



# CASTER BUSINESS PARK

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



- Industrial
- Office
- Flex
- Retail



# Table of Contents

Highlights & Amenities

Location

Available For Lease

Suite Features

Demographics

Surrounding Retail

Nearby Developments

Contact Information

# 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	4610 - 1 & 2 Alvarado Canyon Road	3,961	Industrial	\$2.00/sf gross*	<a href="#">click to view</a>
Caster City	4620 - 1 Alvarado Canyon Road	1,879	Industrial	\$2.00/sf gross*	<a href="#">click to view</a>
Caster City	4620 - 2 Alvarado Canyon Road	1,867	Industrial	\$2.00/sf gross*	<a href="#">click to view</a>
Caster City	4620 - 3 Alvarado Canyon Road	1,876	Industrial	\$2.00/sf gross*	<a href="#">click to view</a>
Caster City	4620 - 4 Alvarado Canyon Road	2,772	Industrial	\$2.00/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	4620 - 15 Alvarado Canyon Road	1,250	Office	\$1.65/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 - 18 Alvarado Canyon Road	8,010	Retail	\$0.99/sf gross*	<a href="#">click to view</a>
Stadium Park III	4694-CD Alvarado Canyon Road	2,684	Industrial	\$2.00/sf gross*	<a href="#">click to view</a>
Stadium Park East	4607-B Mission Gorge Place	2,660	Industrial	\$2.15/sf gross*	<a href="#">click to view</a>
Stadium Park East	4619-B Mission Gorge Place	3,770	Industrial	\$2.00/sf gross* <i>Available with 30 day notice</i>	<a href="#">click to view</a>
Stadium Park West	4580-D Alvarado Canyon Road	1,090	Industrial	\$2.05/sf gross* <i>Available June 2026</i>	<a href="#">click to view</a>
Mission Valley Business Center	4564-F Alvarado Canyon Road	1,832	Industrial	\$2.00/sf gross*	<a href="#">click to view</a> *plus electric

# Caster City

## Available Suites For Lease

### CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
<b>4610 - 1 &amp; 2</b> Alvarado Canyon Rd.	3,961	\$2.00/SF Gross*	Open office area, conference room, large warehouse, 2 storage closets, 3 private restrooms, grade level door, dock high door +/-445 SF bonus storage mezzanine, 20'-22' ceiling height
<b>4620 - 1</b> 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
<b>4620 - 2</b> 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
<b>4620 - 3</b> 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
<b>4620 - 4</b> 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
<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
<b>4620 - 15</b> Alvarado Canyon Rd.	1,250	\$1.65/SF Gross*	Reception/office, open office area, 1 private office and break room
<b>4620 - 17</b> Alvarado Canyon Rd.	7,997	\$0.99/SF Gross*	Open showroom/retail area, freight elevator served, freeway signage
<b>4620 - 18</b> Alvarado Canyon Rd.	8,010	\$0.99/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
<b>4694-CD</b> 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
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<b>4607-B</b> Mission Gorge Pl.	2,660	\$2.15/SF Gross*	New Spec Suite Reception, 2 private offices, kitchenette, restroom, warehouse, grade level door
<b>4619-B</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



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# Mission Valley Business Center

