

SUBLEASE

CASTER BUSINESS PARK

4620 ALVARADO CANYON ROAD
SAN DIEGO, CA 92120

±16,405 SF INDUSTRIAL / FLEX SPACE
MISSION GORGE



CASTER BUSINESS PARK



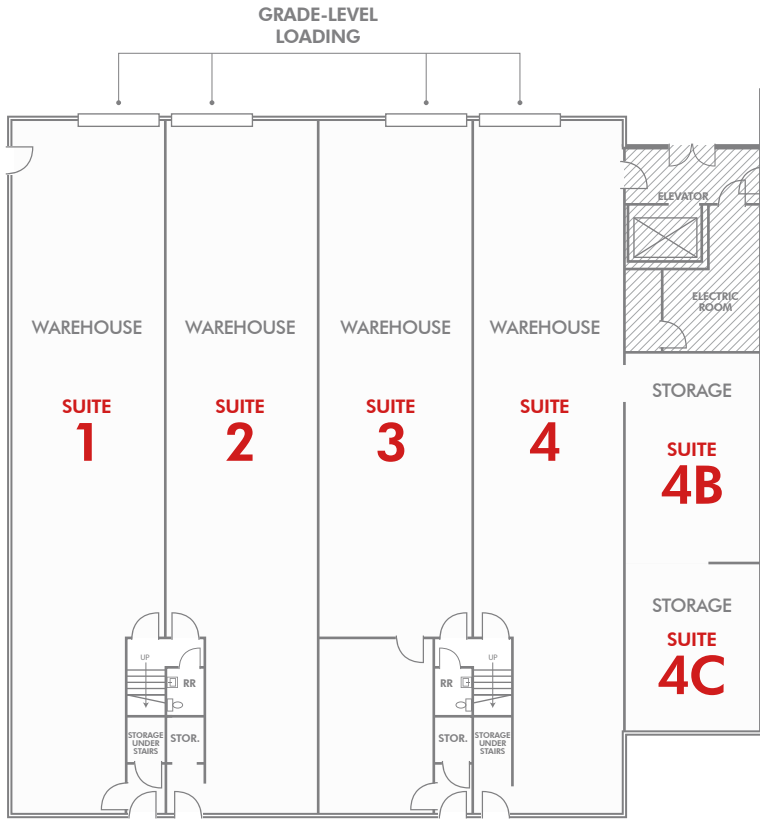
4620 ALVARADO CANYON ROAD

SUITES 1, 2, 3, 4, 4B, 4C, 17, 18

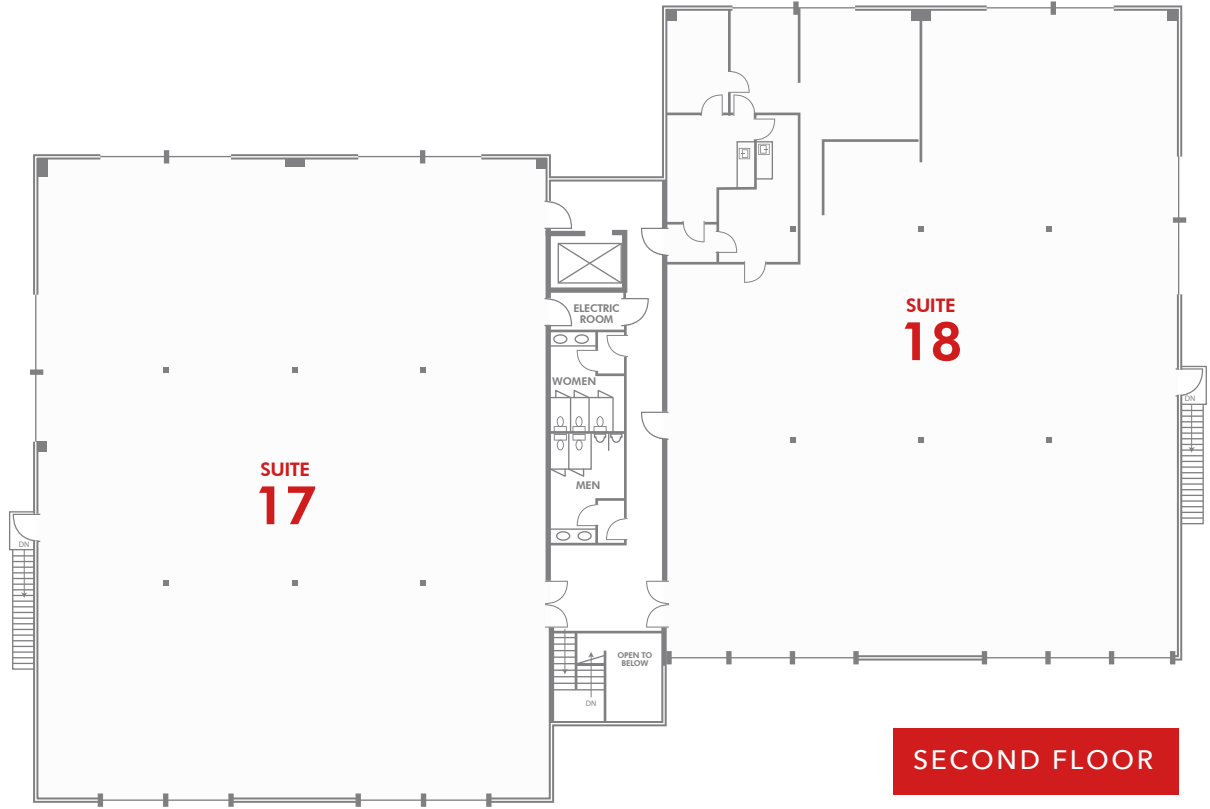
- ±16,405 SF INDUSTRIAL / FLEX SPACE
- FOUR GRADE-LEVEL LOADING DOORS
- FULLY SPRINKLERED
- 20' CLEAR HEIGHT IN WAREHOUSE
- FREEWAY PROXIMATE TO INTERSTATE 8
- FREEWAY VISIBILITY (I-8)
- AMPLE PARKING
- CENTRAL SAN DIEGO LOCATION

