

BRESSI RANCH VILLAGE CENTER

2623-2687 GATEWAY ROAD | CARLSBAD, CA 92009

Perform Properties

Property Details

Owned GLA 116,278 SF
Availability 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



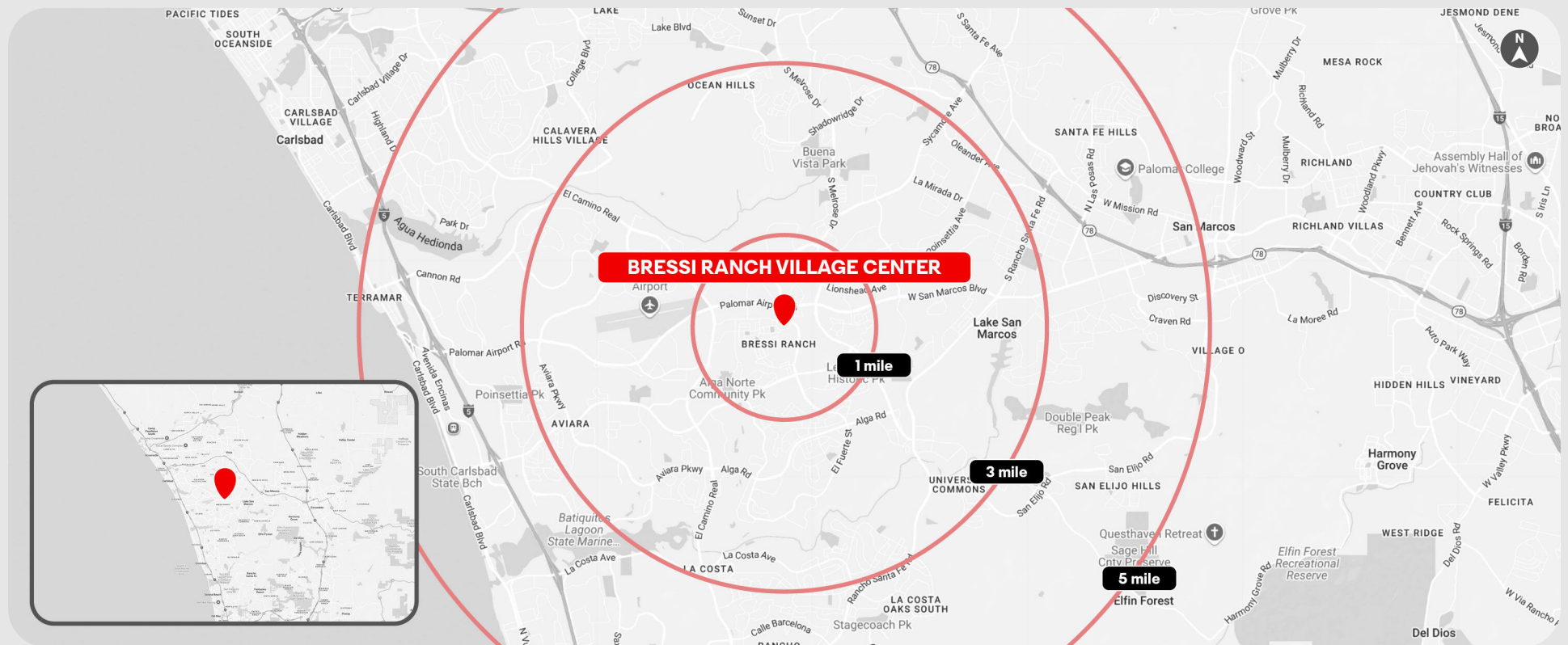
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Demographics

| | Population | Daytime Population | 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 |

