

UP TO 24,401 SF. RETAIL / FLEX / INDUSTRIAL FOR LEASE
FLEXIBLE SIZES & CONFIGURATION. FREEWAY VISIBLE SIGNAGE

4620
ALVARADO CANYON ROAD
SAN DIEGO, CA 92120



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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.


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

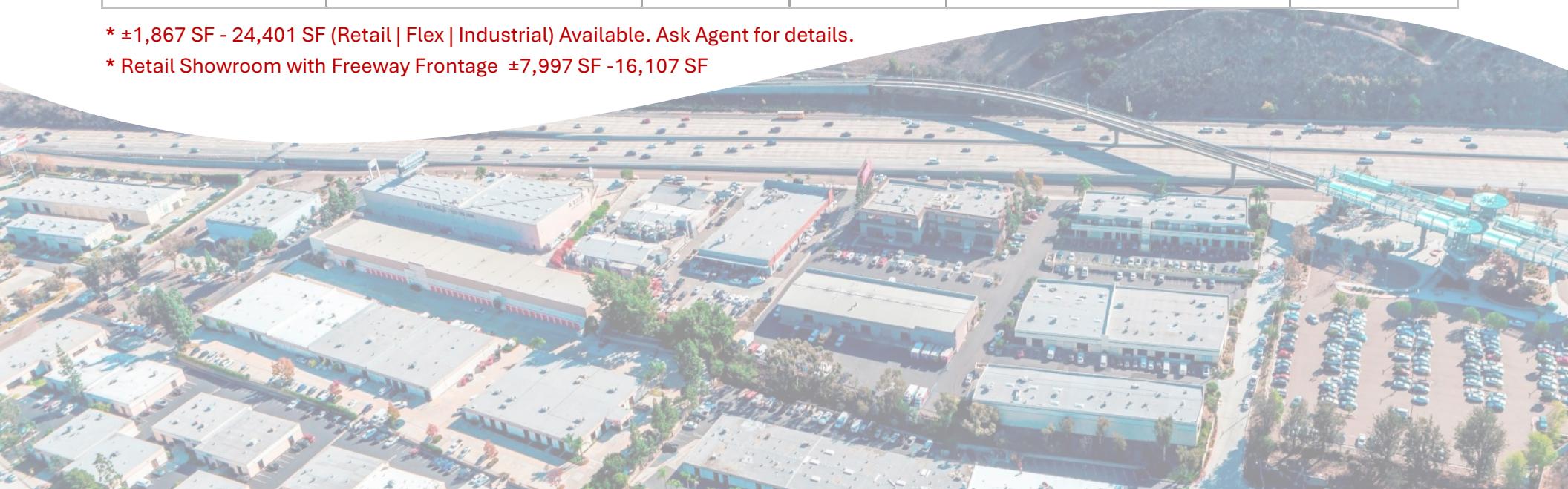


Available For Lease

| Project Name | Suite | Approx. Square Feet | Type | Lease Rate / Type | Suite Features |
|--------------|---|---------------------|------------|-------------------|-------------------------------|
| Caster City | 4620 - Suite 1 Alvarado Canyon Road | 1,879 SF | Industrial | \$2.00/SF Gross | Click To View |
| Caster City | 4620 - Suite 2 Alvarado Canyon Road | 1,867 SF | Industrial | \$2.00/SF Gross | Click To View |
| Caster City | 4620 - Suite 3 Alvarado Canyon Road | 1,876 SF | Industrial | \$2.00/SF Gross | Click To View |
| Caster City | 4620 - Suite 4 Alvarado Canyon Road | 2,772 SF | Industrial | \$2.00/SF Gross | Click To View |
| Caster City | 4620 - Suite 13 & 14 Alvarado Canyon Road | 3,655 SF | Retail | \$1.65/SF Gross | Click To View |
| Caster City | 4620 - Suite 17 Alvarado Canyon Road | 7,997 SF | Retail | \$0.99/SF Gross | Click To View |
| Caster City | 4620 - Suite 18 Alvarado Canyon Road | 8,010 SF | Retail | \$0.99/SF Gross | Click To View |

* ±1,867 SF - 24,401 SF (Retail | Flex | Industrial) Available. Ask Agent for details.

