BRESSI RANCH VILLAGE CENTER

2623-2687 GATEWAY ROAD | CARLSBAD, CA 92009

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Property Details

Owned GLA
116,278 SF

Availability
4 Suites | 9,369 SF

Overview

- Bressi Ranch Village Center is a 116,278 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

Stater Bros. markets | Trader Joe's | unleashed by petco | Chase | Panda Express | menchie's frozen yogurt









For more information, contact: Maggie Brady | 442-435-4342 | mbrady@performproperties.com

Updated September 2026

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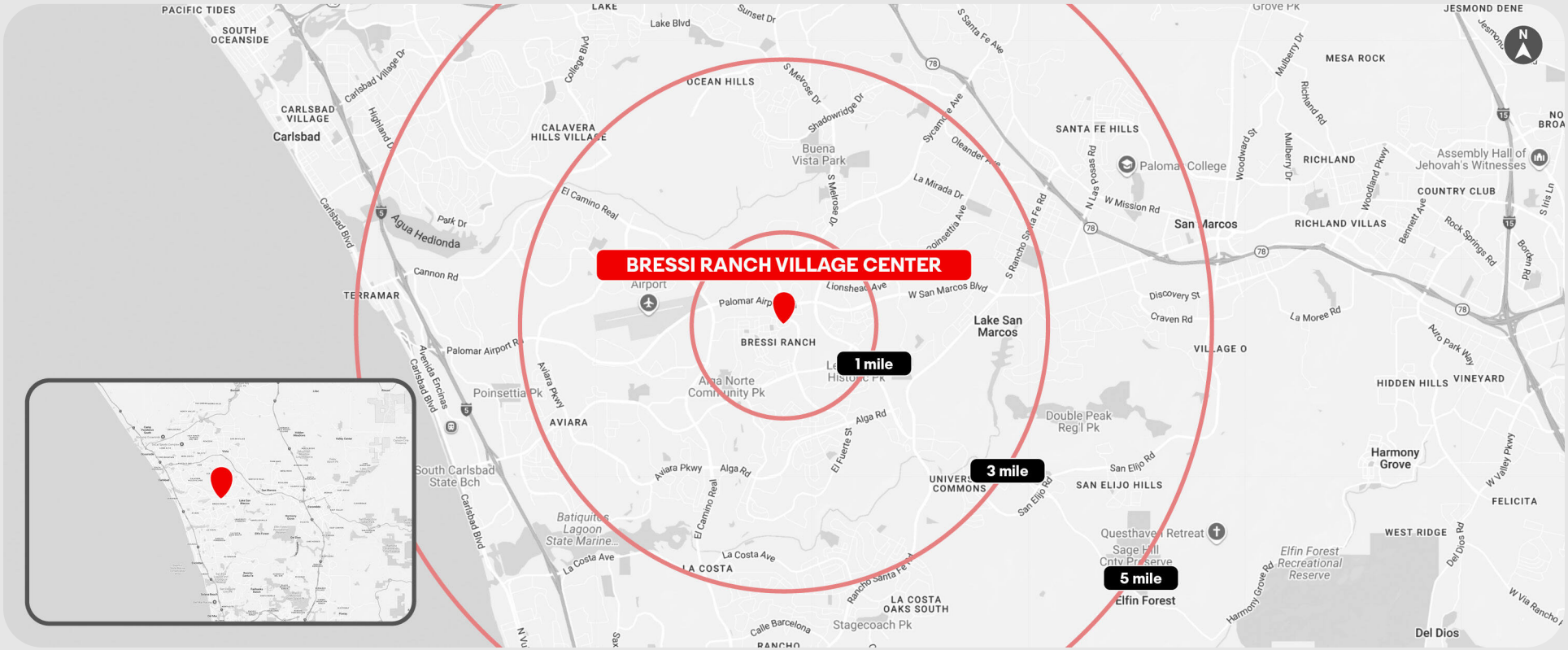
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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	9,256	16,161	3,160	$196,439	$153,996
3-MILE RADIUS	78,608	108,567	30,682	$192,369	$145,271
5-MILE RADIUS	242,432	296,605	89,024	$186,698	$142,436