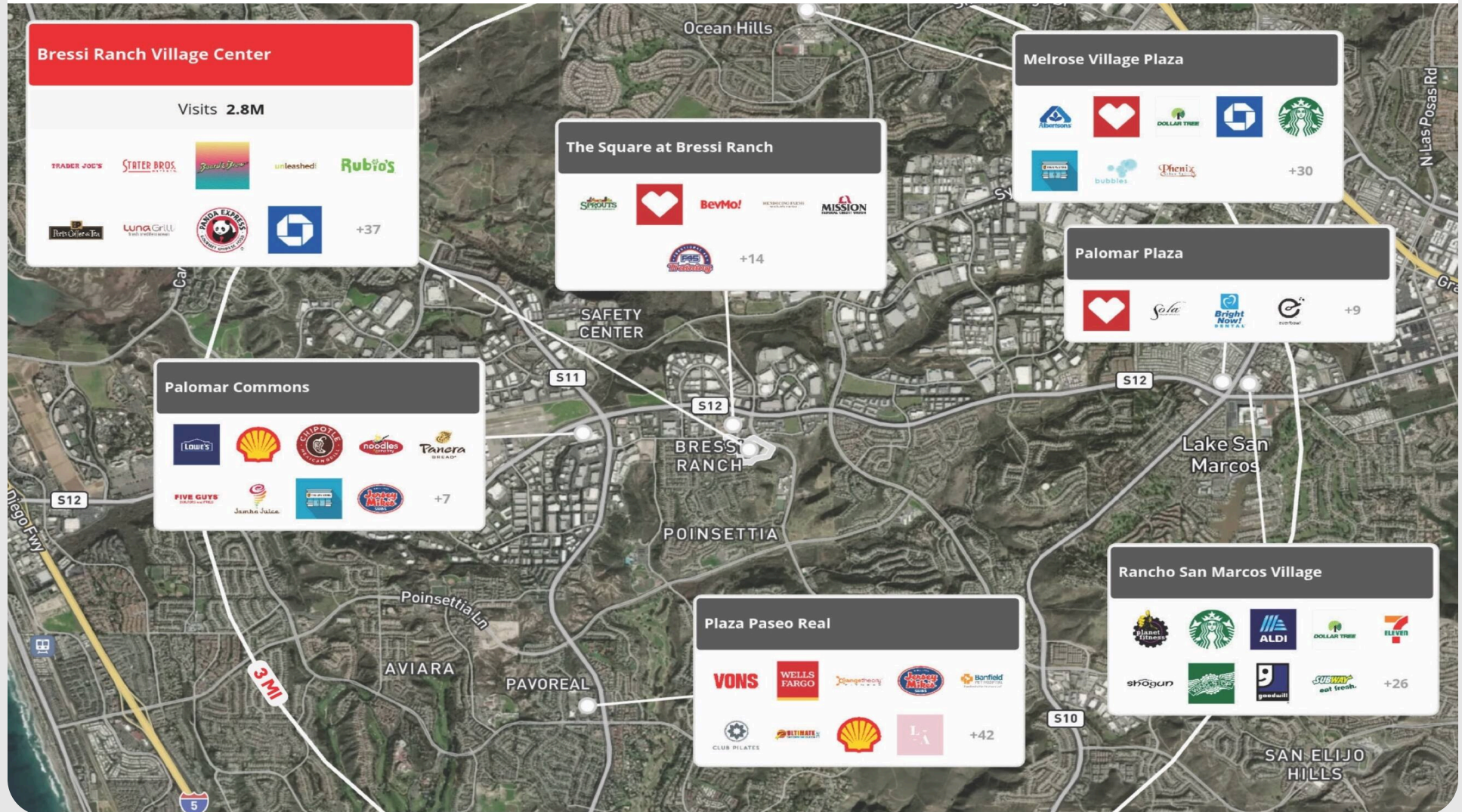


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Market Aerial

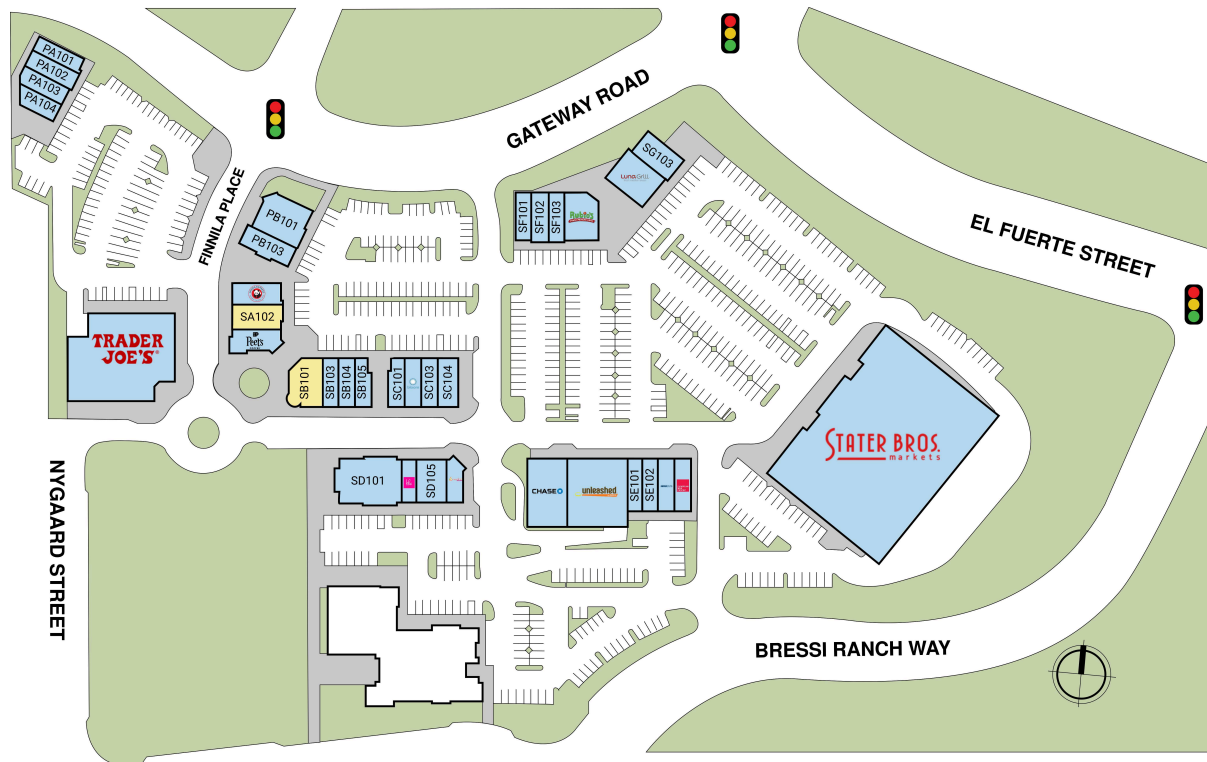


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Site Plan



| 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 |

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Get in Touch with Us

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Learn more about Bressi Ranch Village Center at performproperties.com/property/bressi-ranch-village-center

