



THE SQUARE
at Bressi Ranch



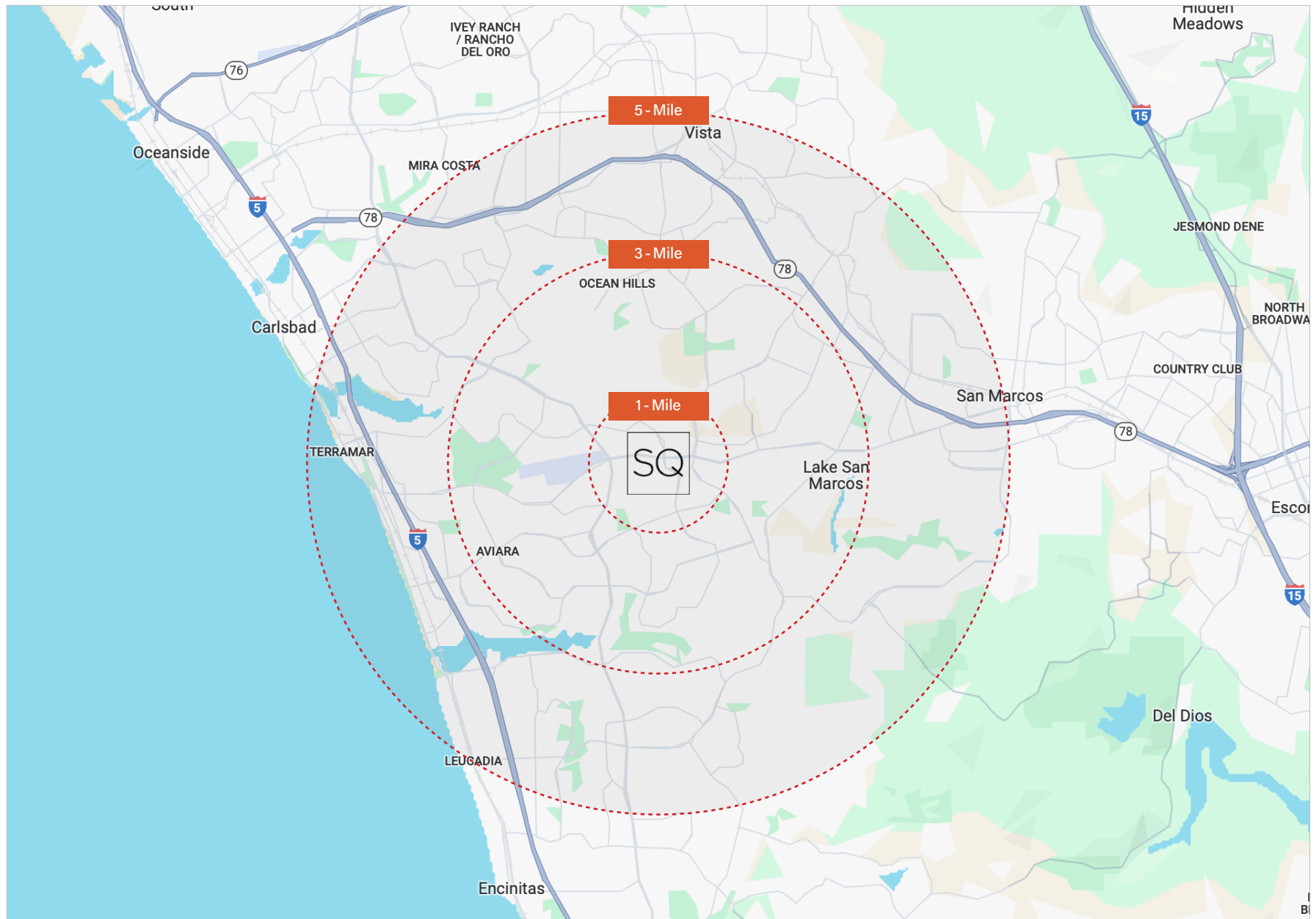
Shea Properties





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



TENANTS

F45 Training

BevMo

Bird Rock Coffee Roasters

Casero Taqueria

Corner Pizza

CVS Pharmacy

Gami Sushi

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

YogaSix



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