



ALVARADO
RESEARCH &
PROFESSIONAL
CENTER

±1,079 SF – ±4,205 SF OFFICE / MEDICAL SPACE FOR LEASE

6310, 6330, 6363, 6367 & 6386 ALVARADO COURT
6475, 6495 & 6505 ALVARADO ROAD, SAN DIEGO, CALIFORNIA 92120



CASEY BROWN

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cbrown@voitco.com

SDSU
Research
Foundation

Voit
REAL ESTATE SERVICES

8

buildings

TOTAL: 217,525 SF

- 6310 ALVARADO COURT
- 6330 ALVARADO COURT
- 6363 ALVARADO COURT
- 6367 ALVARADO COURT
- 6386 ALVARADO COURT
- 6475 ALVARADO ROAD
- 6495 ALVARADO ROAD
- 6505 ALVARADO ROAD





SDSU

Research Foundation



Discover the **SDSU Alvarado Research and Professional Center**. Nestled in the sought-after College Area of San Diego, the SDSU Alvarado Research and Professional Center offers an impressive 217,525 square feet of building space on a sprawling 620,080 square foot lot (14.24 acres). This premium property features eight office buildings, creating a dynamic, multi-tenant environment ideal for both office and medical use. Take advantage of this exceptional opportunity to establish your business in a thriving professional and medical hub.



PROPERTY HIGHLIGHTS

- » Ideal location near SDSU and I-8, offering excellent accessibility and visibility.
- » Surrounded by dense residential neighborhoods, ensuring a steady flow of potential clients and employees.
- » Close proximity to numerous retail shops, restaurants, and essential services.
- » Abundant parking options for both staff and clients, ensuring convenient access.



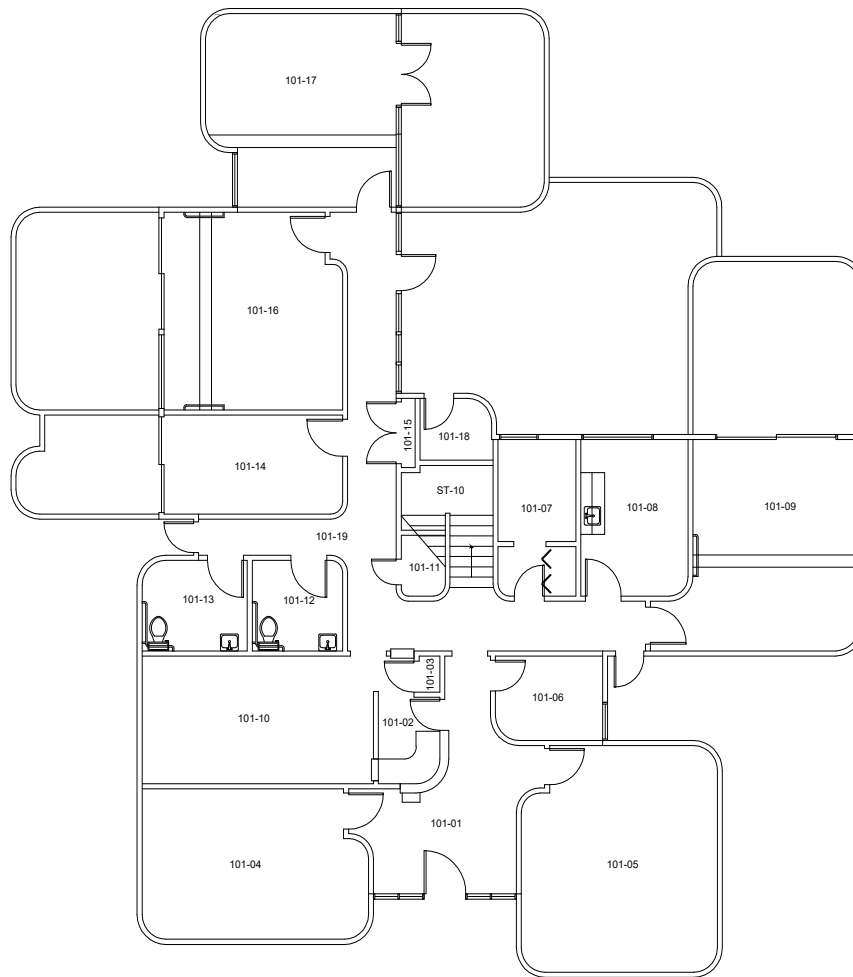
FLOOR PLANS ENTIRE BLDG.