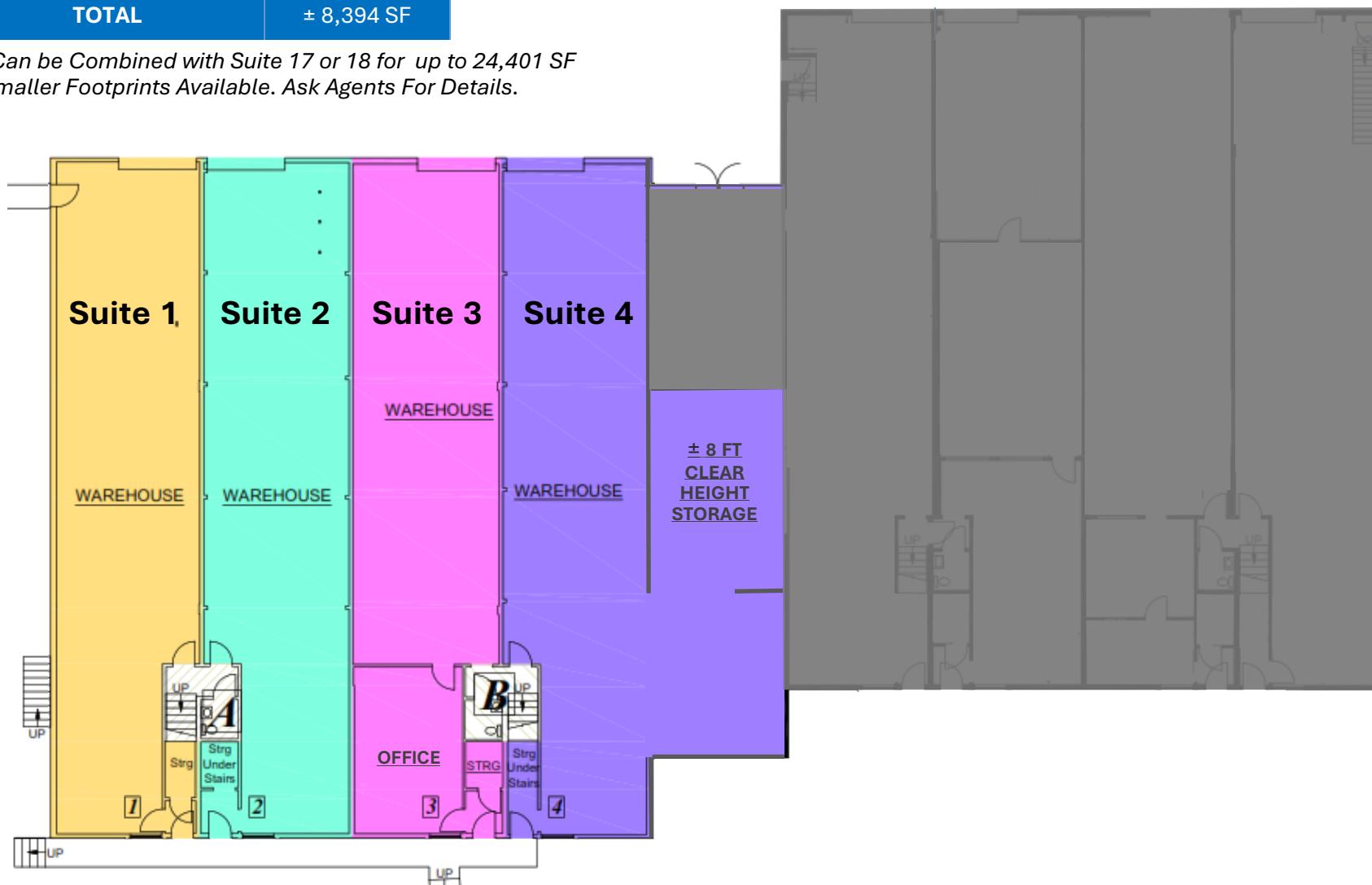
* Retail Showroom with Freeway Frontage ±7,997 SF -16,107 SF