## Available Suites For Lease

### CASTER BUSINESS PARK



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

\*plus electric



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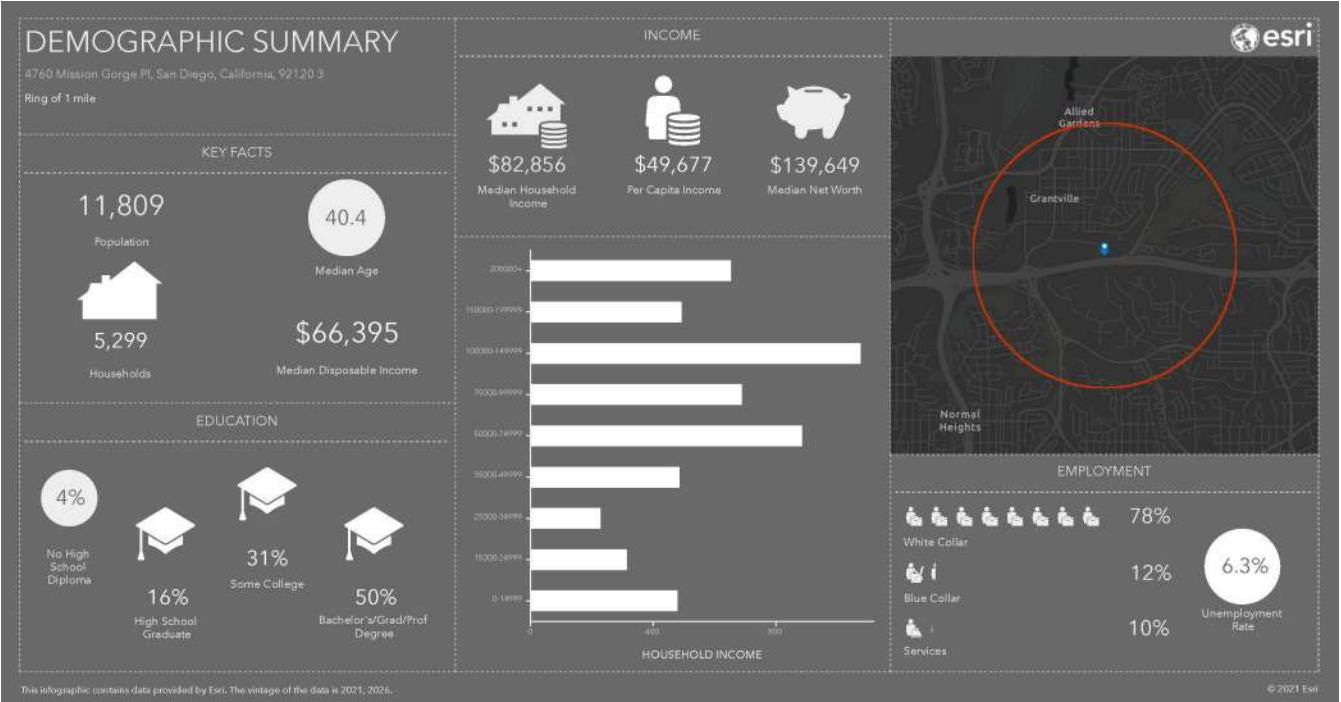
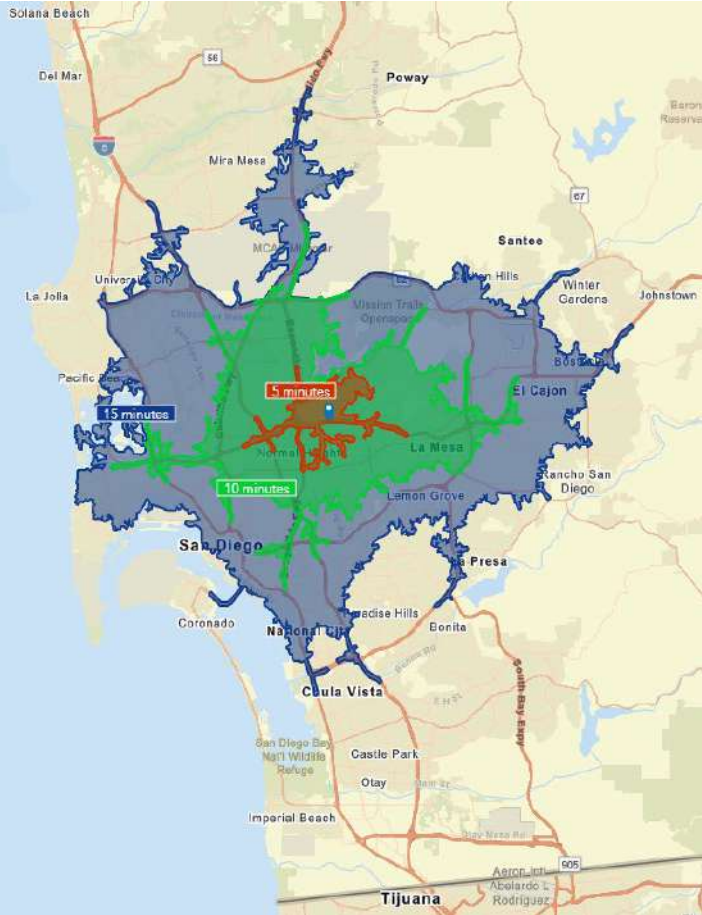
# Grantville | market snapshot

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.

