

# CASTER BUSINESS PARK

Freeway Visible Signage

Retail Space for Lease



**LEASE RATES STARTING AT \$0.99/SF!**

4620 ALVARADO CANYON ROAD, SAN DIEGO, CA 92120

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

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# Highlights & Amenities



Retail Suites Ranging in Size from 3,655 sf to 8,010 sf  
High Freeway Visibility with 248,835 Vehicles Per Day on I-8  
Multiple Access Points to I-8 & I-15 Freeways and Public Transportation  
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)



**CASTER  
BUSINESS PARK**

# Retail Space For Lease at Caster Business Park

Project Name	Suite	Approx. Square Feet	Type	Base Rental Rate / Lease Type	Suite Features
Caster City	4620 - 18 Alvarado Canyon Road	8,010	Retail	\$0.99/sf gross*	<a href="#">click to view</a>
Caster City	4620 - 17 Alvarado Canyon Road	7,997	Retail	\$0.99/sf gross*	<a href="#">click to view</a>
Caster City	4620 - 13 & 14 Alvarado Canyon Road	3,655	Retail	\$1.65/sf gross*	<a href="#">click to view</a>



# Caster City

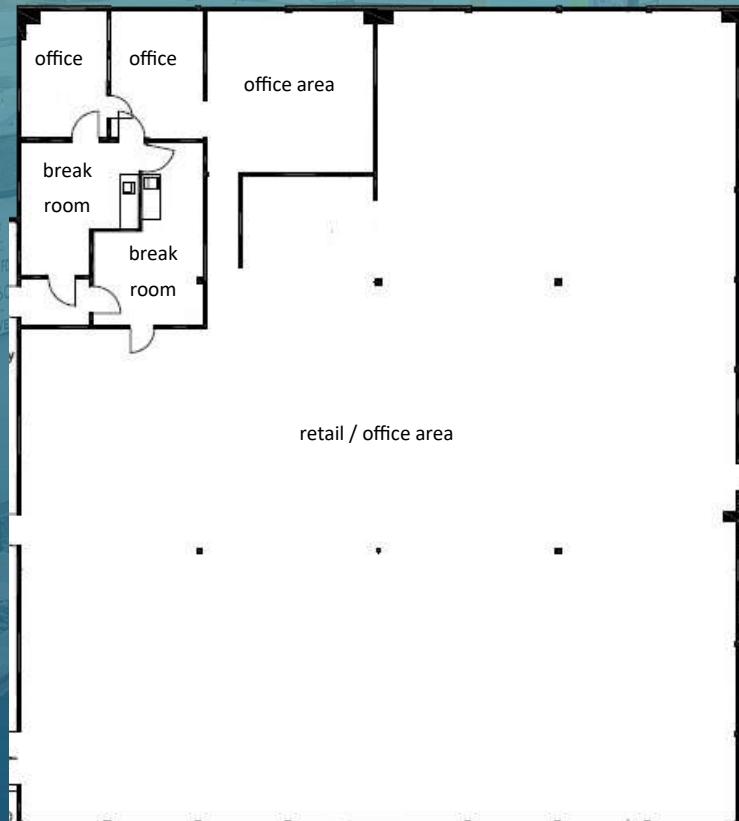
## Available Suites For Lease

### CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
<b>4620 - 18</b> Alvarado Canyon Rd.	8,010	\$1.40/SF Gross*	Open showroom/retail area, freight elevator served, freeway signage

Highest & Best Use: Showroom, production studio, instructional facility, light athletics facility, dead storage



