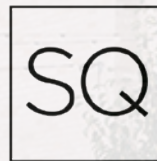




THE SQUARE  
at Bressi Ranch







THE SQUARE  
at Bressi Ranch

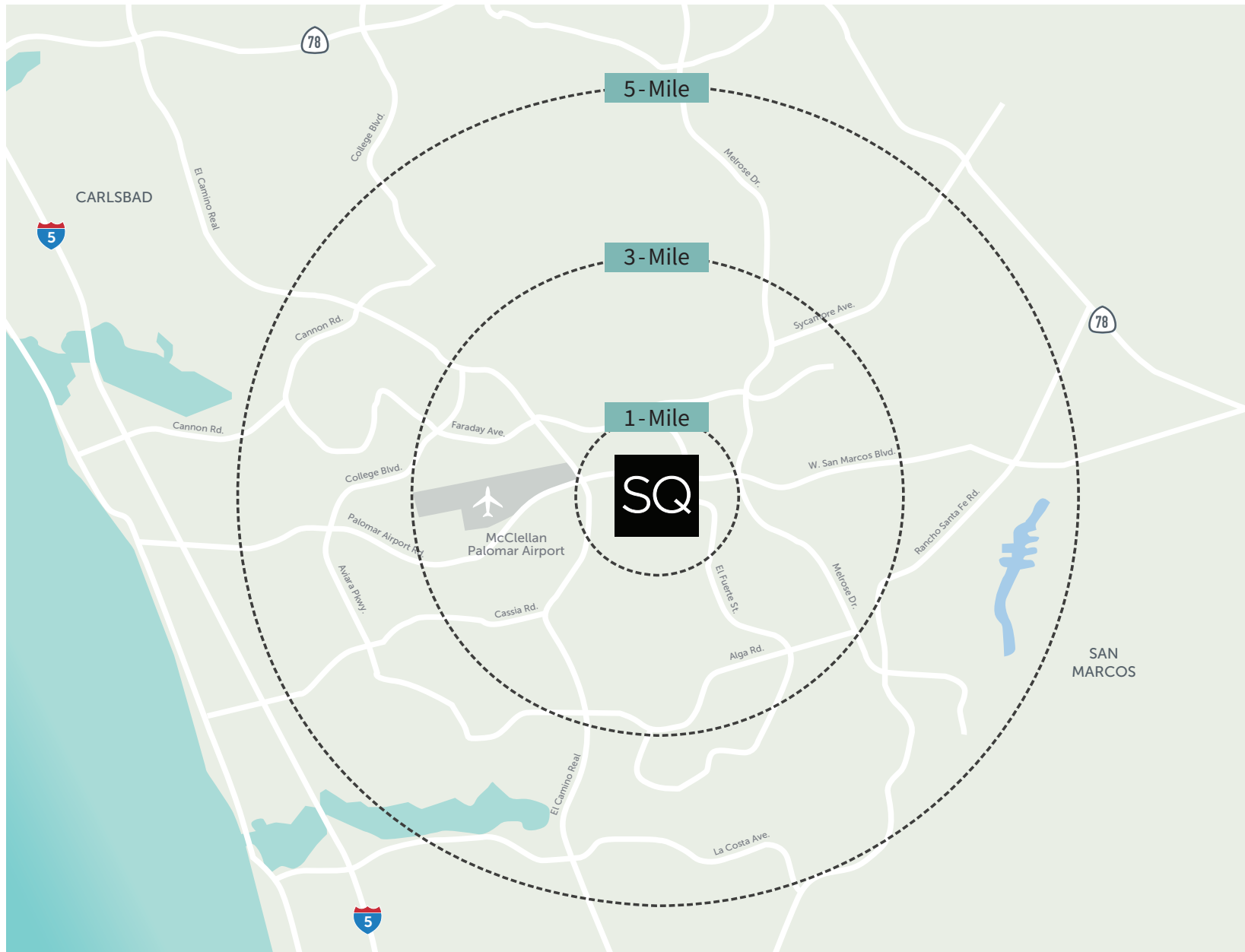






## WHY THE SQUARE

The Square at Bressi Ranch is an 87,000 SF specialty neighborhood retail center in the master-planned community of Bressi Ranch in Carlsbad, California. Inspired by the San Diego County coastal lifestyle, the center is designed with al fresco spaces for dining and gathering and features a curated collection of retailers and eateries such as CVS Pharmacy, Sprouts, BevMo and Mendocino Farms. The Square draws from a **population of 248,659 within 5 miles**. The **average household income** within a **one-mile radius is \$175,332**. The center is adjacent to 125 flats and townhomes by Shea Homes and is conveniently close to the Interstate 5 and Highway 78.



