



THE SQUARE
at Bressi Ranch



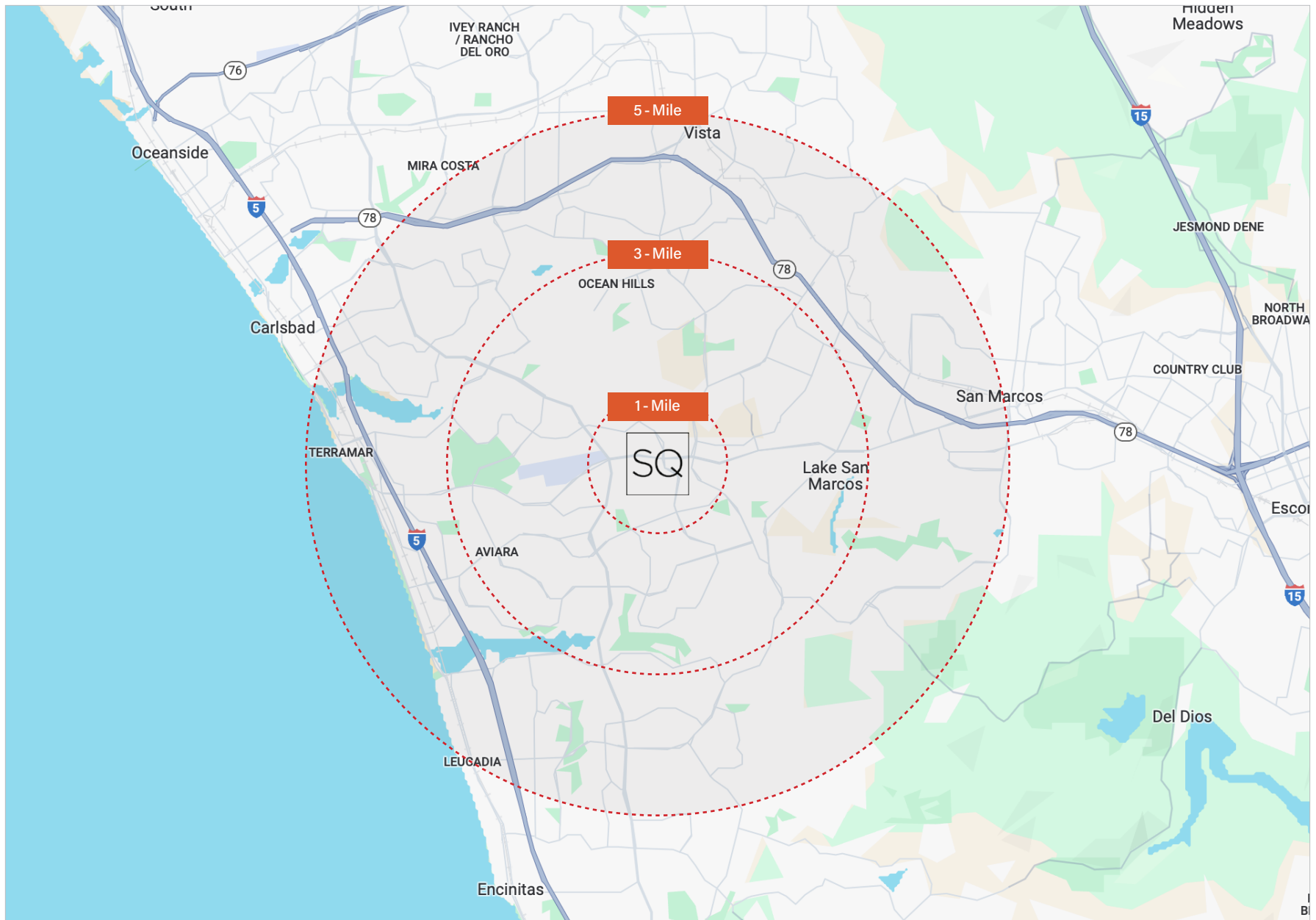
Shea Properties.





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 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 244,122 within five miles**. The **average household income within a one-mile radius is \$188,282**. 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

\$188,282

Avg. Household Income
Within 1 Mile

244,122

Population
Within 5 Miles

	1 - Mile	3 - Mile	5 - Mile
Population	6,277	76,926	244,122
Median Age	40.0	44.9	41.8
Number of Households	2,066	30,609	91,767
Average Household Income	\$188,282	\$162,294	\$157,677
Daytime Population	12,352	68,797	127,622

Source: Kalibrate, 2026



TENANTS

F45 Training

BevMo

Bird Rock Coffee Roasters

Casero Taqueria

Corner Pizza

CVS Pharmacy

Fish Boon

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

TASTE! Craft Eatery

Tommy V's Urban Kitchen

YogaSix



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SQ

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