LEASE RATE | \$1.65 / SF GROSS

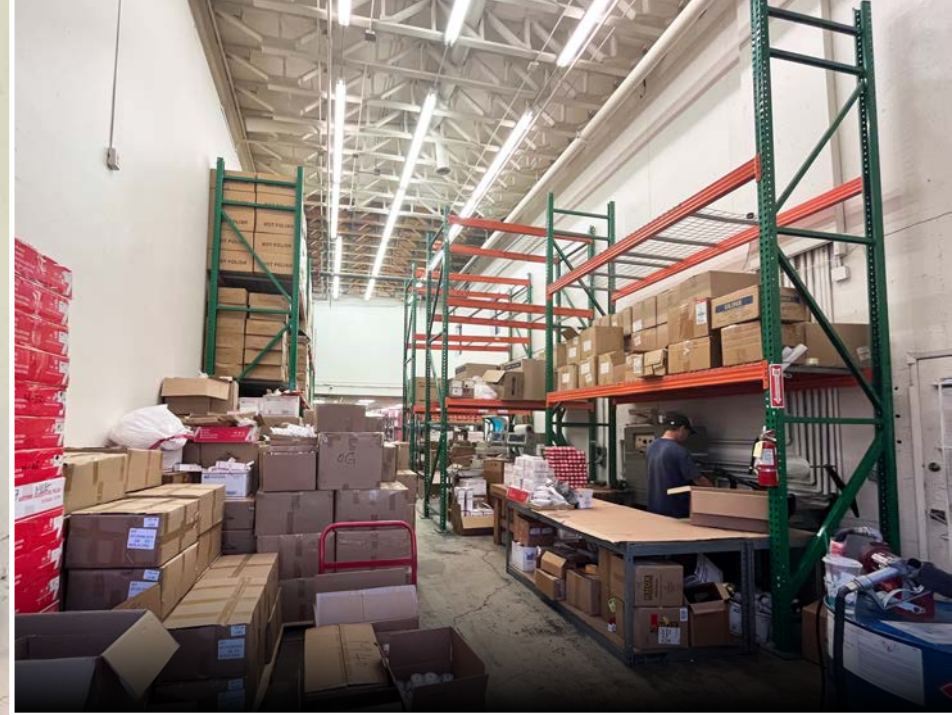
TERM | THROUGH 03/31/2026



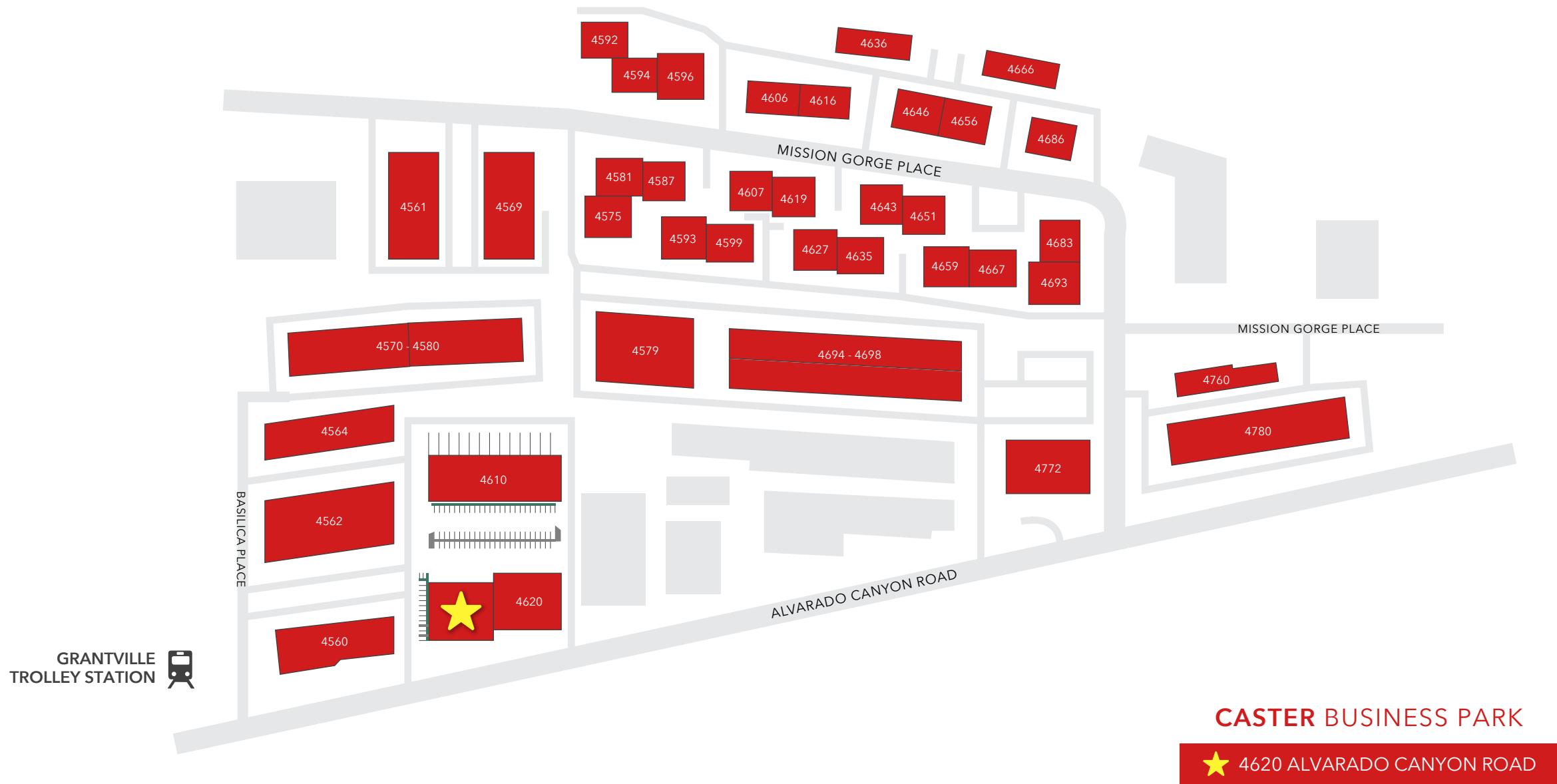
GROUND FLOOR



SECOND FLOOR



±16,405 SF | GRADE-LEVEL LOADING | FULLY SPRINKLERED | 20' WAREHOUSE CLEAR-HEIGHT



FASHION VALLEY MALL

AND MORE...

MISSION VALLEY MALL

AND MORE...

RIVER RUN VILLAGE

GRAVITY APARTMENTS

STADIUM ARMS APARTMENTS

VORA MISSION VALLEY

STELLA APARTMENTS

163

805

8

8

15

SDSU MISSION VALLEY
HOME OF SNAPDRAGON STADIUM
166 acre property with plans for 4,600 residential units, 95K SF retail, 1.6M SF research/innovation, 400 room hotel, 80 acres parks/open space