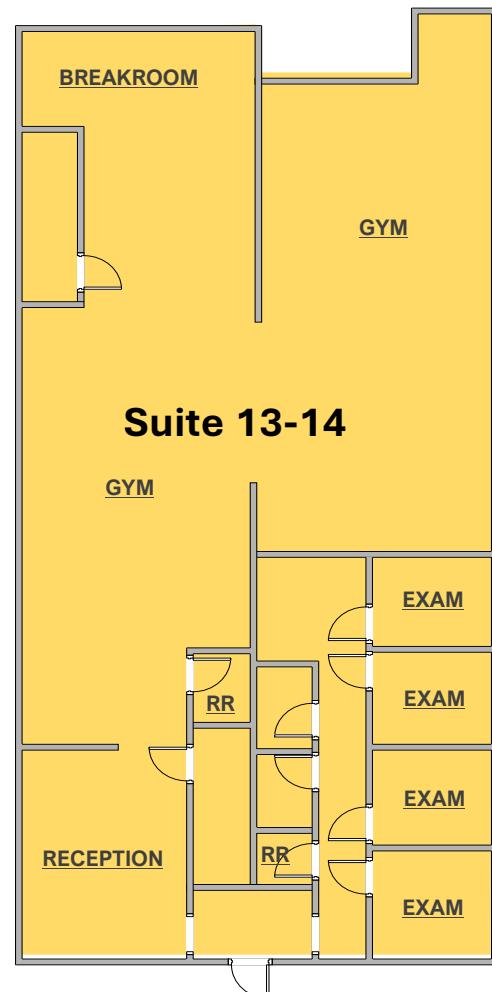
| Suite | Square Feet | Type | Lease Rate | Suite Features |
|-----------------|----------------|------------|-----------------|--|
| Suite 1* | \pm 1,879 SF | Industrial | \$2.00/SF Gross | <ul style="list-style-type: none"> • Open Warehouse • 10' x 10' Grade Level Door • \pm20' Clear Height |
| Suite 2* | \pm 1,867 SF | Industrial | \$2.00/SF Gross | |
| Suite 3* | \pm 1,876 SF | Industrial | \$2.00/SF Gross | |
| Suite 4* | \pm 2,772 SF | Industrial | \$2.00/SF Gross | |
| TOTAL | \pm 8,394 SF | | | |

*Can be Combined with Suite 17 or 18 for up to 24,401 SF

Smaller Footprints Available. Ask Agents For Details.

