

UP TO 7,997 SF. RETAIL / FLEX / OFFICE / 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

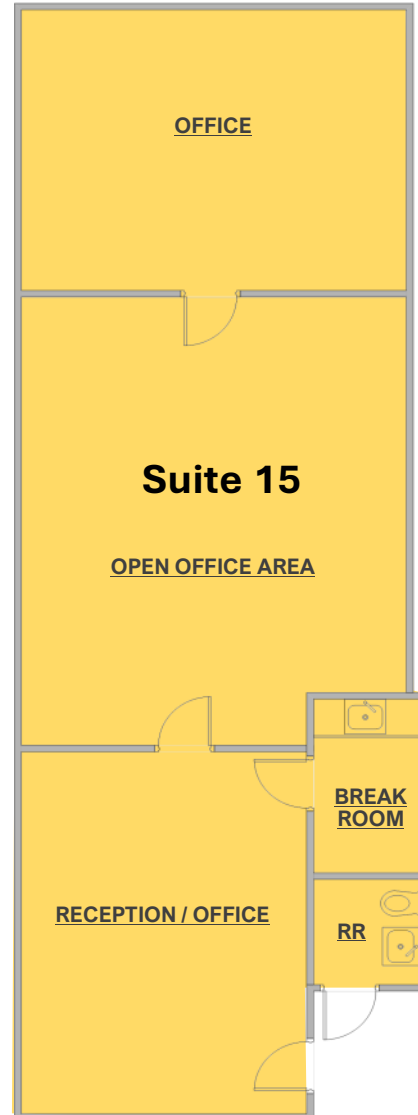
Project Name	Suite	Approx. Square Feet	Type	Lease Rate / Type	Suite Features
Caster City	4620 - Suite 15 Alvarado Canyon Road	1,250 SF	Office	\$1.65/SF Gross	Click To View
Caster City	4620 - Suite 17 Alvarado Canyon Road	7,997 SF	Retail	\$0.99/SF Gross	Click To View

* ±1,250 SF - 7,997 SF (Retail | Flex | Industrial) Available. Ask Agent for details.

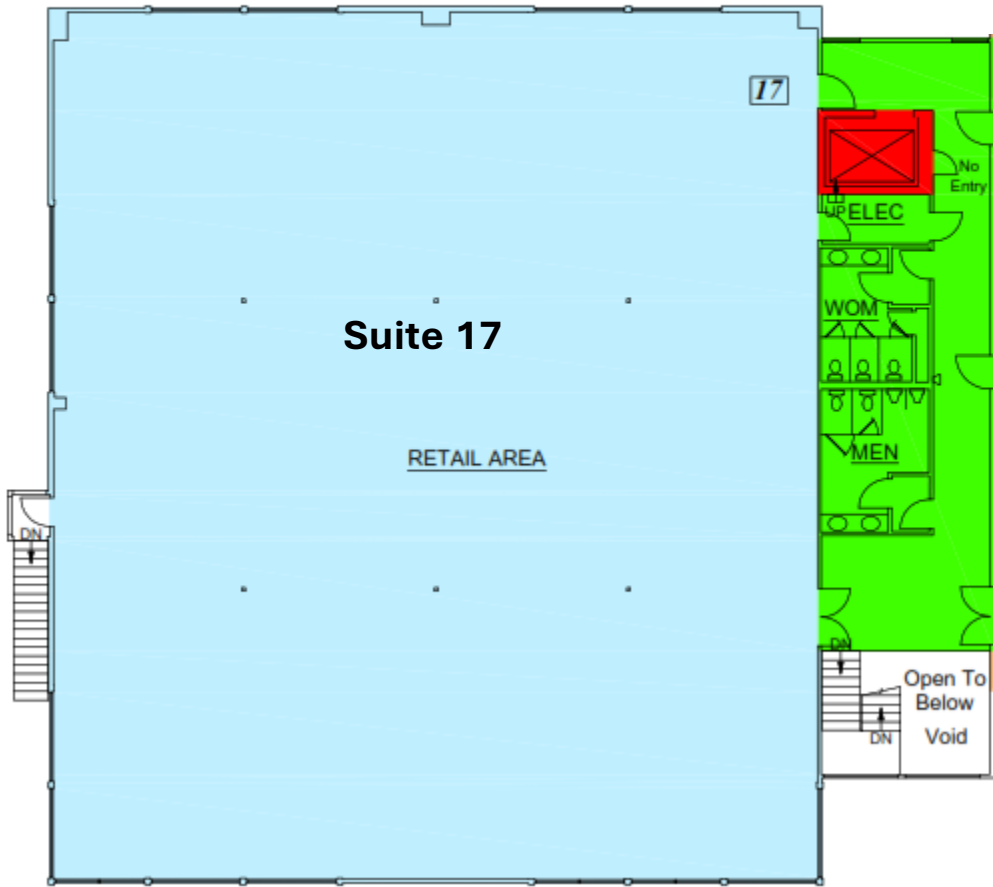
* Retail Showroom with Freeway Frontage ±7,997 SF SF