MISSION PLAZA COMPLEX

GRANTVILLE TROLLEY STATION
FOUR MINUTE WALK TO 4620 ALVARADO CANYON ROAD

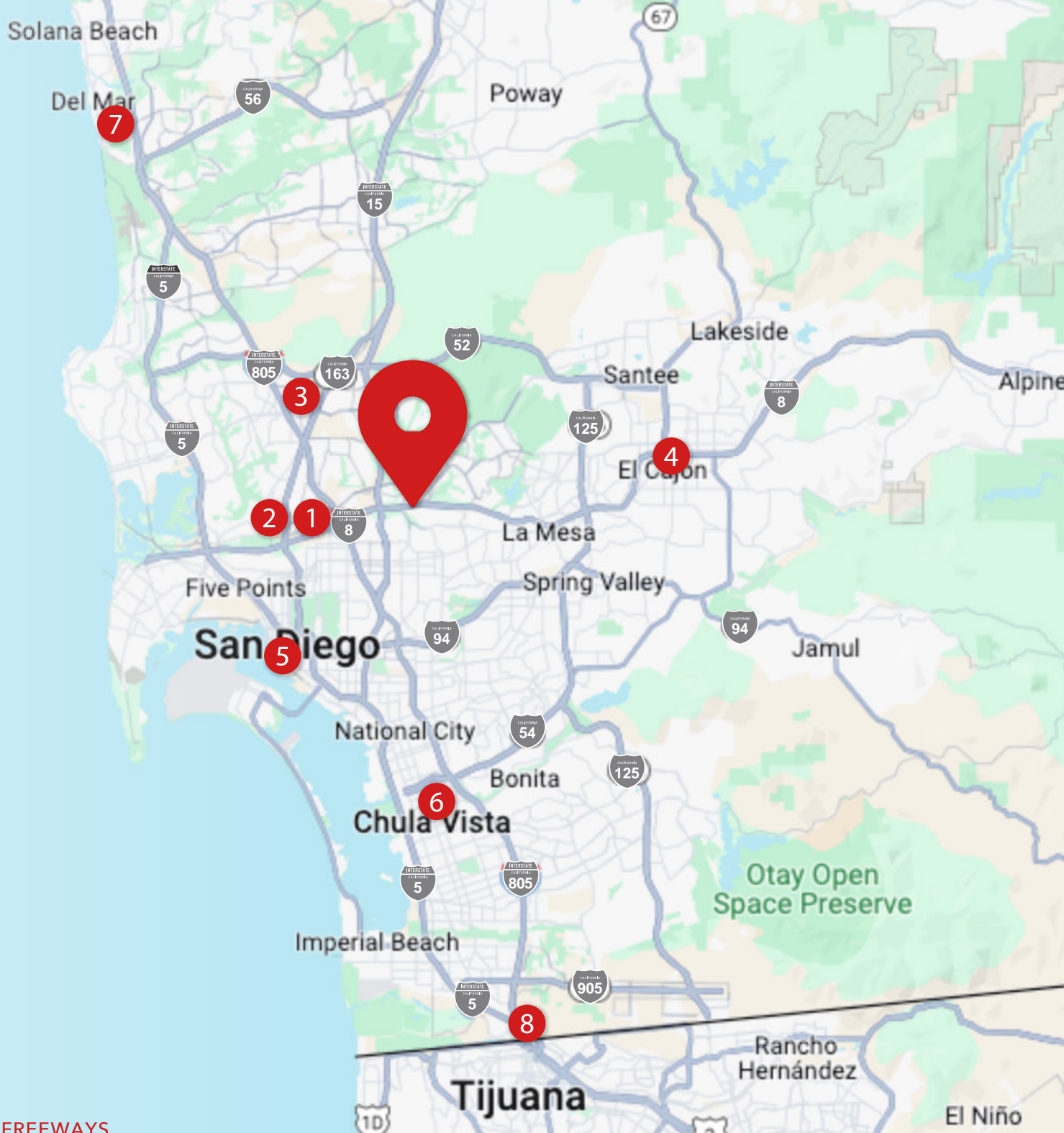
CLUB RIVER RUN APARTMENTS

DEL RIO APARTMENTS

★ CASTER BUSINESS PARK | 4620 ALVARADO CANYON ROAD

📍 CASTER BUSINESS PARK | MISSION GORGE

- 1**
8 MINUTES TO MISSION VALLEY MALL
- 2**
10 MINUTES TO FASHION VALLEY MALL
- 3**
13 MINUTES TO KEARNY MESA
- 4**
14 MINUTES TO EL CAJON
- 5**
15 MINUTES TO DOWNTOWN SAN DIEGO
- 6**
16 MINUTES TO CHULA VISTA
- 7**
21 MINUTES TO DEL MAR
- 8**
25 MINUTES TO U.S. / MEXICO BORDER



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SAN DIEGO, CA 92120

For more information or tours,
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