



THE SQUARE
at Bressi Ranch



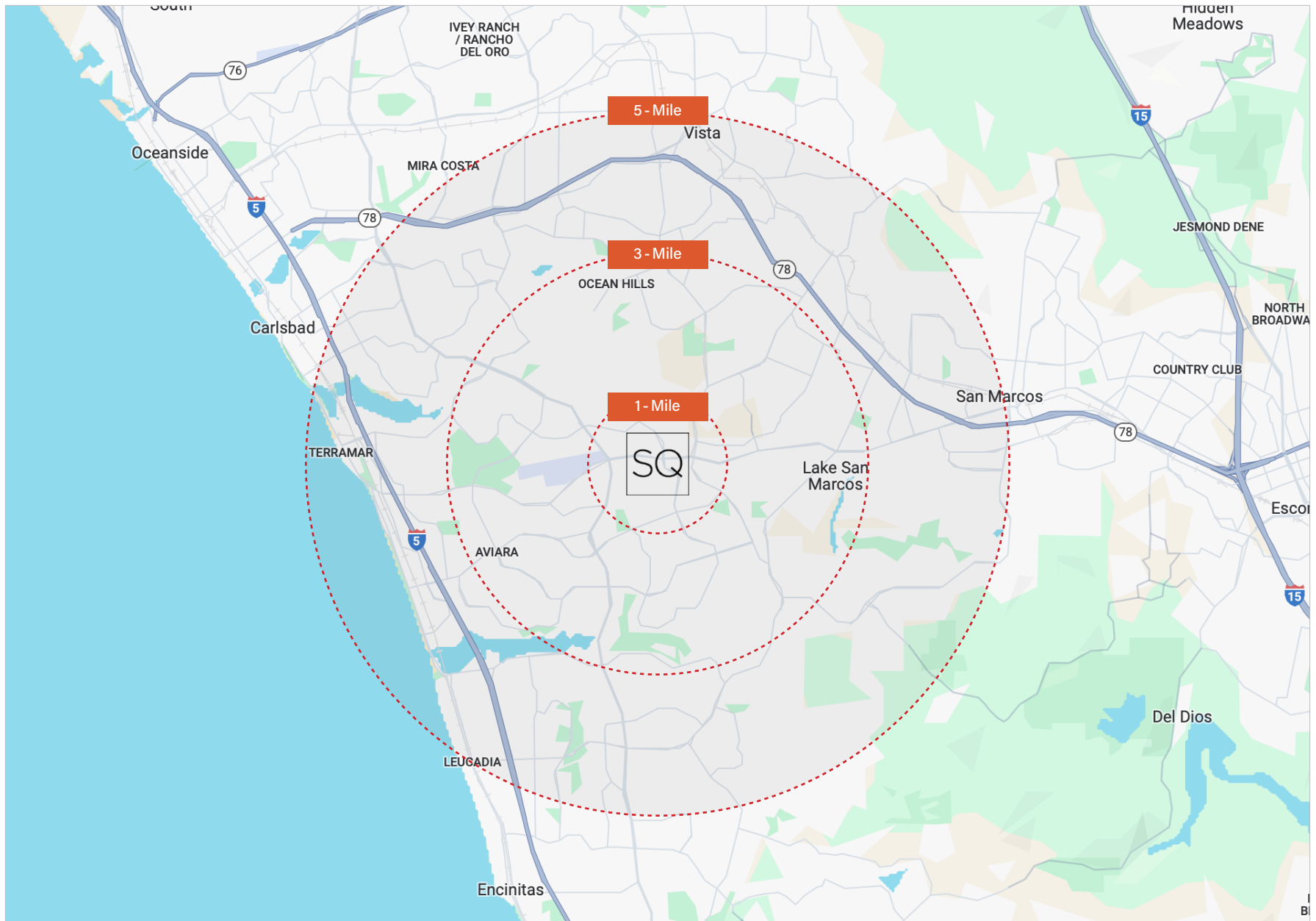
Shea Properties.





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 247,037 within five miles**. The **average household income within a one-mile radius is \$194,951**. 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

\$194,951

Avg. Household Income
Within 1 Mile

247,037

Population
Within 5 Miles

	1 - Mile	3 - Mile	5 - Mile
Population	5,319	80,355	247,037
Median Age	39.0	45.0	42.0
Number of Households	1,767	31,805	91,484
Average Household Income	\$194,951	\$167,054	\$158,851
Daytime Population	10,579	75,413	151,946

Source: eSite Analytics, 2025

Site Plan

- Leased
- Available



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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NEWMARK

John Jennings (LIC. 01215740)
john.jennings@nmrk.com • (858) 875-5927

Justin Wessel (LIC. 01946177)
justin.wessel@nmrk.com • (858) 875-5929

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