Suite	Square Feet	Type	Lease Rate	Suite Features
Suite 15	± 1,250 SF	Office	\$1.65/SF Gross	<ul style="list-style-type: none"> • Reception / Office • Open Office Area • 1 Private Office • Break Room



Suite	Square Feet	Type	Lease Rate	Suite Features
Suite 17	± 7,997 SF	Retail	\$0.99/SF Gross	<ul style="list-style-type: none"> • Open Show Room/Retail Area • Freight Elevator Served • Freeway Signage Available • I-8 Traffic Counts: Approx.236,386 Cars/Day



Surrounding Retail



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

Rubio's **petco**
IN-N-OUT **DISCOUNT TIRE**
Starbucks **7-Eleven** **McDonald's** **SOMBRERO**

FLAME BROILER **Ralphs**
CVS pharmacy **Burger King** **BevMo!**
Jamba Juice **unleashed**

WOOD RANCH **Yogurtland**
WHICH WICH **smash burger**
BJ's **Starbucks** **BARNES & NOBLE**

COSTCO **IKEA**
IHOP **Starbucks** **McDonald's**
ISLANDS **LOWE'S**









Bath Works **ZALES** **OUTBACK**
BUFFALO WILD WINGS **Papaya** **Michael's**
GameStop **Yard House** **TILLYS**
VICTORIA'S SECRET **NORDSTROM** **rack** **macy's** **TARGET**

BR **bløomingdale's** **FOREVER 21**
BANANA REPUBLIC **GUESS** **MK** **Neiman Marcus**
NORDSTROM **P.F. CHANG'S** **WILLIAMS SONOMA** **The Cheesecake Factory**
VICTORIA'S SECRET **WHITE HOUSE BLACK MARKET** **GUCCI**
JCPenney **ZARA** **GUCCI** **macy's**

TRADER JOE'S **Lazy DOG** **KING'S** **GOLF GALAXY**
Marshalls **BevMo!**
Puesto **west elm** **DSW**



Nearby Development

 <p>1 RIVERWALK REDEVELOPMENT 200 Acres: 4,300 Residential Units, 1M SF Office, 150K SF Retail, 75-Acre Park</p>	 <p>2 LEGACY INTL. CENTER 18 Acres: Biblically-Themed Exhibits, 127 Room Hotel with Full Spa, Conference Center and Public Amenities</p>	 <p>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</p>	 <p>4 AMP&SAND REDEVELOPMENT 330 K SF Office, 880K SF Office / Retail</p>	 <p>5 THE HEIGHTS AT FASHION VALLEY Luxury Residential Development, 5.43 Acre Project, 319 Residential Units</p>	 <p>6 WITT HOUSING PROJECT 5 Acres: 277 Apartments, 6K SF Retail, 3.6K SF Commercial Space</p>	 <p>7 CIVITA 230 Acres: 4,870 Residential Units, 420K SF Office, 480K SF Retail & Other Amenities</p>	 <p>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</p>
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Fenton Marketplace
590K SF of Retail

Friars Mission Center

Fashion Valley Mall
1.8M SF of Retail

Rio Vista
251K SF of Retail

Westfield Mission Valley
1.6M SF of Retail

Westfield Mission Valley West
108K SF of Retail

 <p>9 HANOVER MISSION GORGE 10.4 Acres: 757 Residential Units, Two Phases, Resort Style Amenities</p>	 <p>10 BLUEWATER 80 Affordable Residential Units for Former Homeless Veterans</p>	 <p>11 THE STELLA 80 Affordable Residential Units, Permanent Supportive Housing</p>	 <p>12 GRAVITY APARTMENTS 4.58 Acres: 325 Residential Units, 28 Live-Work Units</p>	 <p>CASTER BUSINESS PARK Mission Gorge Place, Alvarado Canyon Road</p>
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SAN DIEGO, CA 92120

www.Caster Business Park.com
Caster City Est. 1957

Your Name Here

KNIGHT
TERMITE &
PEST CONTROL

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