\*plus electric

  
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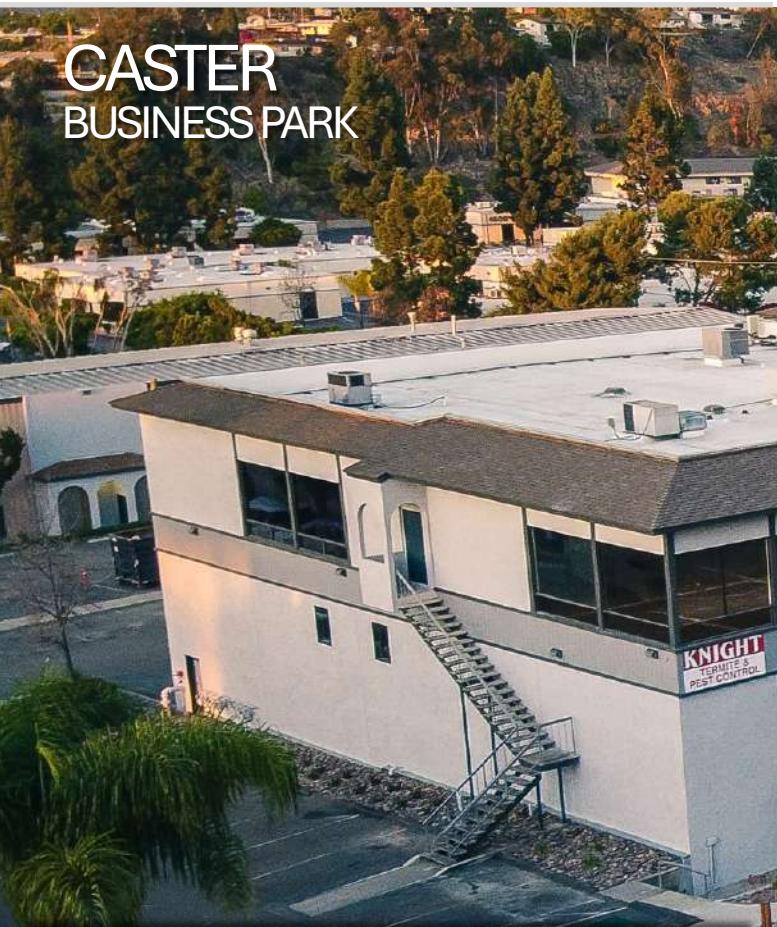
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