



# 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



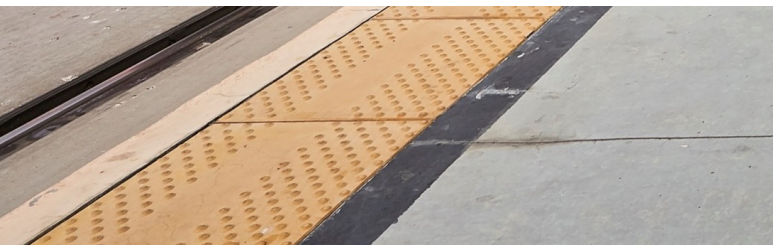
Convenient freeway access right off interstate 8 (248,835 VPD) with high visibility to property and easy access to interstate 15



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)



## CASTER BUSINESS PARK

# Available For Lease at Caster Business Park

Project Name	Suite	Approx. Square Feet	Type	Base Rental Rate / Lease Type	Suite Features
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>
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	4569-L Alvarado Canyon Road	1,013	Industrial	\$2.05/sf gross* <i>Available July 1, 2026</i>	<a href="#">click to view</a>
Stadium Park West	4580-D Alvarado Canyon Road	1,090	Industrial	\$2.05/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>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

  
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**Tommas Golia, CCIM**  
President | Brokerage  
(858) 598-2891  
Tommas@PacificCoastCommercial.com  
Lic. 01890744

**Ken Robak**  
Executive Director | Brokerage  
(858) 598-2867  
Ken@PacificCoastCommercial.com  
Lic. 01236527

**Michael Sikorski**  
Sales & Leasing Associate  
(858) 598-2878  
MichaelS@PacificCoastCommercial.com  
Lic. 02204470

\*plus electric

# Stadium Park East

## Available Suites For Lease



**CASTER  
BUSINESS PARK**



Suite	Approx. Square Feet	Base Rate Lease Type	Features
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<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>
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# Stadium Park West

## Available Suites For Lease

### CASTER BUSINESS PARK



Suite	Approx. Square Feet	Base Rate Lease Type	Features
<b>4580-D</b> Alvarado Canyon Rd.	1,090	\$2.05/SF Gross*	Open warehouse, private office, restroom and 1 grade level roll-up door
<b>4569-L</b> Mission Gorge Pl.	1,013	\$2.05/SF Gross*	Office / showroom, warehouse, 1 grade level roll-up door, restroom and bonus mezzanine  <i>Available July 1, 2026</i>

