

GYM + SPA FOR SUBLEASE

4620 Alvarado Canyon Road STE 13&14
San Diego, CA 92120

www.CasterBusinessPark.com
Caster City Est. 1957


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4620

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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.

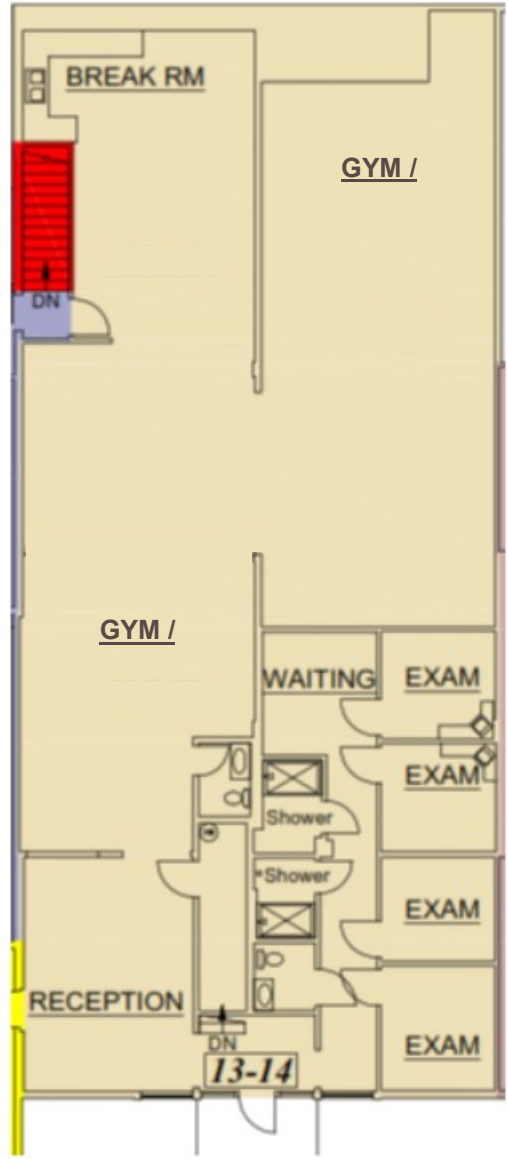
CASTER BUSINESS PARK

4620 Alvarado Canyon Road STE 13&14

Property Type	Retail / Office
Available Suites	Suite 13-14: ± 3,655 SF
Asking Rate	\$1.65/SF Gross
Sublease	Sublease through 11/30/2026. Longer term available

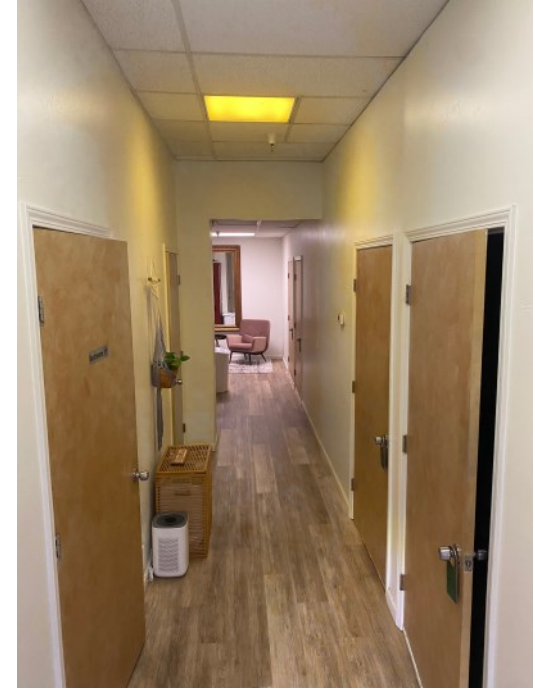
Suite Features

-  ± 2,100 SF Of Open Gym Space
-  Full Kitchen
-  Two (2) Private Restrooms with Two (2) showers
-  Four (4) Treatment Rooms
-  Reception
-  Recent Renovations





