

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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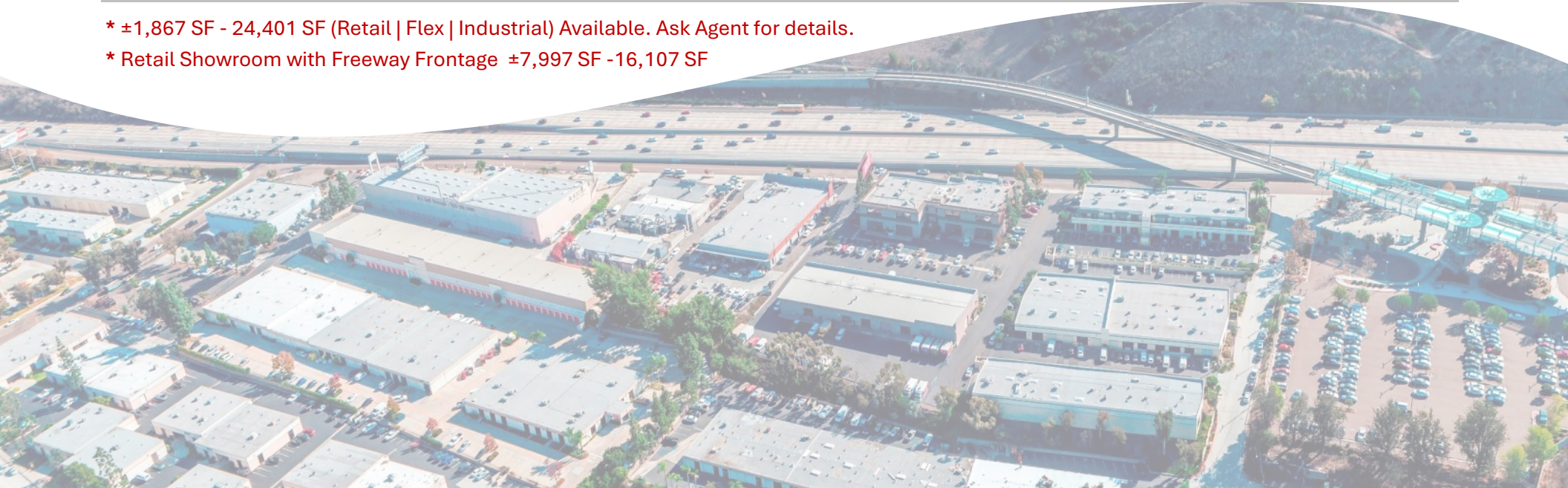