6310 ALVARADO COURT

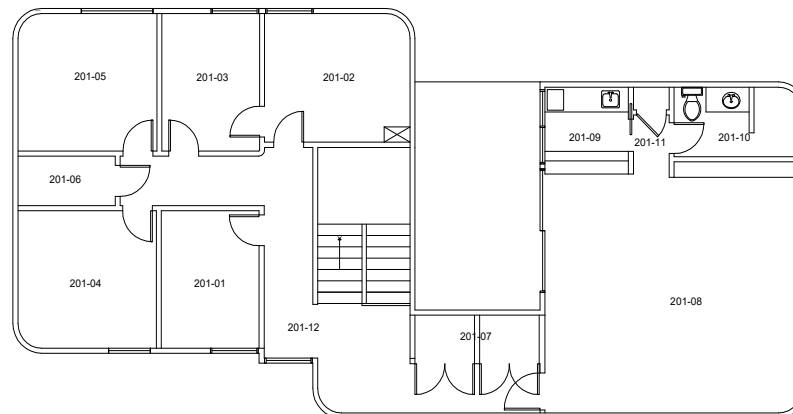
SUITE	SIZE	LEASE RATE
BLDG	4,205 SF	OFFICE: \$2.35/SF NNN MEDICAL: Contact Broker

FEATURES

- » 2-Story building with private balcony
- » Multiple in-suite restrooms
- » Unique, full building opportunity
- » Ample parking and immediate access
- » Doors swing open to a private outdoor patio.