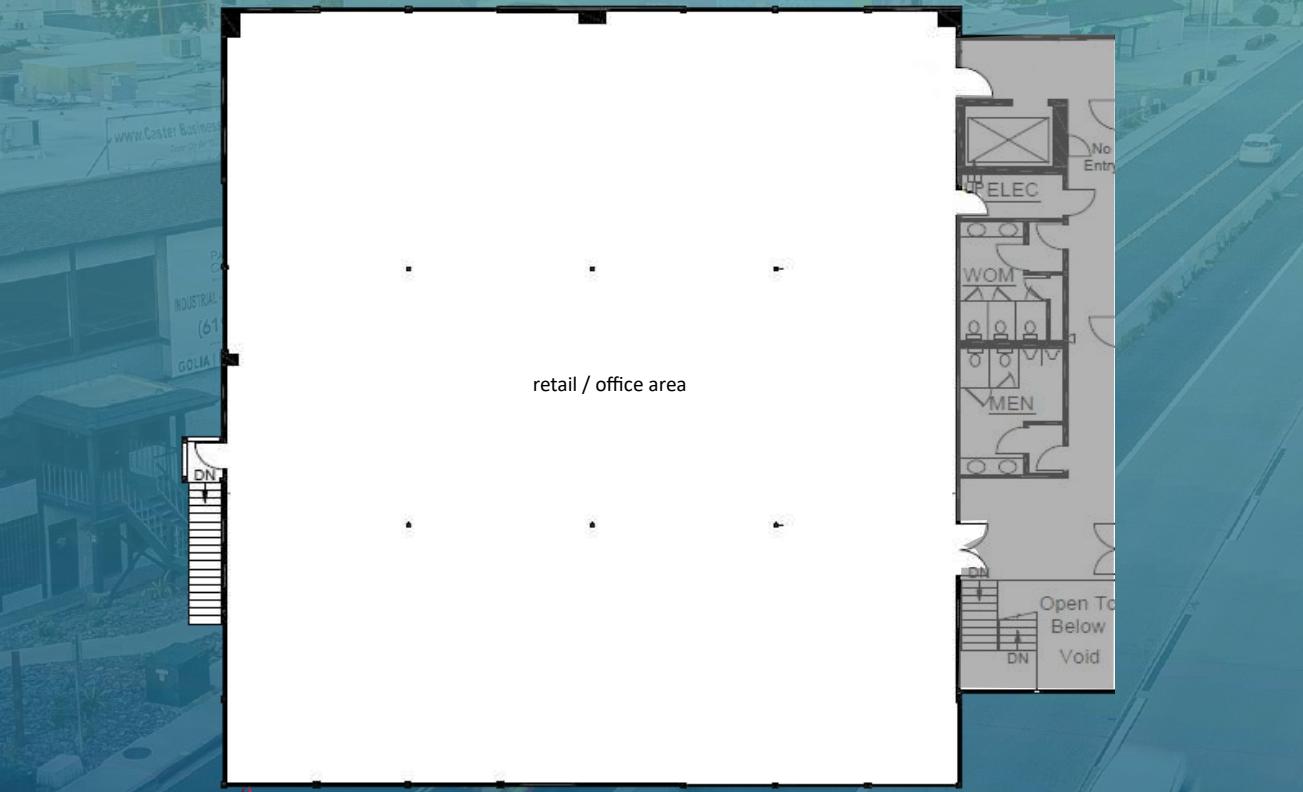
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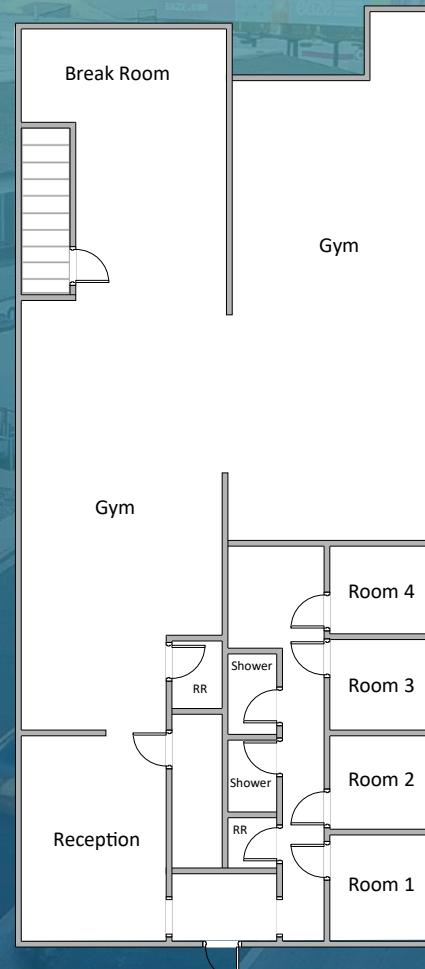
## Available Suites For Lease

### CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
<b>4620 - 13 &amp; 14</b> Alvarado Canyon Rd.	3,655	\$1.65/SF Gross*	Reception, gym, 4 treatment rooms, 2 private restrooms, 2 private shower rooms and break room

Highest & Best Use: Personal Training, Gym, Martial Arts, Spa



\*plus electric

  
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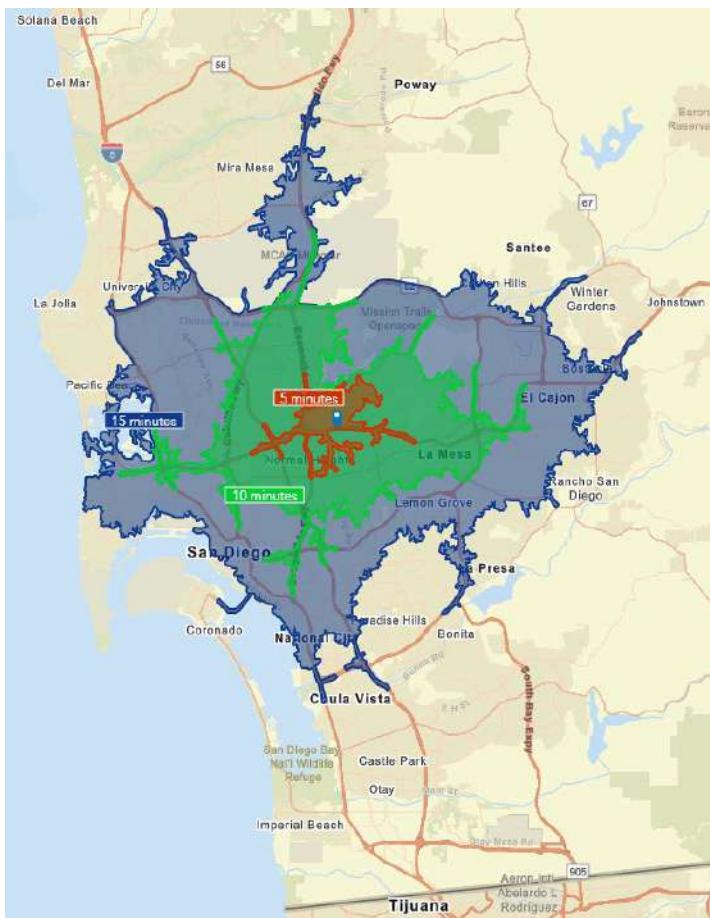
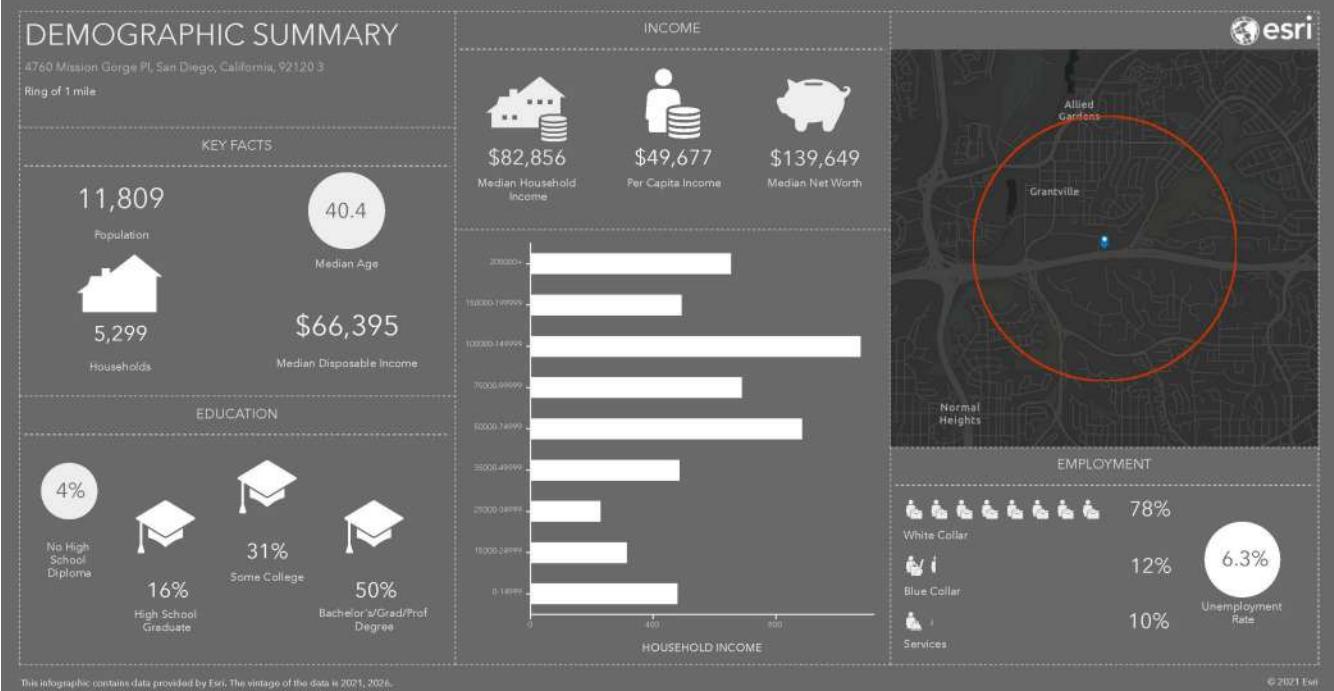
# Grantville | market snapshot

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.