**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

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

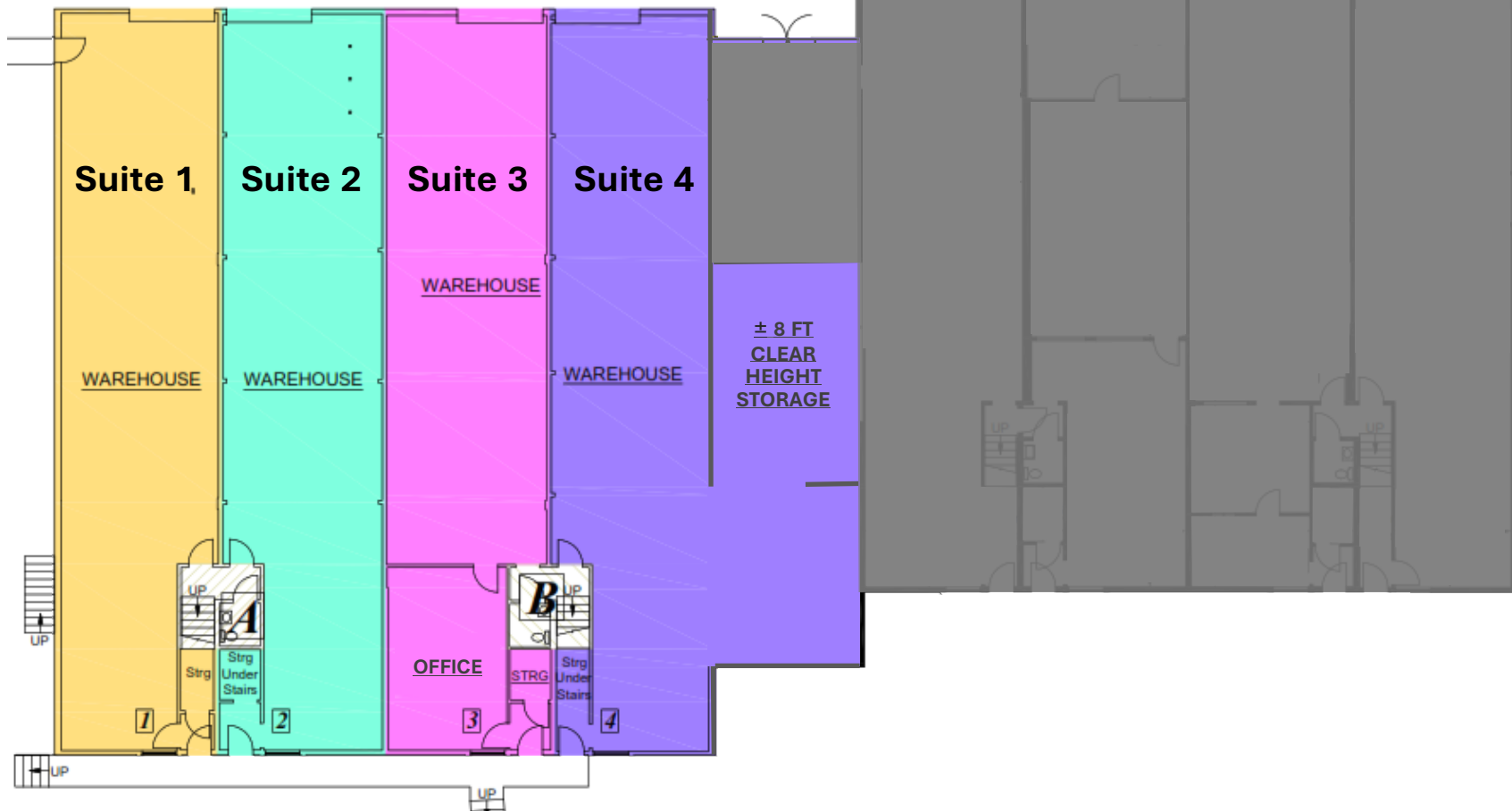
* ±1,867 SF - 24,401 SF (Retail | Flex | Industrial) Available. Ask Agent for details.

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

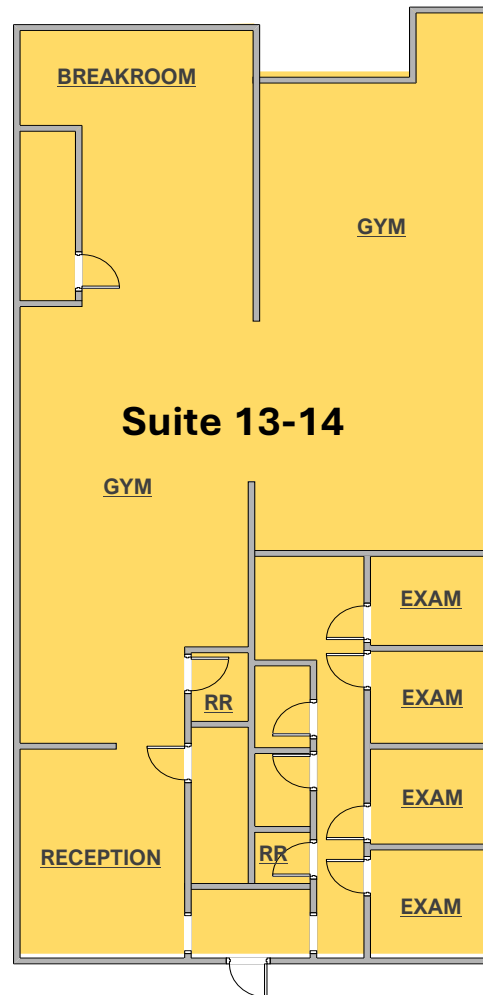


Suite	Square Feet	Type	Lease Rate	Suite Features
Suite 1*	± 1,879 SF	Industrial	\$2.00/SF Gross	<ul style="list-style-type: none"> • Open Warehouse • 10' x 10' Grade Level Door • ±20' Clear Height
Suite 2*	± 1,867 SF	Industrial	\$2.00/SF Gross	
Suite 3*	± 1,876 SF	Industrial	\$2.00/SF Gross	
Suite 4*	± 2,772 SF	Industrial	\$2.00/SF Gross	
TOTAL	± 8,394 SF			