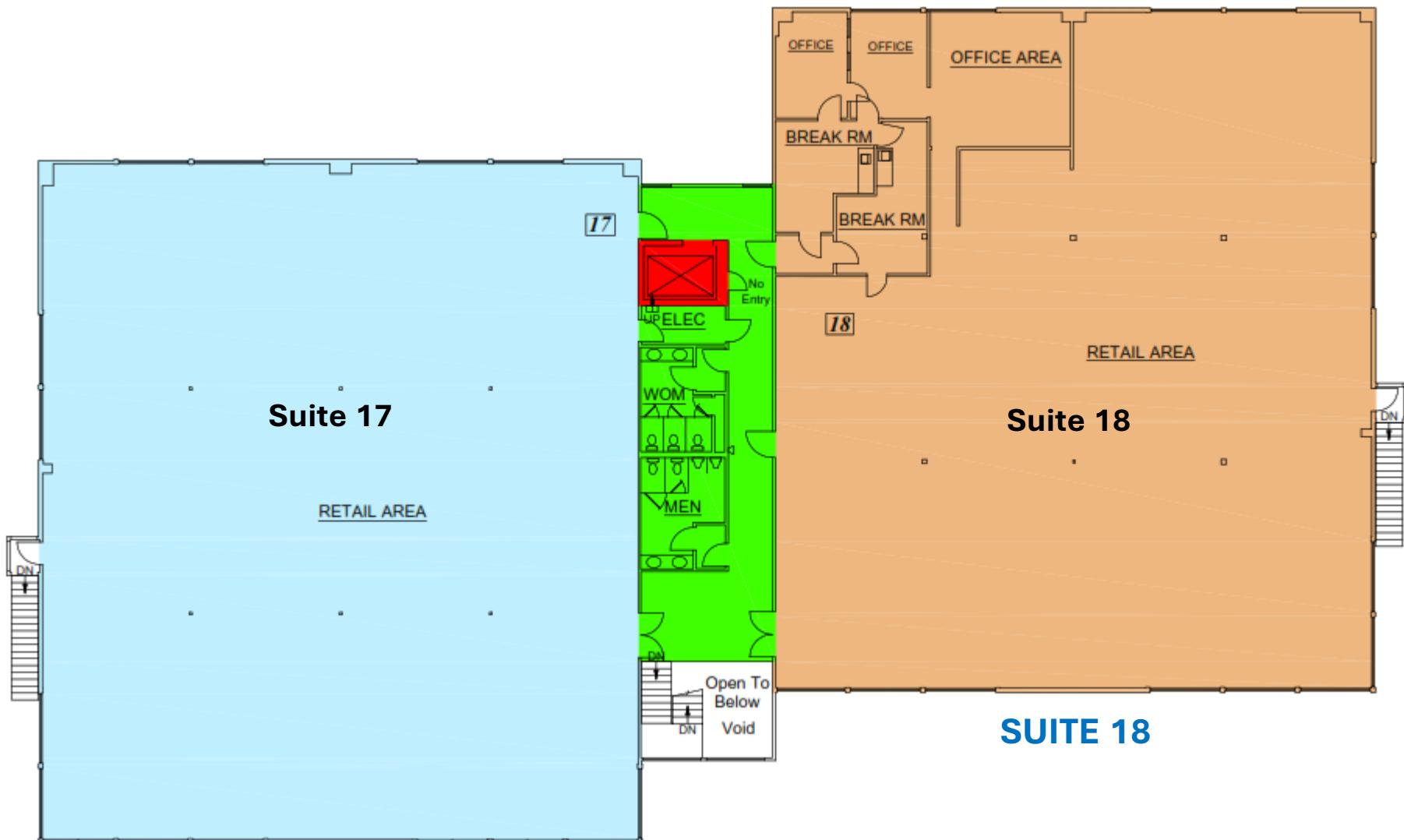


| Suite | Square Feet | Type | Lease Rate | Suite Features |
|--------------------|----------------|--------|-----------------|---|
| Suite 13-14 | \pm 3,655 SF | Retail | \$1.65/SF Gross | <ul style="list-style-type: none"> • \pm 2,100 SF Of Open Gym Space • Full Kitchen • Two (2) Private Restrooms with • Two (2) showers • Four (4) Treatment Rooms • Reception • Recent Renovations |





