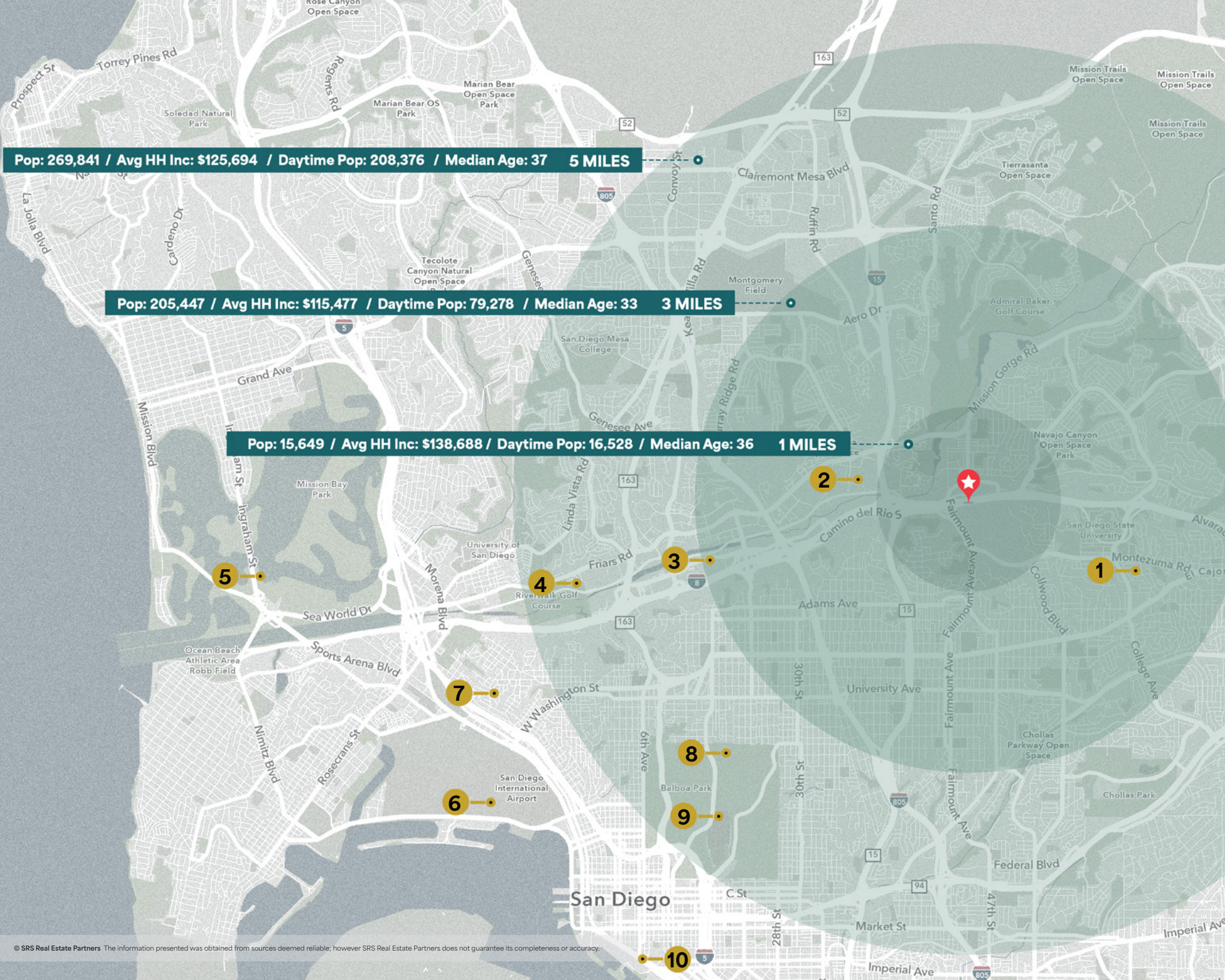
- space in shell condition
- located on the ground level of a newly developed mixed-use project
- potential patio opportunity



Pop: 269,841 / Avg HH Inc: \$125,694 / Daytime Pop: 208,376 / Median Age: 37 5 MILES

Pop: 205,447 / Avg HH Inc: \$115,477 / Daytime Pop: 79,278 / Median Age: 33 3 MILES

Pop: 15,649 / Avg HH Inc: \$138,688 / Daytime Pop: 16,528 / Median Age: 36 1 MILES



In 2024, San Diego, including Mission Valley, welcomed an estimated **32 million visitors, who spent a record \$14.6 billion** locally

Fashion Valley mall is an upscale, open-air shopping mall in Mission Valley, **1.7M SF making it the largest mall in San Diego and one of the largest in California**

- **Target (over 3.5M annual visits)**
#1 of 292 in the state
- **AMC & Nordstrom Rack**
#2 in the state *(based on visits)*

San Diego emerged as the best-performing hospitality market in the Western U.S. in 2024, with a hotel occupancy rate of **74.3% 6,766 rooms total in 2023**

San Digoe is the 2nd largest city in California with estimated **3.34M population**

Mission Valley has a population of **24,580 with a median household income of \$108,028**

Over 5,000 households with an annual income over \$500,000 in the 5 mile radius

San Diego Military contributes to over **\$63B annually** and supports over **370,000 jobs**

NOTABLE AREAS OF INTEREST

Attractions & Entertainment

	Site	Count
1	San Diego University State	Total Enrollment (Fall 2024): Over 39,000 students
2	Snapdragon Stadium	Hosting a total of over 215,000 fans
3	Westfield Mission Valley	9.8 million visitors each year
4	Fashion Valley Mall	18 million visitors annually
5	SeaWorld San Diego	3.99 million visitors
6	San Diego International Airport	25.24 million passengers traveling through its terminals
7	Old Town San Diego	32 million visitors
8	San Diego Zoo	over 4 million visitors annually
9	Balboa Park	approximately 14 million
10	Gaslamp Quarter	over 4 million visitors annually

TOP EMPLOYERS

Source: Indeed, 2024

12 of the largest employers in San Diego

Rank	Employer	Industry	Size
1	U.S. Navy	Government	±10,000
2	University of San Diego	Education	1,000
3	Cubic Corporation	Logistics	5,001-10,000
4	Pulse Electronics	Manufacturing	5,001-10,000
5	Scripps Health	Healthcare	±10,000
6	Qualcomm	Information Technology	±10,000
7	Sharp Healthcare	Healthcare	±10,000
8	Kaiser Permanente	Healthcare	±10,000
9	Sanyo	Global Technology	±10,000
10	Sony	Global Technology	501-1,001
11	San Diego Community College District	Education	1,001-5,000
12	County of San Diego	Government	201-500

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The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

Project Owned & Managed by: **GREYSTAR**