1ST FLOOR



2ND FLOOR



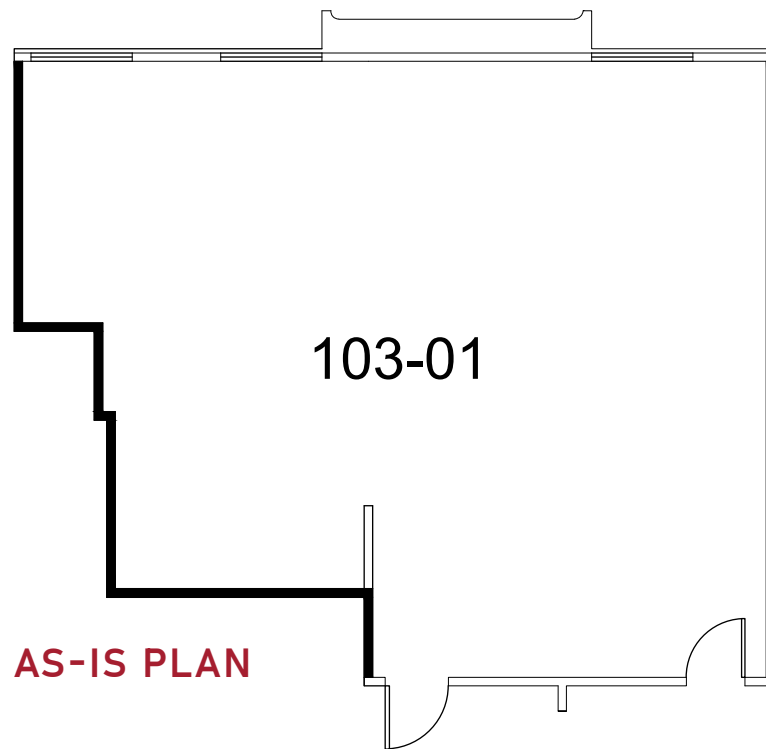
FLOOR PLANS FIRST FLOOR

6367 ALVARADO COURT

SUITE	SIZE	LEASE RATE
103	1,140 SF	OFFICE: \$2.35/SF + E MEDICAL: Contact Broker

FEATURES

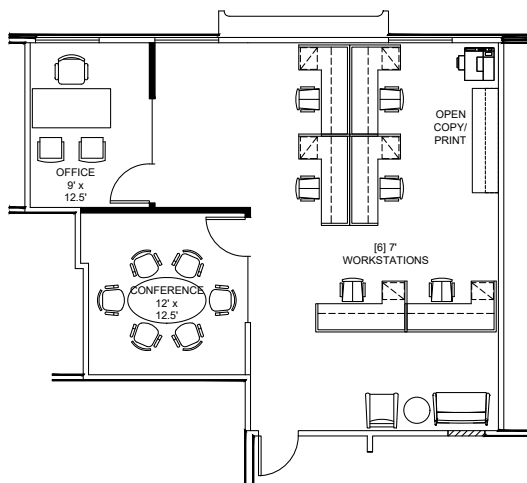
- » Suited for Office or Medical Uses