# KEY DEMOGRAPHICS

**\$175,332**

Avg. Household Income  
Within 1 Mile

**248,659**

Population  
Within 5 Miles

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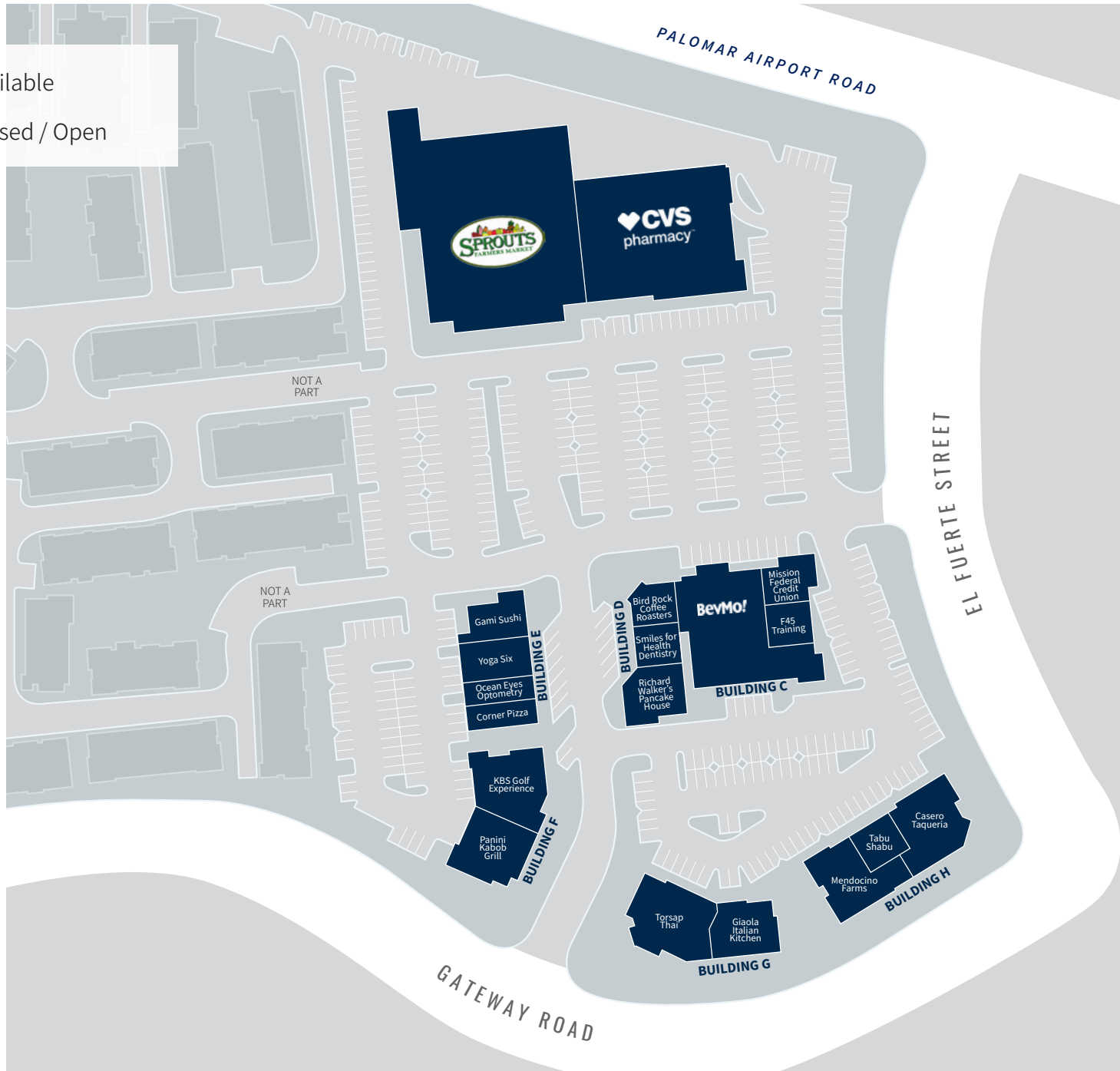
	1 - Mile	3 - Mile	5 - Mile
Population	4,855	79,039	248,659
Median Age	37.9	43.8	39.5
Number of Households	1,717	32,350	92,371
Average Household Income	\$175,332	\$138,875	\$132,569
Daytime Population	7,469	68,107	141,560

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Source: Alteryx, Inc. 2021

Available

Leased / Open







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

# TENANTS

F45 Training

*BevMo*

Bird Rock Coffee Roasters

*Casero Taqueria*

Corner Pizza

*CVS Pharmacy*

Gami Sushi

*Giaola Italian Kitchen*

KBS Golf Experience

*Mendocino Farms*

Mission Federal  
Credit Union

*Ocean Eyes Optometry*

Panini Kabob Grill

*Richard Walker's  
Pancake House*

Smiles for Health Dentistry

*Sprouts*

Tabu Shabu

*Torsap Thai*

Yoga Six





THE SQUARE  
at Bressi Ranch



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