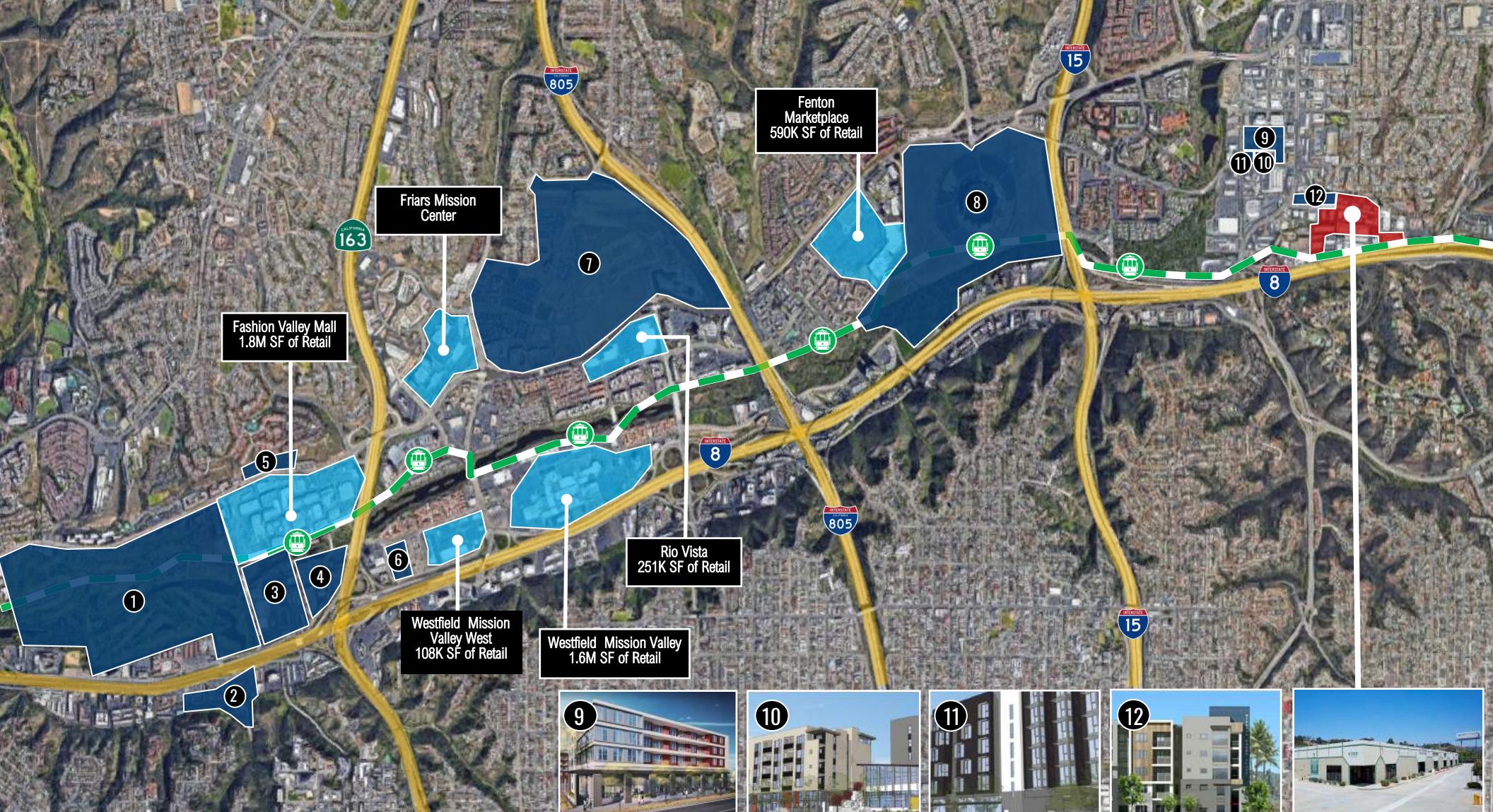


\* demographics source: costar, based upon a 5 mile radius



# Surrounding Retail





Retail  
For  
Lease

# CASTER BUSINESS PARK



ALVARADO CANYON ROAD, SAN DIEGO, CA 92120

## Contact Information

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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.