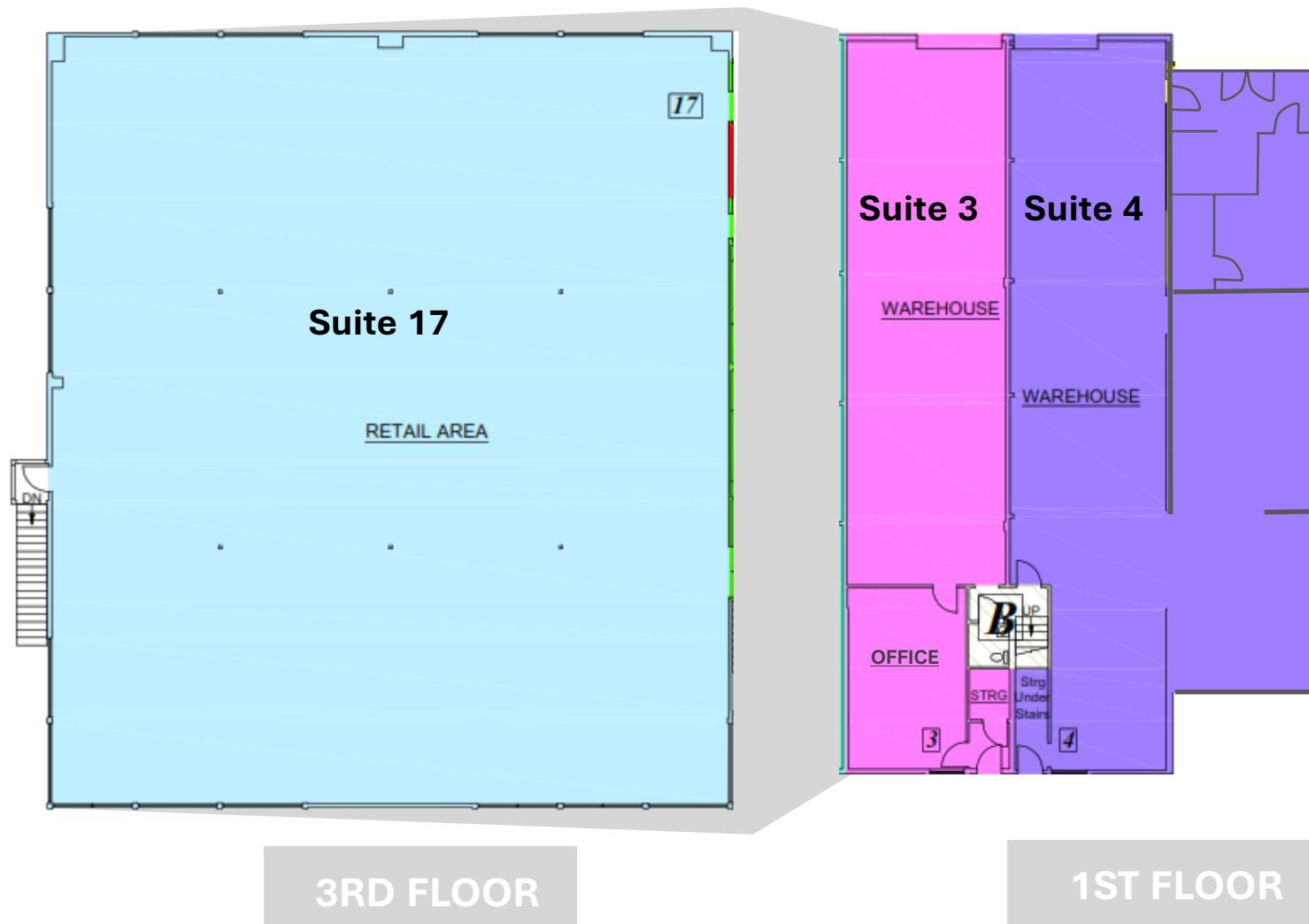
| Suite | Square Feet | Type | Lease Rate | Suite Features |
|--|-------------|--------|-----------------|--|
| Suite 17 Can be combined with Suite 1,2,3,4 or 18 | ± 7,997 SF | Retail | \$0.99/SF Gross | <ul style="list-style-type: none"> • Open Show Room/Retail Area • Freight Elevator Served • Freeway Signage (ADT : 69,200 vehicles) |
| Suite 18 Can be combined with Suite 1,2,3,4 or 17 | ± 8,010 SF | Retail | \$0.99/SF Gross | <ul style="list-style-type: none"> • Open Show Room/Retail Area • Freight Elevator Served • Freeway Signage (ADT : 69,200 vehicles) |