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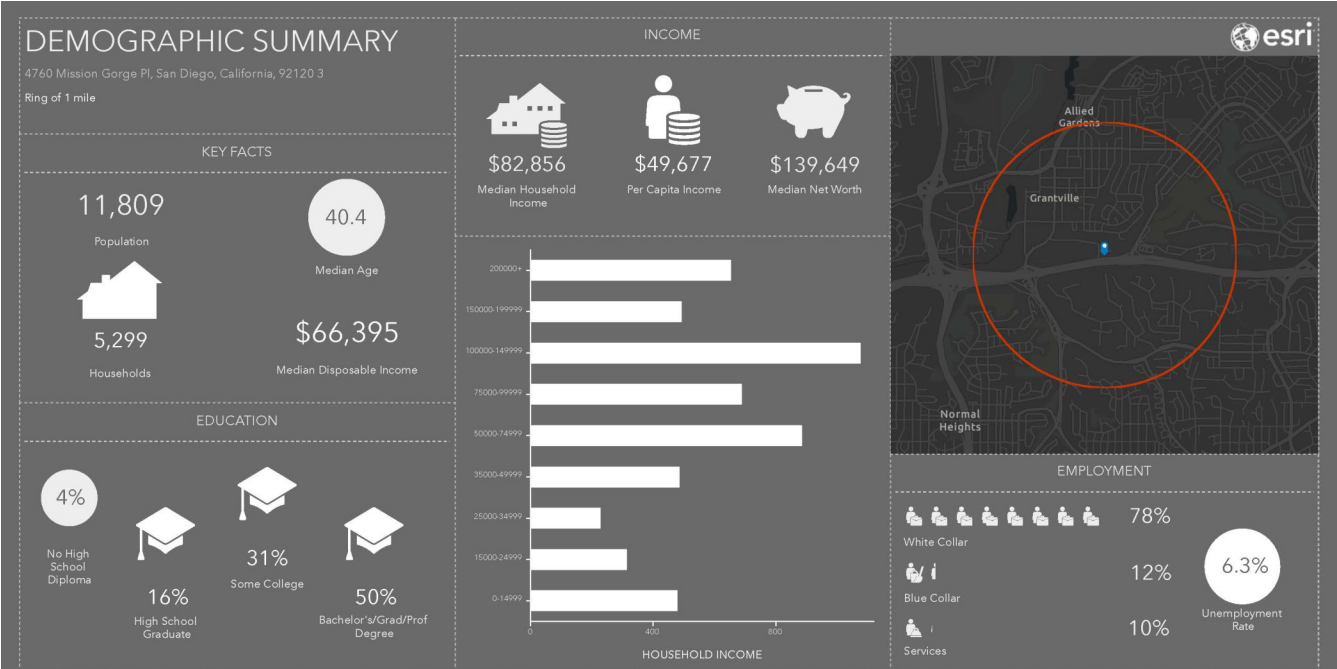
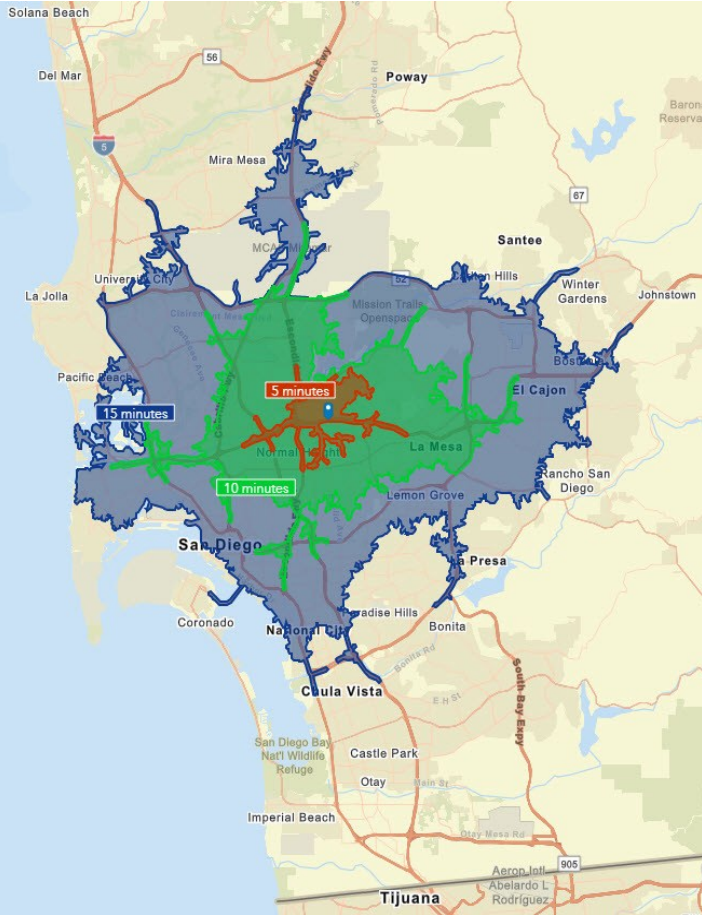
# Grantville | market snapshot

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.