- » Large Open Area
- » Adjustable Floor Plan



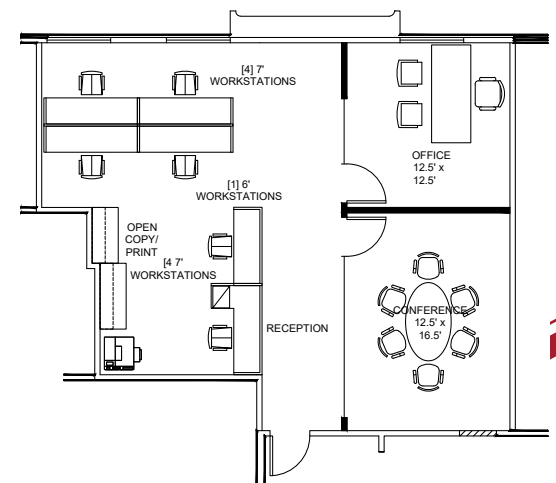
AS-IS PLAN

HYPOTHETICAL PLANS

OPTION A



OPTION B





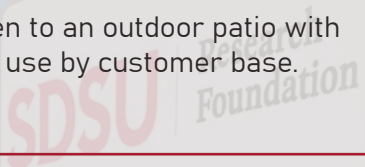
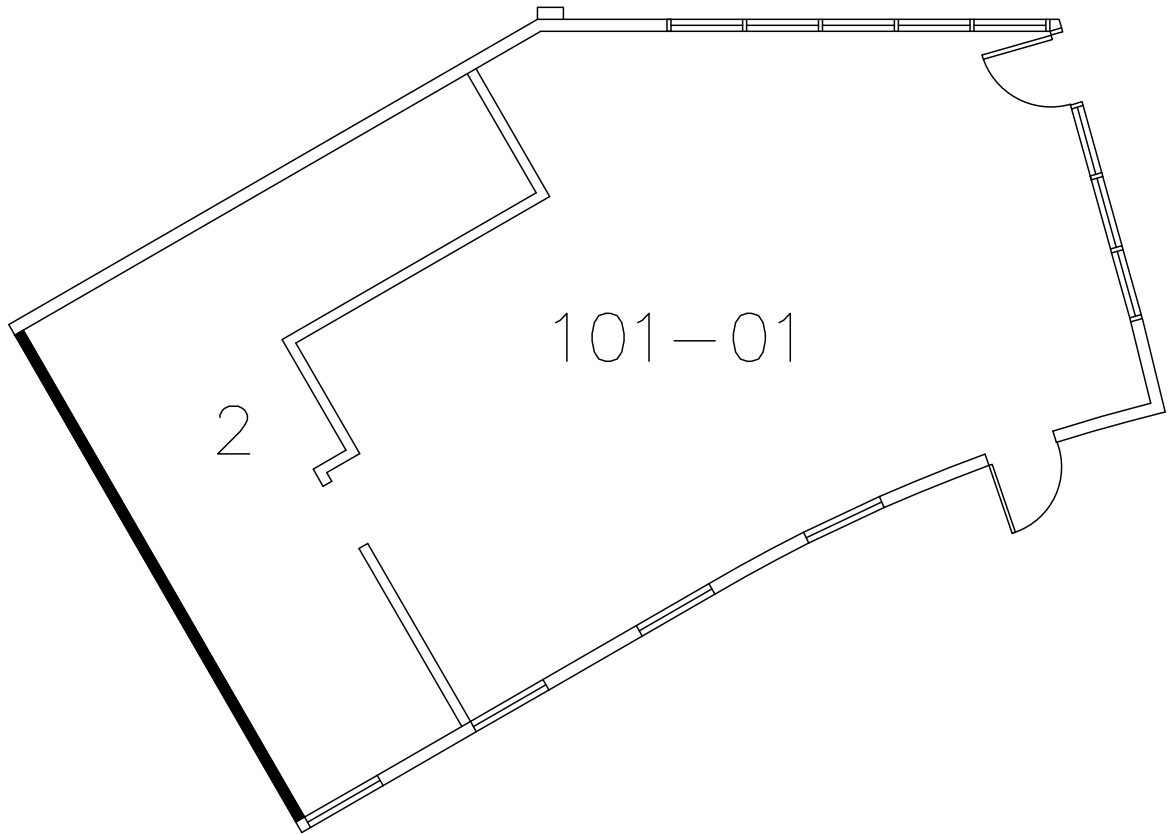
FLOOR PLANS FIRST FLOOR