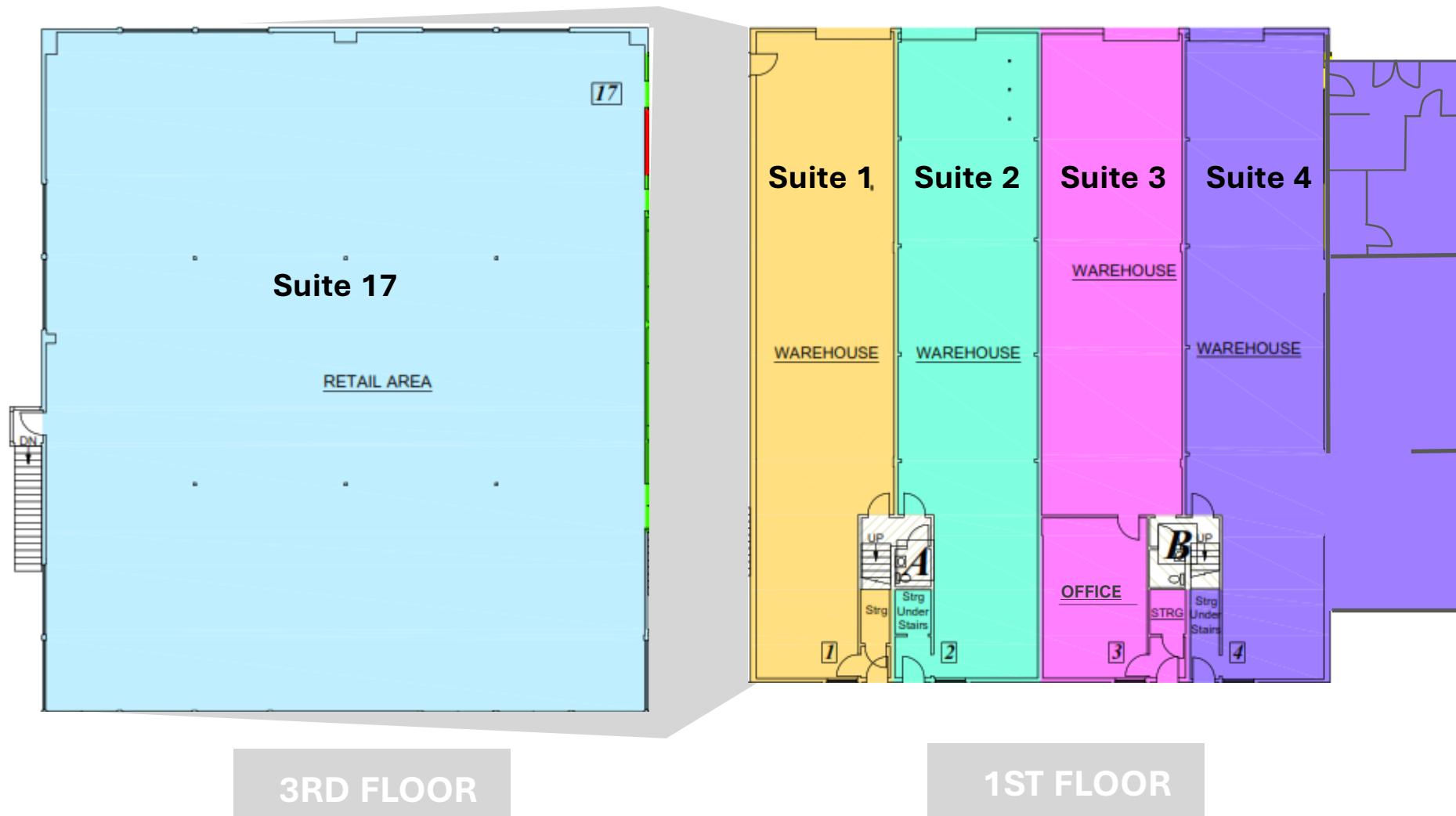
Sample Combinations: Suite 3,4,17

| Suite 3 Warehouse | Suite 4 Warehouse | Suite 17 Retail | Total SF |
|----------------------|----------------------|--------------------|--------------------|
| ± 1,876 SF | ± 2,772 SF | ± 7,997 SF | ± 12,645 SF |