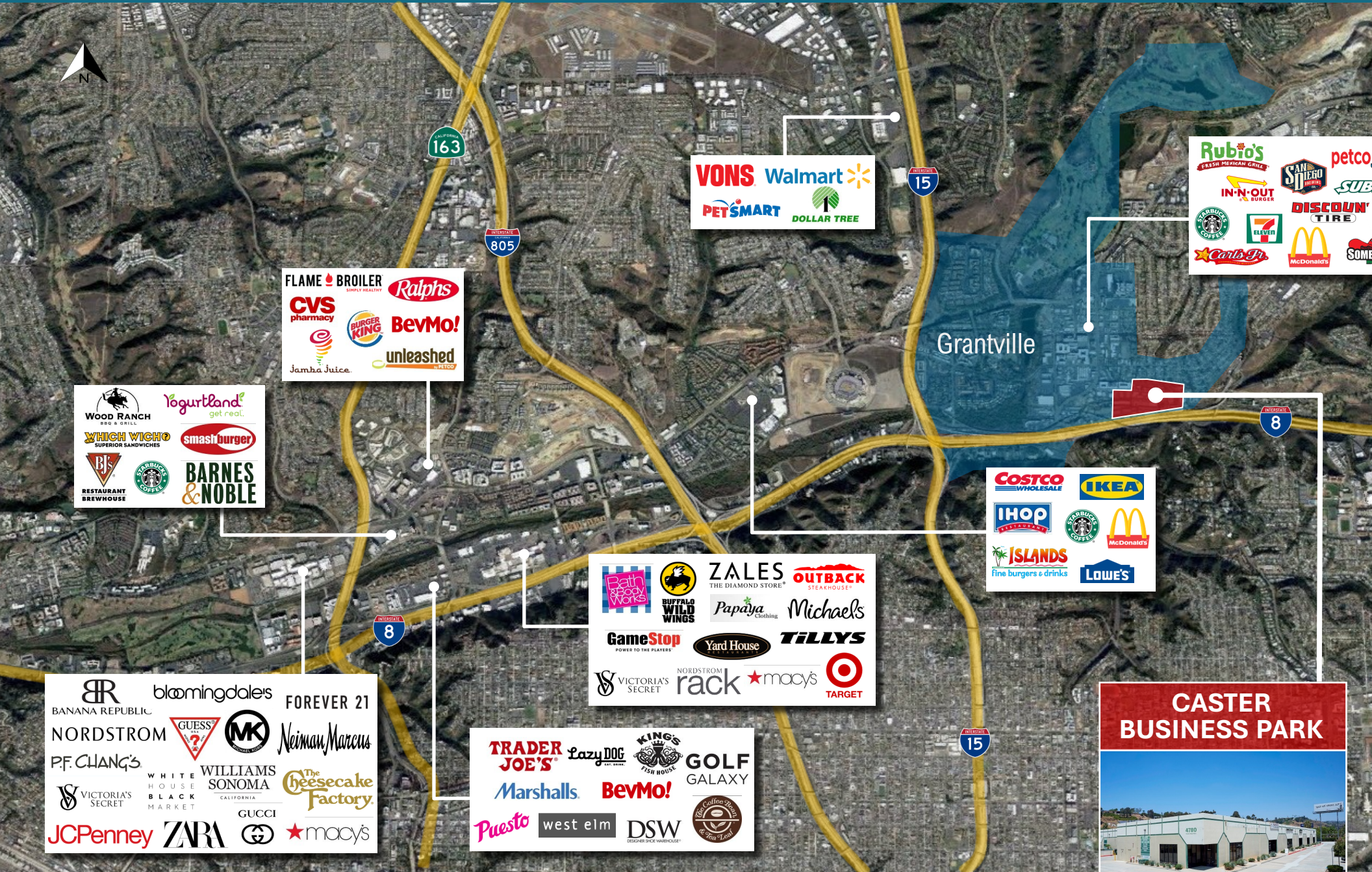
Conveniently located in the center of San Diego county, the area is within a 15 minute drive of the San Diego Zoo, SeaWorld San Diego and Downtown Gaslamp District and offers a wealth of affordable accommodations, family friendly dining options and great shopping at both the Fashion Valley and Mission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



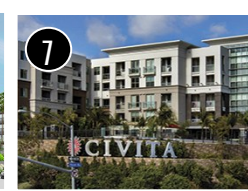
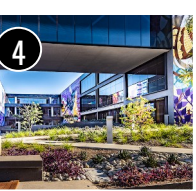
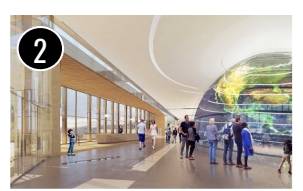
\* demographics source: costar, based upon a 5 mile radius



# 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

**CASTER BUSINESS PARK**  
Mission Gorge Place  
Alvarado Canyon Road

## Nearby Development

Industrial  
Office  
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Lic. 02204470



**Pacific Coast Commercial**  
Tel (619) 469-3600  
10721 Treena Street, Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com  
Lic. 01209930

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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