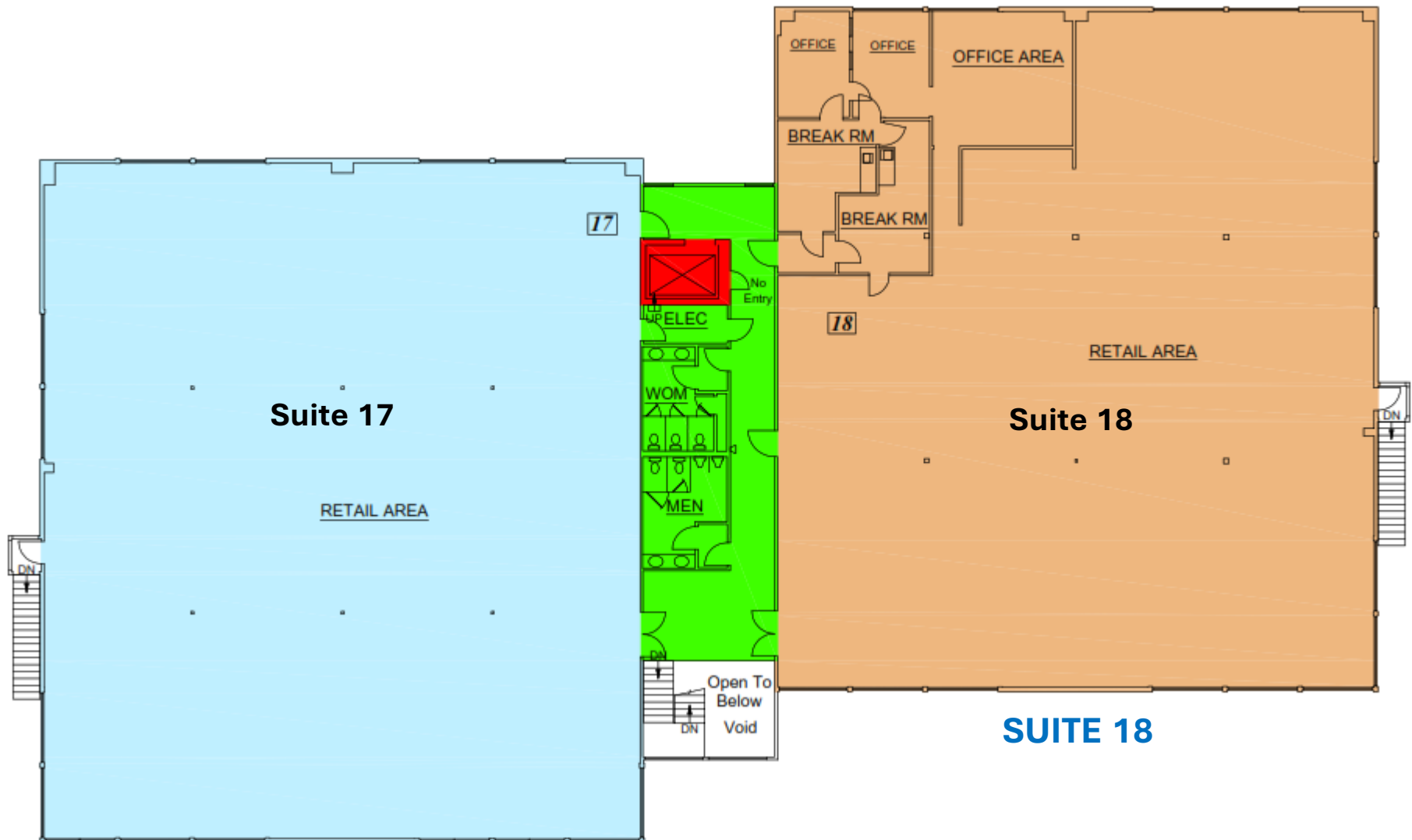
*Can be Combined with Suite 17 or 18 for up to 24,401 SF
Smaller Footprints Available. Ask Agents For Details.