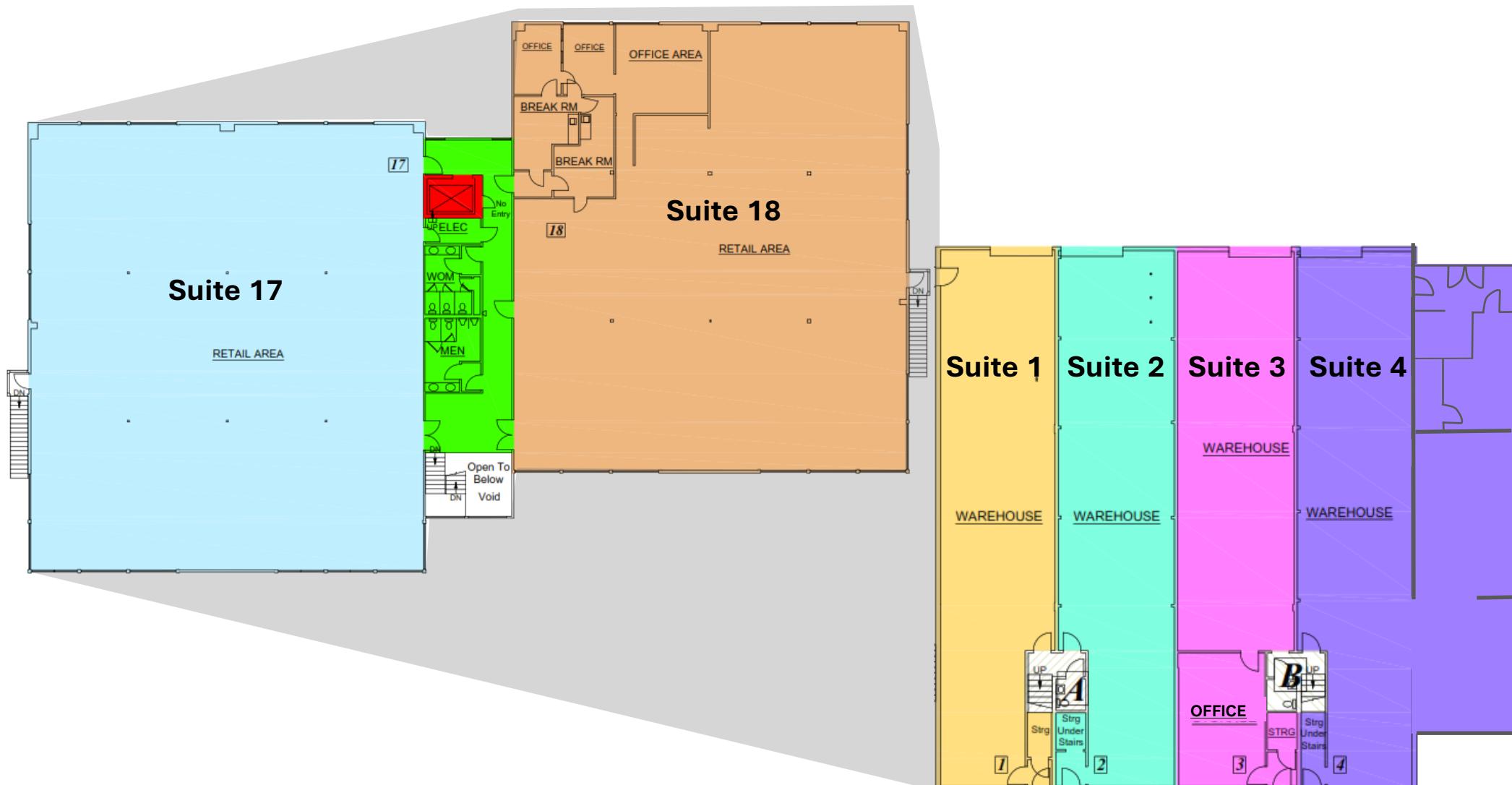
Sample Combinations: Suite 1,2,3,4,17

| Suite 1 Warehouse | Suite 2 Warehouse | Suite 3 Warehouse | Suite 4 Warehouse | Suite 17 Retail | Total SF |
|----------------------|----------------------|----------------------|----------------------|--------------------|--------------------|
| ± 1,879 SF | ± 1,867 SF | ± 1,876 SF | ± 2,772 SF | ± 7,997 SF | ± 16,391 SF |



Sample Combinations: Suite 1,2,3,4,17,18

| Suite 1 Warehouse | Suite 2 Warehouse | Suite 3 Warehouse | Suite 4 Warehouse | Suite 17 Retail | Suite 18 Retail | Total SF |
|----------------------|----------------------|----------------------|----------------------|--------------------|--------------------|--------------------|
| ± 1,879 SF | ± 1,867 SF | ± 1,876 SF | ± 2,772 SF | ± 7,997 SF | ± 8,010 SF | ± 24,401 SF |



Surrounding Retail



Nearby Development



4620

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