CENTERED

FOOD | FITNESS | SERVICES

THE SQUARE
at Bressi Ranch

SQ

Shea Properties

THE SQUARE SQ
at Bressi Ranch

- Coastal inspired Carlsbad location
- Approximately 87,000 SF of retail space
- Anchored by BevMo, CVS Pharmacy and Sprouts
- Adjacent to 125 flats and townhomes by Shea Homes

S|P

EBULLITION
EBULLITION

eat happy
PHONE
PHONE

DINE

BANTAM'S ROOST

BIRD ROCK COFFEE ROASTERS

CASERO TAQUERIA

EBULLITION BREW WORKS

GIAOLA ITALIAN KITCHEN

MENDOCINO FARMS

PANINI KABOB GRILL

RICHARD WALKER'S PANCAKE HOUSE

TABU SHABU

LIVE

BEVMO

CVS PHARMACY

MISSION FEDERAL CREDIT UNION

OCEAN EYES OPTOMETRY

SMILES FOR HEALTH DENTISTRY

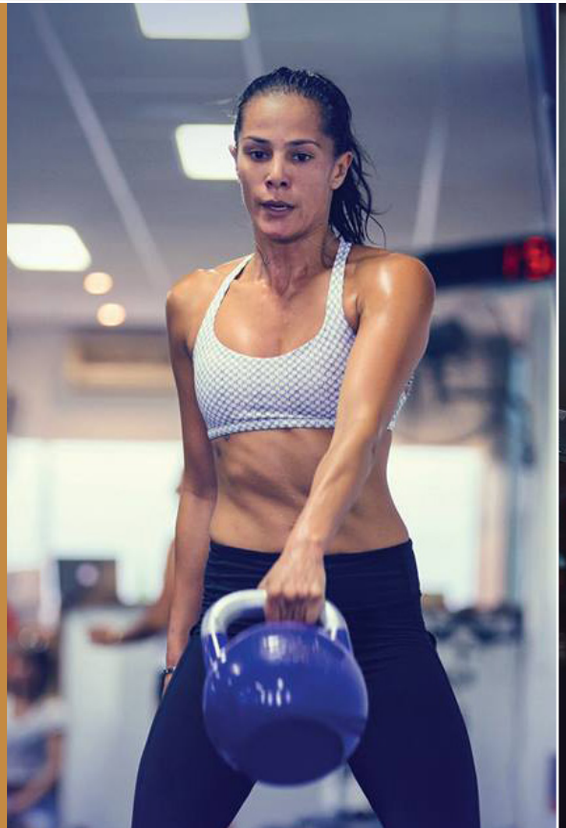
SPROUTS

S|P

BURN

F45 TRAINING

YOGA SIX

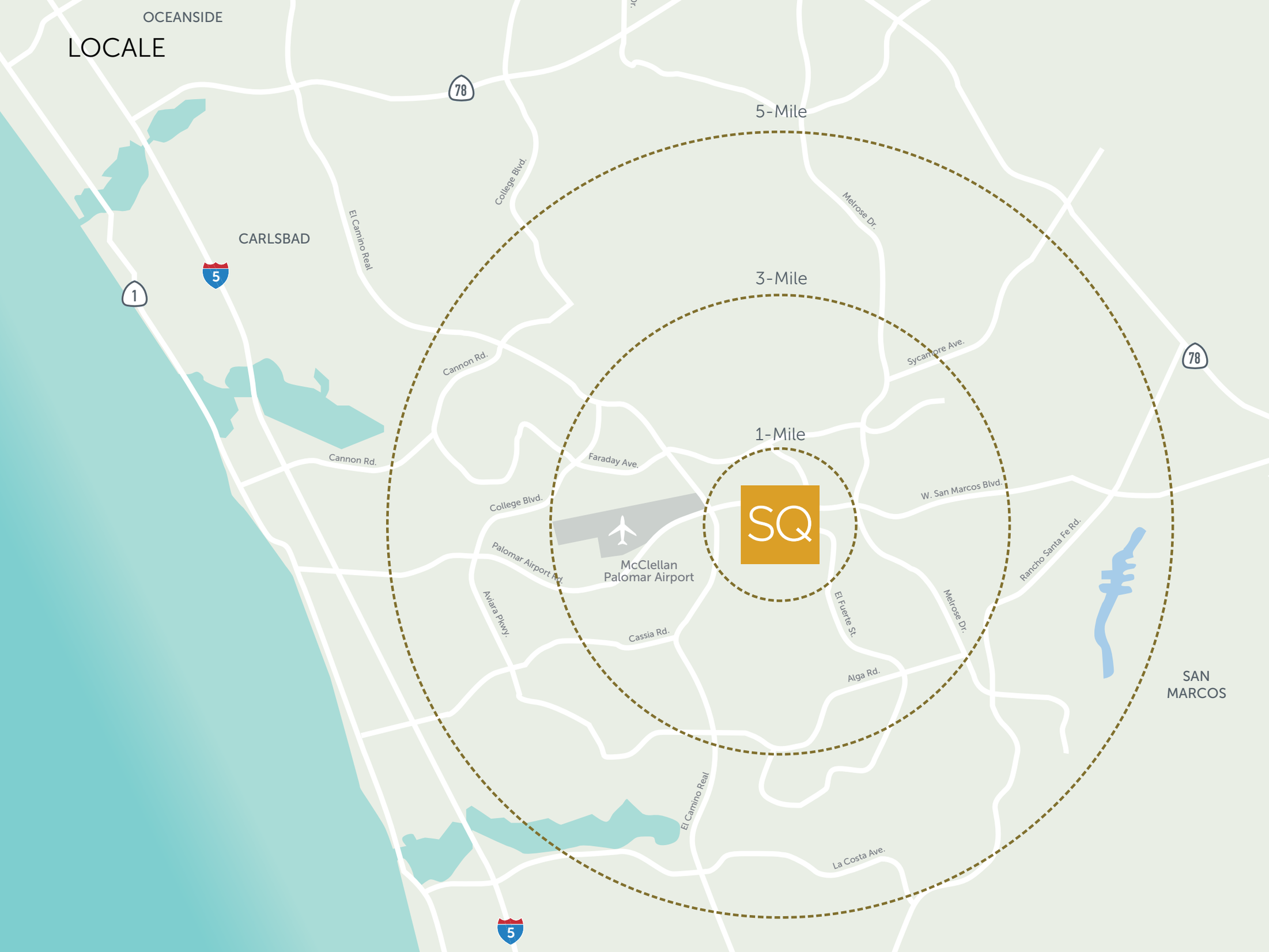


KBS GOLF
EXPERIENCE

LEISURE

S|P

LOCALE


OCEANSIDE
CARLSBAD
SAN MARCOS
5-Mile
3-Mile
1-Mile
SQ
McClellan Palomar Airport
78
5
1
College Blvd.
El Camino Real
Melrose Dr.
Cannon Rd.
Sycamore Ave.
Faraday Ave.
W. San Marcos Blvd.
Palomar Airport Rd.
Aviara Pkwy.
Cassia Rd.
El Fuerte St.
Rancho Santa Fe Rd.
Alga Rd.
La Costa Ave.

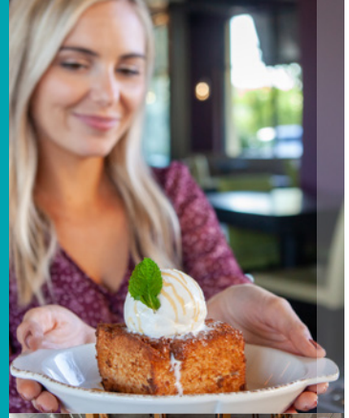
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	4,855	79,039	248,659
