2623-2687 GATEWAY ROAD | CARLSBAD, CA 92009



### **Property Details**

Owned GLA Availability
116,403 SF 2 Suites | 4,270 SF

#### **Overview**

- Bressi Ranch Village Center is a 116,403 square foot open-air neighborhood center anchored by Stater Bros. Market and Trader Joe's, alongside a unique mix of shops, restaurants, and services.
- Located in the "Village Center" of the prestigious Bressi Ranch community.
- The center is surrounded by a larger daytime employment base that helps drive traffic throughout the day.
- Bressi Ranch is a family-based community with a lot of local events that generates heavy foot traffic.

### **Tenant Mix**





















Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROICE

2623-2687 GATEWAY ROAD | CARLSBAD, CA 92009

## **Demographics**

	Population	<b>Daytime Population</b>	Households	Avg. HH Income	Med. HH Income
1 MILE	9,600	17,400	3,300	\$174,400	\$150,000
3 MILES	82,400	113,500	31,900	\$165,900	\$132,000
5 MILES	242,400	299,000	88,400	\$160,900	\$128,600



2623-2687 GATEWAY ROAD | CARLSBAD, CA 92009



**Market Aerial** 

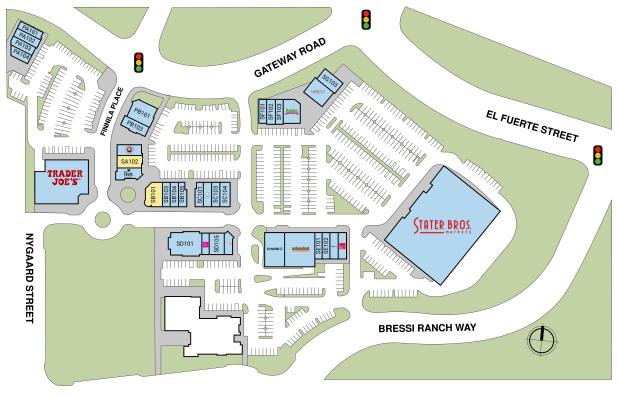
# Market Aerial Coming Soon

2623-2687 GATEWAY ROAD | CARLSBAD, CA 92009

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIG





Suite	Tenant	GLA (SF)
SB101	AVAILABLE	2,408
SA102	AVAILABLE	1,862
MA	STATER BROS.	43,830
MC	TRADER JOE'S	12,950
MA103	UNLEASHED BY PETCO	6,000
SD101	TOMMY V'S	4,503
MB101	CHASE BANK	4,250
PB101	GATEWAY DENTAL GROUP	2,975
SG101	LUNA GRILL	2,641
SF104	RUBIO'S BAJA GRILL	2,341
SD105	PEARL HEALTH	2,012
SG103	BOARD & BREW	1,968
SA103	PEET'S COFFEE & TEA	1,702
SC104	TWIG HAIR SALON	1,587
PB103	VERIZON	1,519
SA101	PANDA EXPRESS	1,468
SE103	SUPERCUTS	1,300
SF103	MAIN CHICK HOT CHICKEN	1,270
SE104	EUROPEAN WAX CENTER	1,258
PA104	NUSPINE CHIROPRACTIC	1,250
PA103	SDBOTOX	1,225
SF102	FISH DISTRICT	1,209
SC103	HOOKED ON POKE	1,200
SC102	BLOOM	1,200
SB104	NEKTER JUICE BAR	1,200
PA102	KING SPA	1,200
PA101	BRAVO JEWELERS	1,200
SE101	PREMIERE CLEANERS	1,159
SE102	HAPPINESS NAILS & SPA	1,150
SC101	CARLSBAD OPTOMETRY	1,143
SB103	MUSE DOG SPA	1,125
SB105	Postal Annex	1,113
SF101	TANDOORI GUYS	1,076
SD107	MENCHIE'S FROZEN YOGURT	994
SD104	BLO BLOW DRY BAR	990

2623-2687 GATEWAY ROAD | CARLSBAD, CA 92009



### **Get in Touch with Us**

### Leasing

Gabriella Samperio

442-435-4342

GSamperio@performproperties.com

## Pop-up & Short-term Leasing

Specialty Leasing Team

442-453-1058

specialtyleasing@performproperties.com

### **Property Management**

Joseph Avila 858-255-4929 javila@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.