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

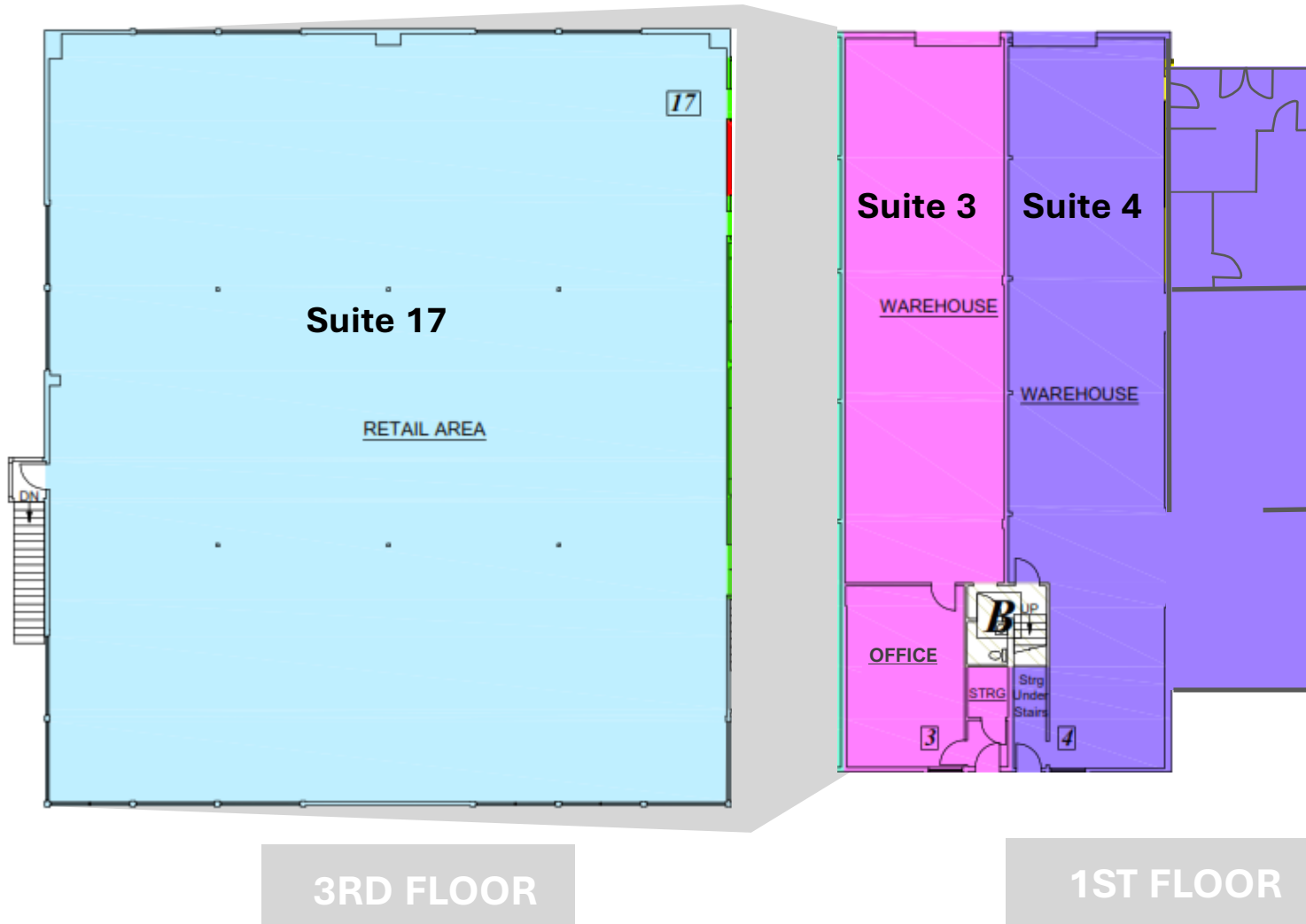


Suite	Square Feet	Type	Lease Rate	Suite Features
Suite 17 Can be combined with Suite 1,2,3,4 or 18	± 7,997 SF	Retail	\$0.99/SF Gross	<ul style="list-style-type: none"> Open Show Room/Retail Area Freight Elevator Served Freeway Signage (ADT : 69,200 vehicles)
Suite 18 Can be combined with Suite 1,2,3,4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