MEDIAN AGE	37.9	43.8	39.5
NUMBER OF HOUSEHOLDS	1,717	32,350	92,371
AVG. HOUSEHOLD INCOME	$175,332	$138,875	$132,569
DAYTIME POPULATION	7,469	68,107	141,560

source: alteryx, inc. 2021

LOCATION HIGHLIGHTS

PROJECT	COMMUNITY	AFFLUENCE	POPULATION
Anchored by Sprouts, CVS Pharmacy and BevMo.	Established affluent community of 32,350 homes within three miles.	Average household income of $175,332 within one mile.	Daytime population of 141,560 within five miles.



STATS

SHEA HOMES
(125 LUXURY FLATS & TOWNHOMES)
Panini Kabob Grill
KBS Golf Experience
PATIO
BUILDING F
Bantam's Roost
Ocean Eyes Optometry
Yoga Six
Ebullition Brew Works
PATIO
BUILDING E
SPROUTS FARMERS MARKET
CVS pharmacy
GATEWAY ROAD
PALOMAR AIRPORT ROAD
Torsap Thai
Giaola Italian Kitchen
BUILDING G
BUILDING D
Richard Walker's Pancake House
Smiles for Health Dentistry
Bird Rock Coffee Roasters
F45 Training
Mission Federal Credit Union
BUILDING C
Mendocino Farms
Tabu Shabu
Casero Taqueria
BUILDING H
EL FUERTE STREET
AVAILABLE RESTAURANT
Available
LO/LOI
FXL
Now Open

	EXISTING OFFICE SF
1	261,340 SF
2	161,630 SF
3	510,133 SF
4	695,655 SF
5	197,060 SF

THE SQUARE
at Bressi Ranch

SQ

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