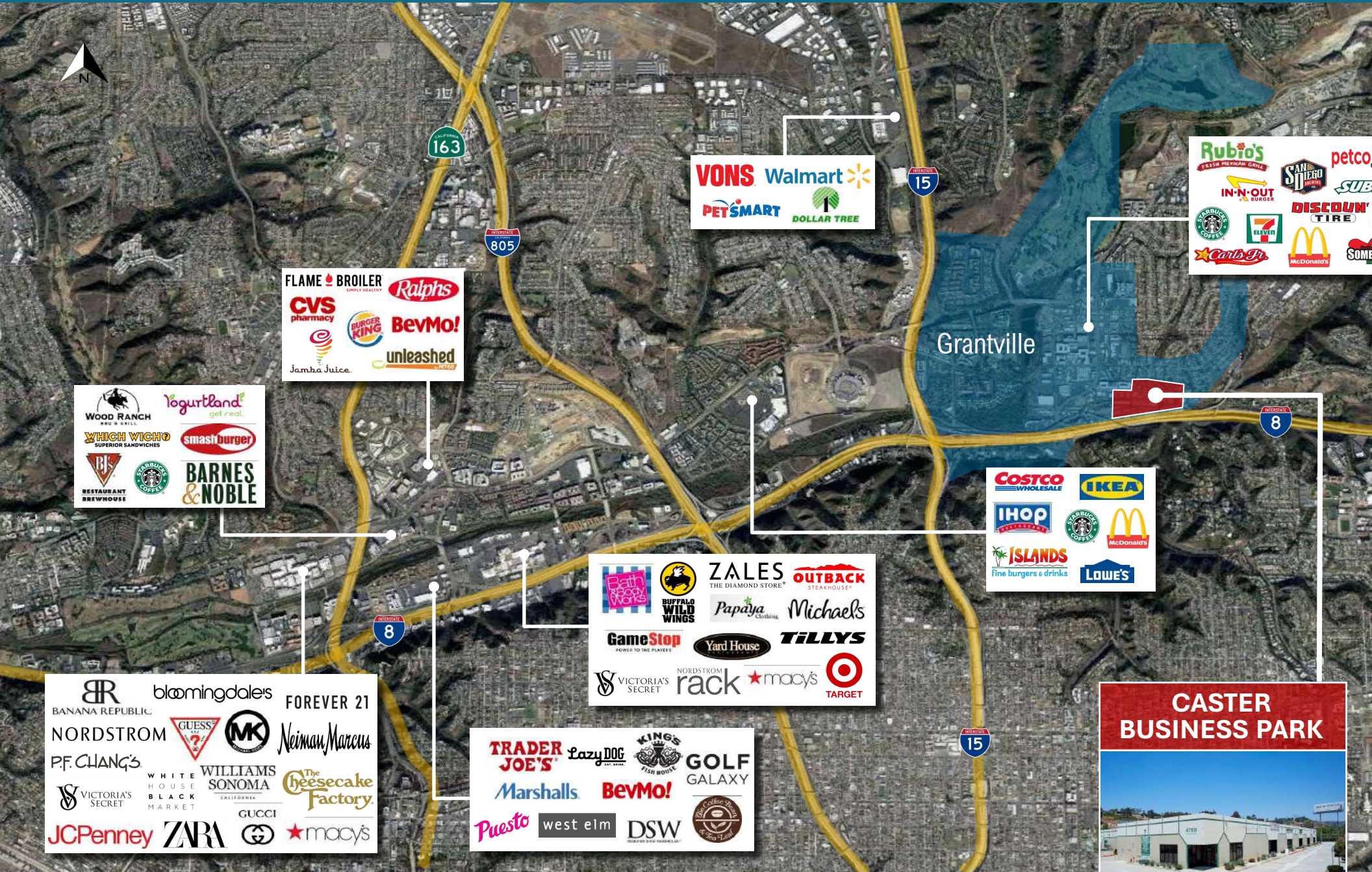
Conveniently located in the center of San Diego county, the area is within a 15 minute drive of the San Diego Zoo, SeaWorld San Diego and Downtown Gaslamp District and offers a wealth of affordable accommodations, family friendly dining options and great shopping at both the Fashion Valley and Mission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



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



# Surrounding Retail



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

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

FLAME BROILER  
 CVS pharmacy  
 Jamba Juice  
 Ralphs  
 BURGER KING  
 BevMo!  
 unleashed

WOOD RANCH  
 WHICH WICH  
 smasi burger  
 BARNES & NOBLE  
 Starbucks

COSTCO WHOLESALE IKEA  
 IHOP  
 ISLANDS  
 Starbucks COFFEE McDonald's  
 LOWE'S

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

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 CALIFORNIA 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&RSAND 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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