



THE SQUARE
at Bressi Ranch



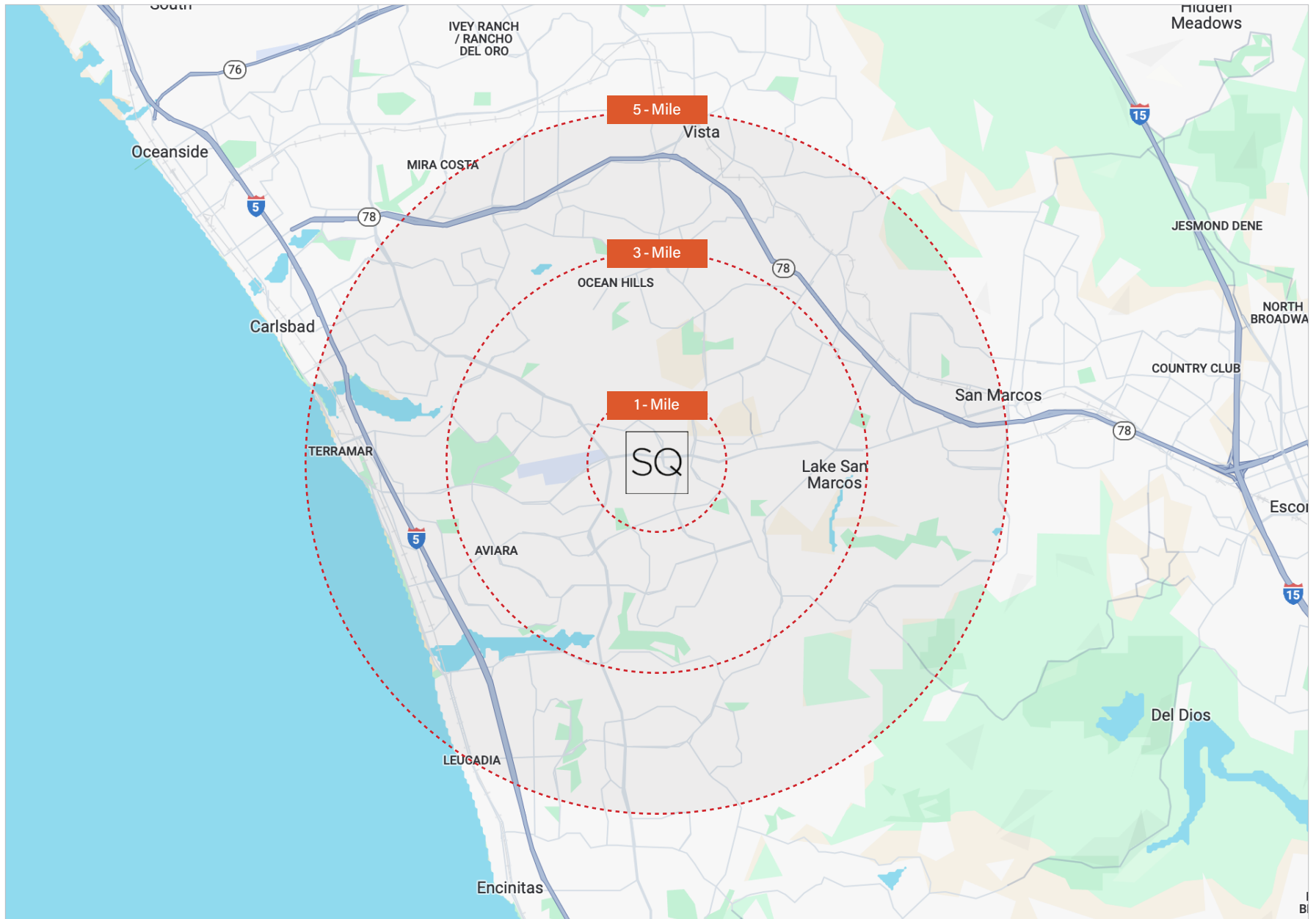
Shea Properties





WHY THE SQUARE

The Square at Bressi Ranch is an 87,830 SF specialty neighborhood retail center in the master-planned community of Bressi Ranch in Carlsbad, CA. Inspired by the San Diego County coastal lifestyle, the center is designed with all 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 247,759 within five miles**. The **average household income within a one-mile radius is \$197,400**. 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

