



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 (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*	click to view
Caster City	4620 - 15 Alvarado Canyon Road	1,250	Office	\$1.65/sf gross*	click to view
Caster City	4620 - 17 Alvarado Canyon Road	7,997	Retail	\$0.99/sf gross*	click to view
Stadium Park West	4569-L Alvarado Canyon Road	1,013	Industrial	\$2.05/sf gross*	click to view
Stadium Park West	4580-D Alvarado Canyon Road	1,090	Industrial	\$2.05/sf gross*	click to view
Stadium Park East	4619-B Mission Gorge Place	3,770	Industrial	\$2.00/sf gross* <i>Available with 30 day notice</i>	click to view
Stadium Park East	4683-AB Mission Gorge Place	6,480	Industrial	\$1.80/sf gross* <i>Available October 2026</i>	click to view

*plus electric

Caster City

Available Suites For Lease

CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
4610 - 1 & 2 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

*plus electric


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Caster City

Available Suites For Lease

CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
4620 - 15 Alvarado Canyon Rd.	1,250	\$1.65/SF Gross*	Reception/office, open office area, 1 private office and break room
4620 - 17 Alvarado Canyon Rd.	7,997	\$0.99/SF Gross*	Open showroom/retail area, freight elevator served, freeway signage

*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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4619-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

Available with 30 day notice

4683-AB

Mission Gorge Pl.

6,480

\$1.80/SF
Gross*

Large open warehouse, 2 showroom/ additional warehouse areas with dropped ceiling, 3 private offices, 2 restrooms, shop sink, 2 grade-level roll-up doors and ±1,975 SF bonus mezzanine with additional private office

Available October 2026

*plus electric


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Stadium Park West

Available Suites For Lease

CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
4580-D Alvarado Canyon Rd.	1,090	\$2.05/SF Gross*	Open warehouse, private office, restroom and 1 grade level roll-up door
4569-L Mission Gorge Pl.	1,013	\$2.05/SF Gross*	Office / showroom, warehouse, 1 grade level roll-up door, restroom and bonus mezzanine

*plus electric



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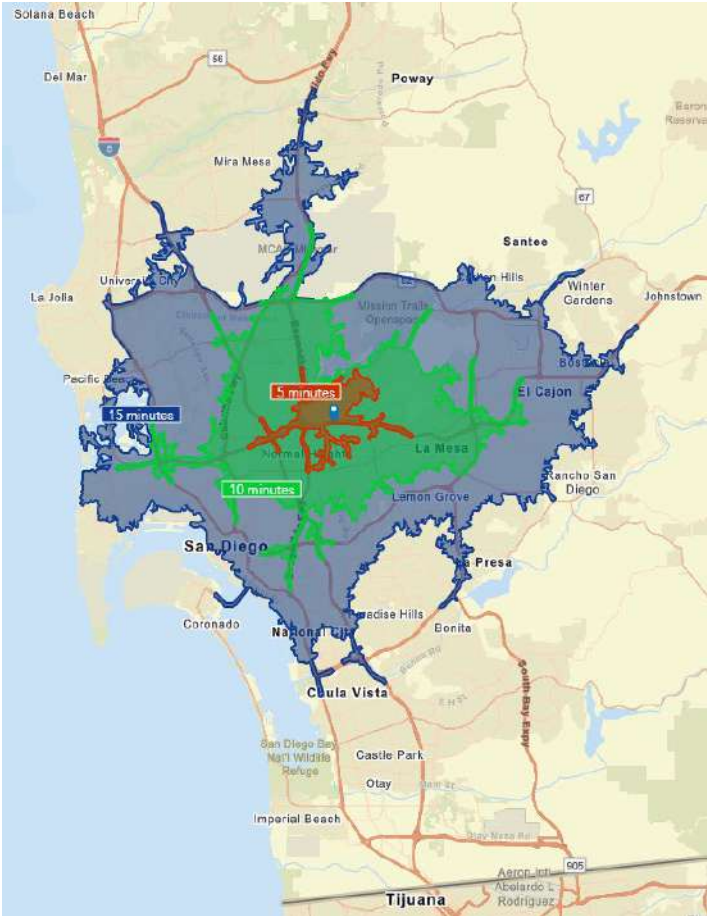
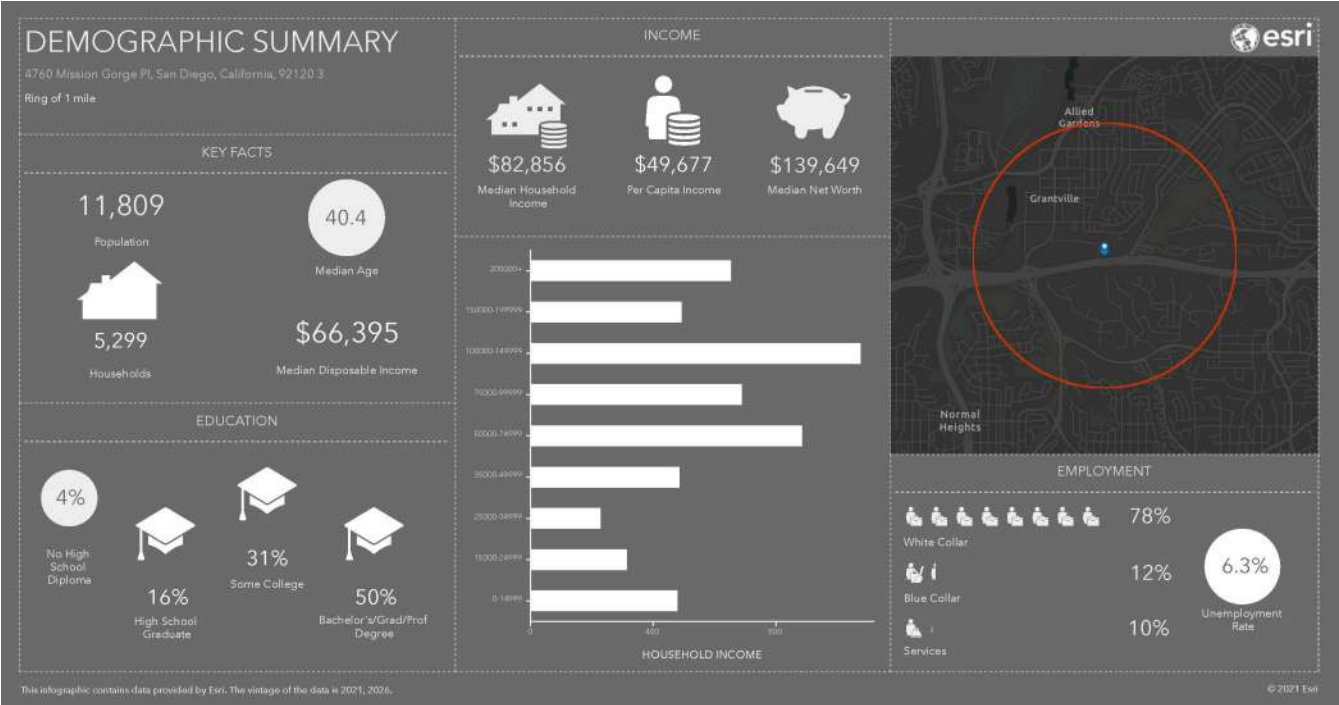
Grantville | market snapshot

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



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



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Mission Gorge Place
Alvarado Canyon Road

Nearby Development

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Flex
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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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