6475 ALVARADO ROAD

SUITE	SIZE	LEASE RATE
101	1,079 SF	OFFICE: \$2.35/SF + E MEDICAL: Contact Broker

FEATURES

- » Suited for Restaurant and/or Café
- » Turn-key set-up with kitchen equipment and essential restaurant infrastructure
- » First floor space with immediate Lobby access
- » Doors swing open to an outdoor patio with seating ideal for use by customer base.





FLOOR PLANS FIRST FLOOR

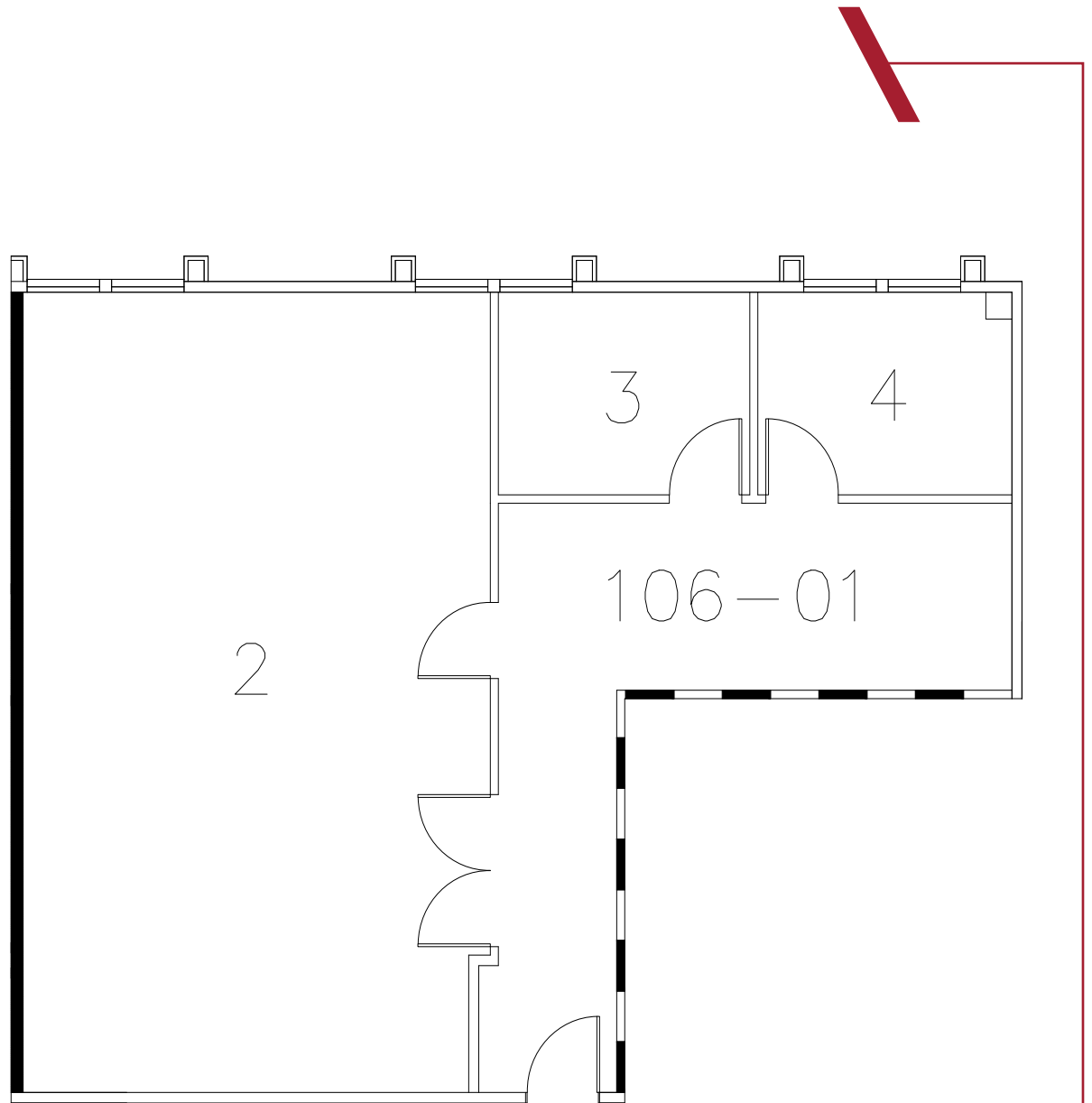
6495 ALVARADO ROAD

SUITE	SIZE	LEASE RATE
106	1,220 SF	OFFICE: \$2.35/SF + E MEDICAL: Contact Broker

FEATURES

- » Adjustable floor plan
- » Two (2) window-lined private offices
- » Large conferencing space