\$197,400

Avg. Household Income
Within 1 Mile

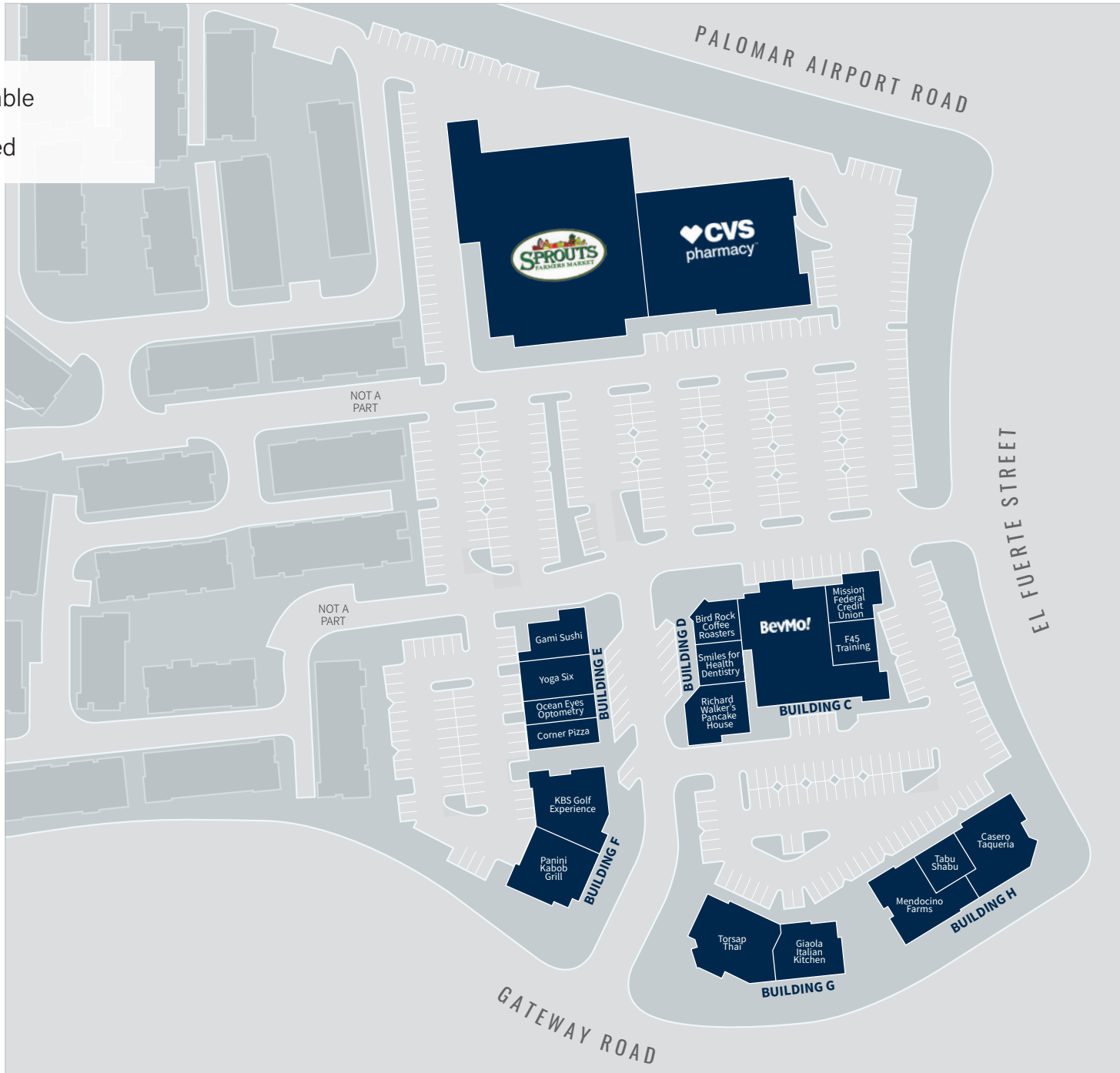
247,759

Population
Within 5 Miles

	1 - Mile	3 - Mile	5 - Mile
Population	4,645	78,022	247,759
Median Age	38.7	44.5	40.4
Number of Households	1,643	31,428	91,640
Average Household Income	\$197,400	\$159,495	\$150,828
Daytime Population	5,466	62,319	133,140

Source: esite Analytics, 2024

- Available
- Leased



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

YogaSix



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