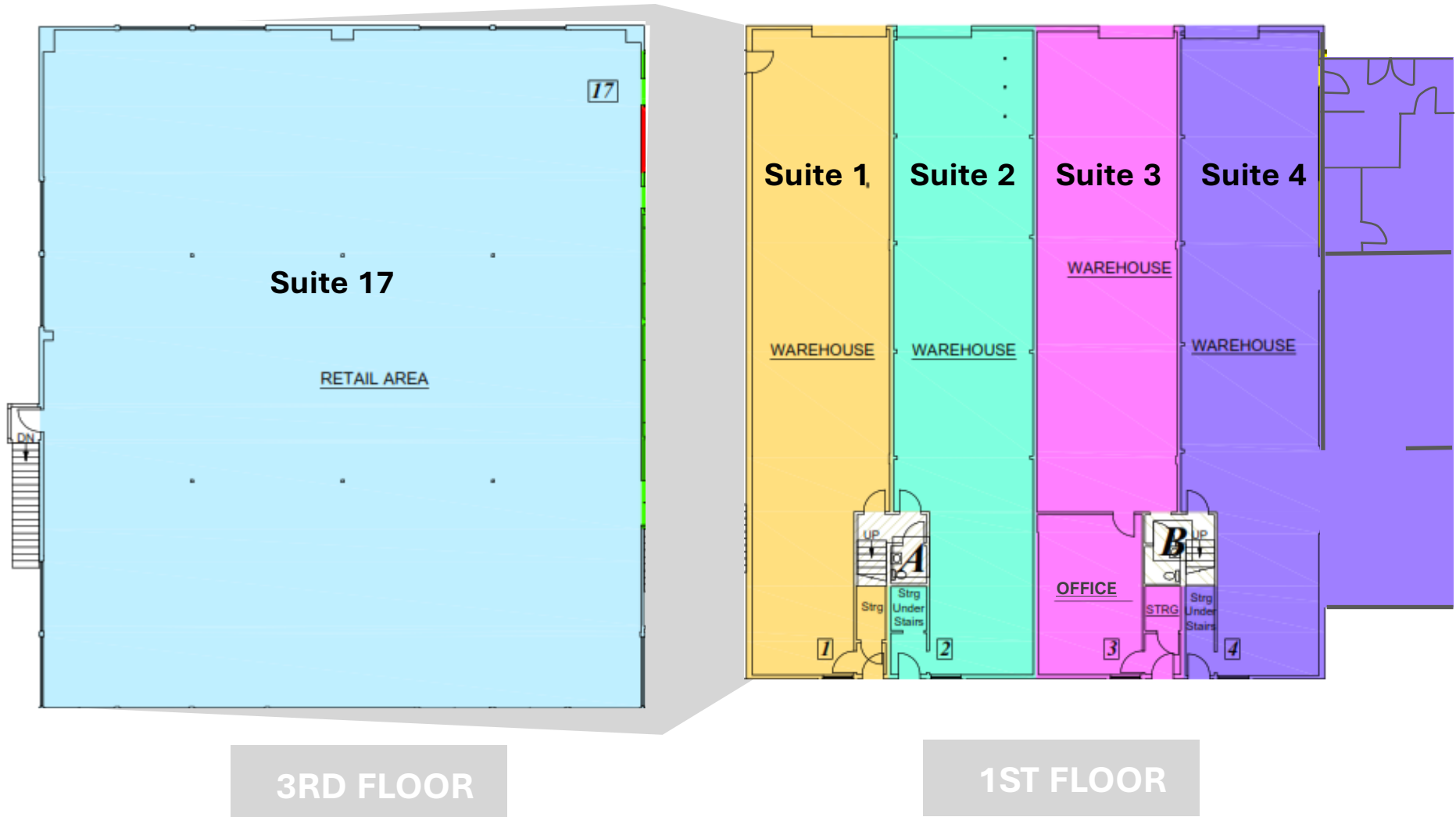
Sample Combinations: Suite 3,4,17

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



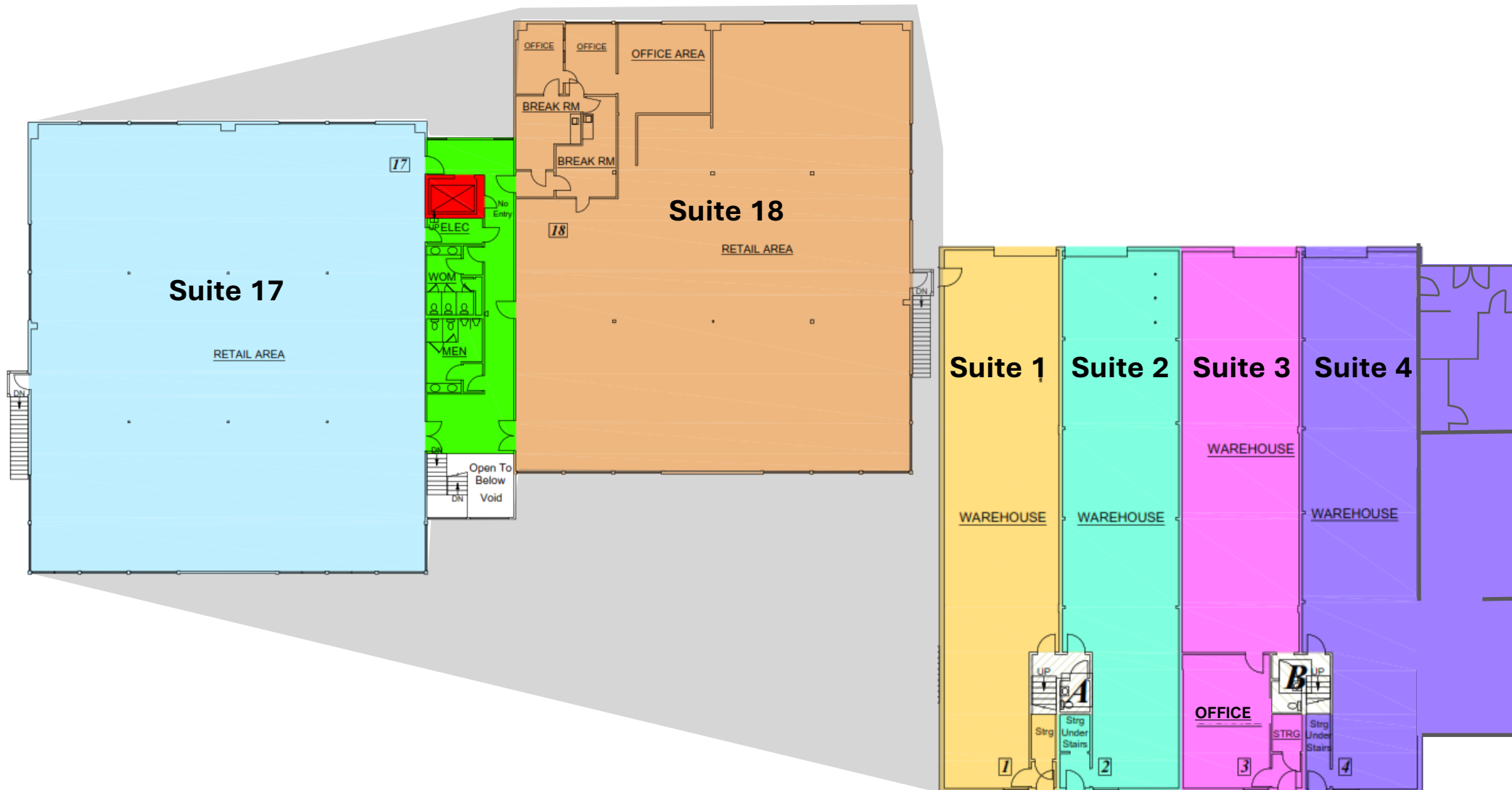
Sample Combinations: Suite 1,2,3,4,17

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

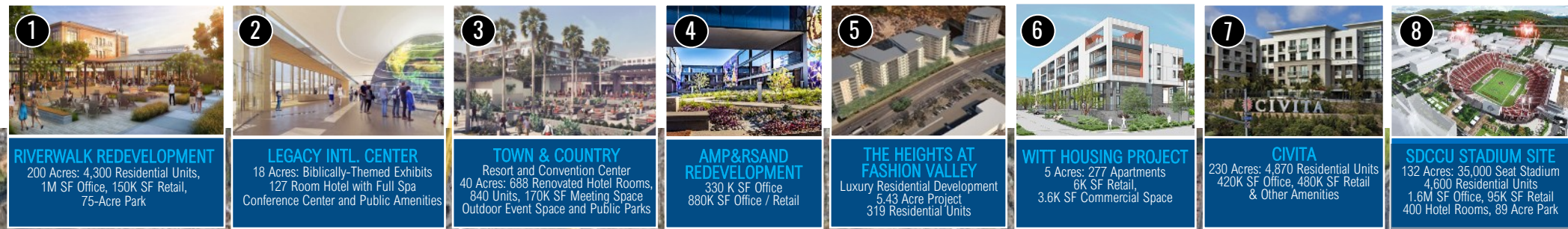
Suite 1 Warehouse	Suite 2 Warehouse	Suite 3 Warehouse	Suite 4 Warehouse	Suite 17 Retail	Suite 18 Retail	Total SF
± 1,879 SF	± 1,867 SF	± 1,876 SF	± 2,772 SF	± 7,997 SF	± 8,010 SF	± 24,401 SF



Surrounding Retail



Nearby Development



4620

**ALVARADO CANYON ROAD
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Your Name Here

KNIGHT
TERMITE &
PEST CONTROL

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