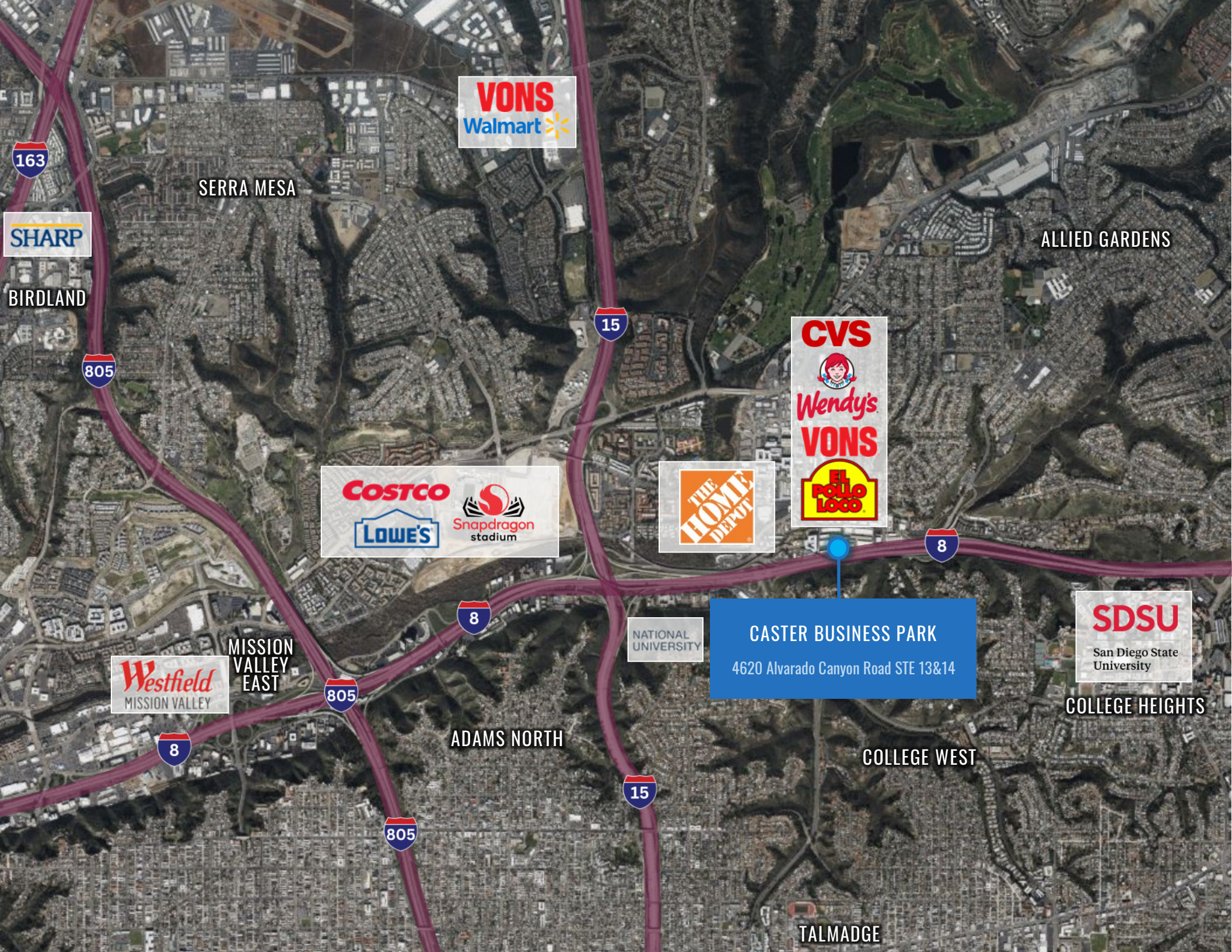
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4620 Alvarado Canyon Road STE 13&14
SPA PHOTOS





CASTER BUSINESS PARK
4620 Alvarado Canyon Road STE 13&14
GYM PHOTOS





VONS
Walmart

SERRA MESA

ALLIED GARDENS

CVS
Wendy's
VONS
EL POLLO LOCO

COSTCO
LOWE'S
Snapdragon stadium

THE HOME DEPOT

CASTER BUSINESS PARK
4620 Alvarado Canyon Road STE 13&14

SDSU
San Diego State University

COLLEGE HEIGHTS

Westfield
MISSION VALLEY

MISSION VALLEY EAST

ADAMS NORTH

COLLEGE WEST

TALMADGE

163

SHARP

BIRDLAND

805

15

8

8

NATIONAL UNIVERSITY

805

8

805

15

DEMOGRAPHICS *(5 mile radius)*



496,137

2024 Population



494,463

2029 Population Projection



36.6

2024 Median Age



\$ 720,792

2024 Median Home Value



199,710

2024 Household



\$ 6.6 B

Total Spending



40,193

Total Business



311,411

Total Employees

CASTER BUSINESS PARK

4620 Alvarado Canyon Road STE 13&14

DRIVE TIMES

Grantville Trolley Station **2 mins**

Union Grantville **2 mins**

The Parker Residences **3 mins**

The Verge Apartments **5 mins**

Fashion Valley Transit Center **9 mins**

San Diego State University **12 mins**