SDSU Research Foundation





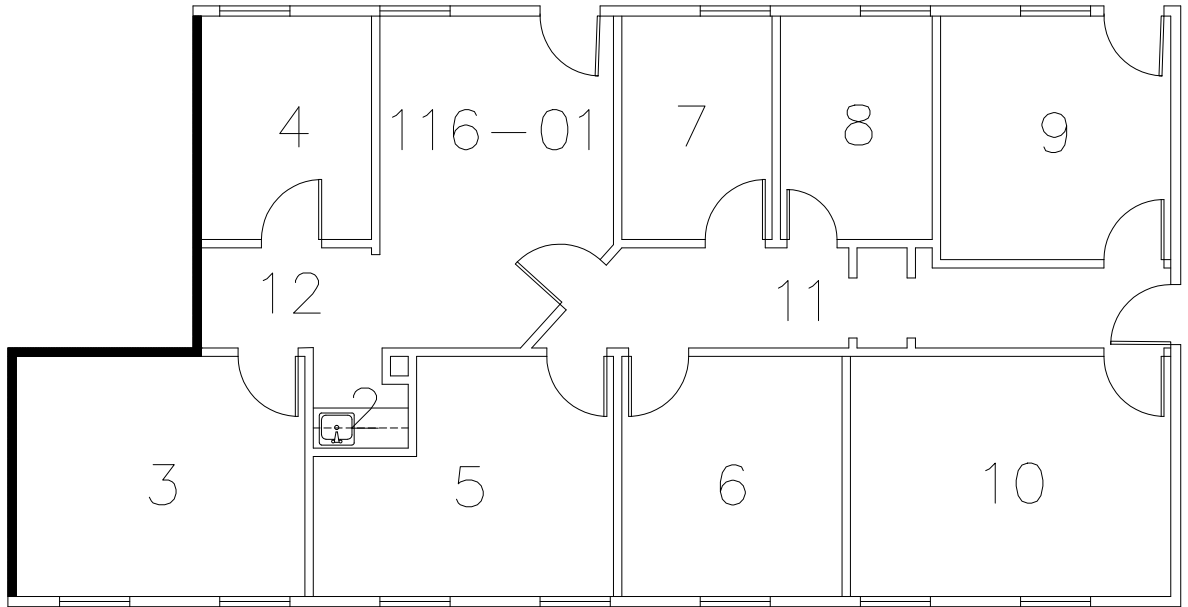
FLOOR PLANS FIRST FLOOR

6505 ALVARADO ROAD

SUITE	SIZE	LEASE RATE
116	1,734 SF	OFFICE: \$2.35/SF + E MEDICAL: Contact Broker

FEATURES

- » Eight (8) window-lined private offices
- » Break area within existing sink & plumbing
- » Premier first floor location
- » Multiple entrances & exits





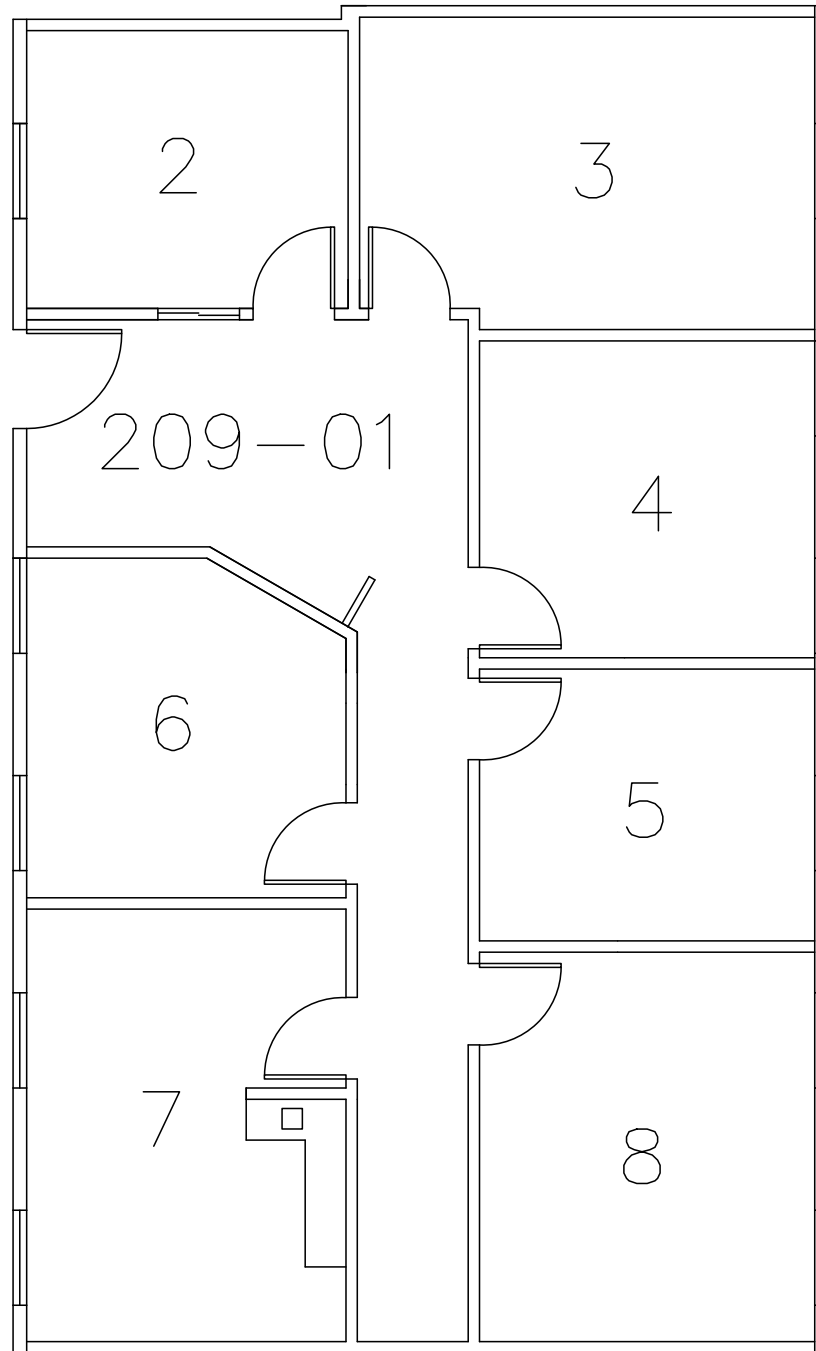
FLOOR PLANS SECOND FLOOR

6505 ALVARADO ROAD

SUITE	SIZE	LEASE RATE
209	1,618 SF	OFFICE: \$2.35/SF + E MEDICAL: Contact Broker

FEATURES

- » Five (5) Private Offices
- » Break Room
- » Conference Room
- » Adjustable Floor Plan



Mission Valley

Just minutes away from the San Diego International Airport and within easy reach of all that San Diego has to offer, Mission Valley is a great place to call home base. Conveniently located in the center of San Diego County, the area is within a 10-minute drive of the San Diego Zoo, Sea World San Diego, and the Downtown Gaslamp District. It also offers a wide range of affordable accommodations, family-friendly dining options, and excellent shopping at both Fashion Valley and Mission Valley.

Outdoor enthusiasts can play 18 holes at the Riverwalk Golf Club in Mission Valley or go hiking and rock climbing in Mission Trails Regional Park. Cultural attractions in the area include the Mission San Diego de Alcalá, the first of 21 missions established in California, and Old Town San Diego State Historic Park, with 12 acres of Mexican lore and historical sites.



190,685
POPULATION



\$658,840
MEDIAN HOME VALUE



\$72,824
AVERAGE HOUSEHOLD
INCOME



1967
MEDIAN YEAR BUILT



3
MAJOR MALLS



73,655
HOUSEHOLDS



9,406
DAYTIME BUSINESSES



34%
BACHELOR'S DEGREE
OR HIGHER

SDSU Mission Valley

Currently under construction, SDSU Mission Valley will serve higher education, the public good, and the community's goals. SDSU envisions a vibrant, mixed-use, medium-density development that is transit-oriented, and expands the university's educational, research, entrepreneurial, and technology transfer programs.

SDSU Mission Valley will also include Snapdragon Stadium, an Innovation District, housing, a hotel, retail, and more than 80 acres of community parks and open space, including a 34-acre River Park.



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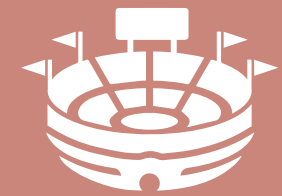
MILES BIKE & PEDESTRIAN PATHS

1 HOTEL & CONFERENCE CENTER



95,000

SQUARE FEET OF RETAIL SPACE



35,000

SEATS AT SNAPDRAGON STADIUM

4,600



SQUARE FEET RESIDENTIAL UNITS



80

ACRES OF PARKS & OPEN SPACE



\$1.6M

SQUARE FEET RESEARCH & INNOVATION

15,000

ADDITIONAL STUDENT ENROLLMENT



2024 BEST PLACES

N

NICHE

A

OVERALL GRADE

A-

GOOD FOR FAMILIES

A+

NIGHTLIFE



The SDSU Mission Valley Innovation District will enable the university and its partners to help people enhance their livelihoods, create new career pathways for students, expand the region's capabilities, and design new solutions to important problems facing our community and the world through collaborative interactions that allow ideas and knowledge to transfer more seamlessly.



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