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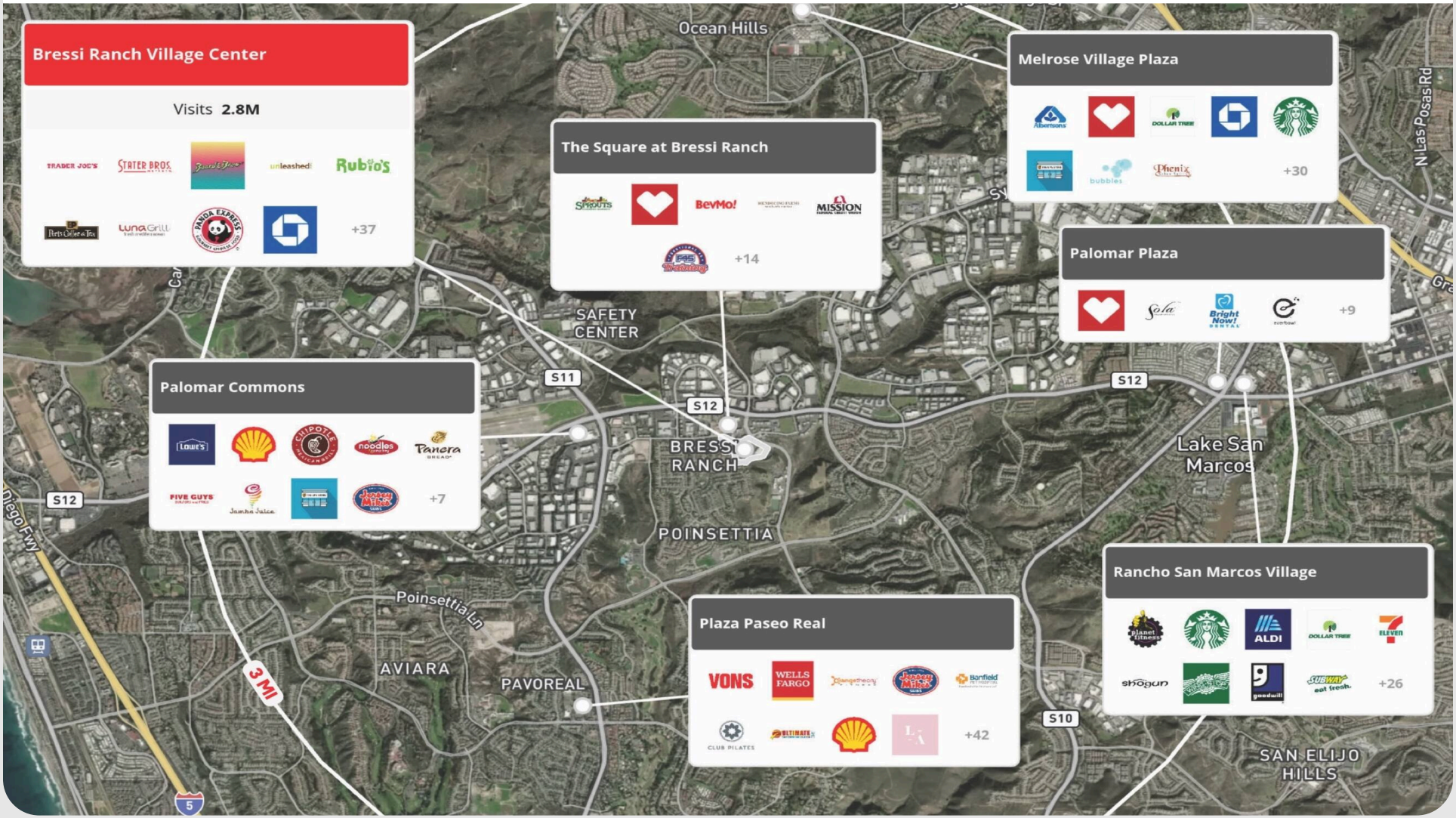
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Market Aerial



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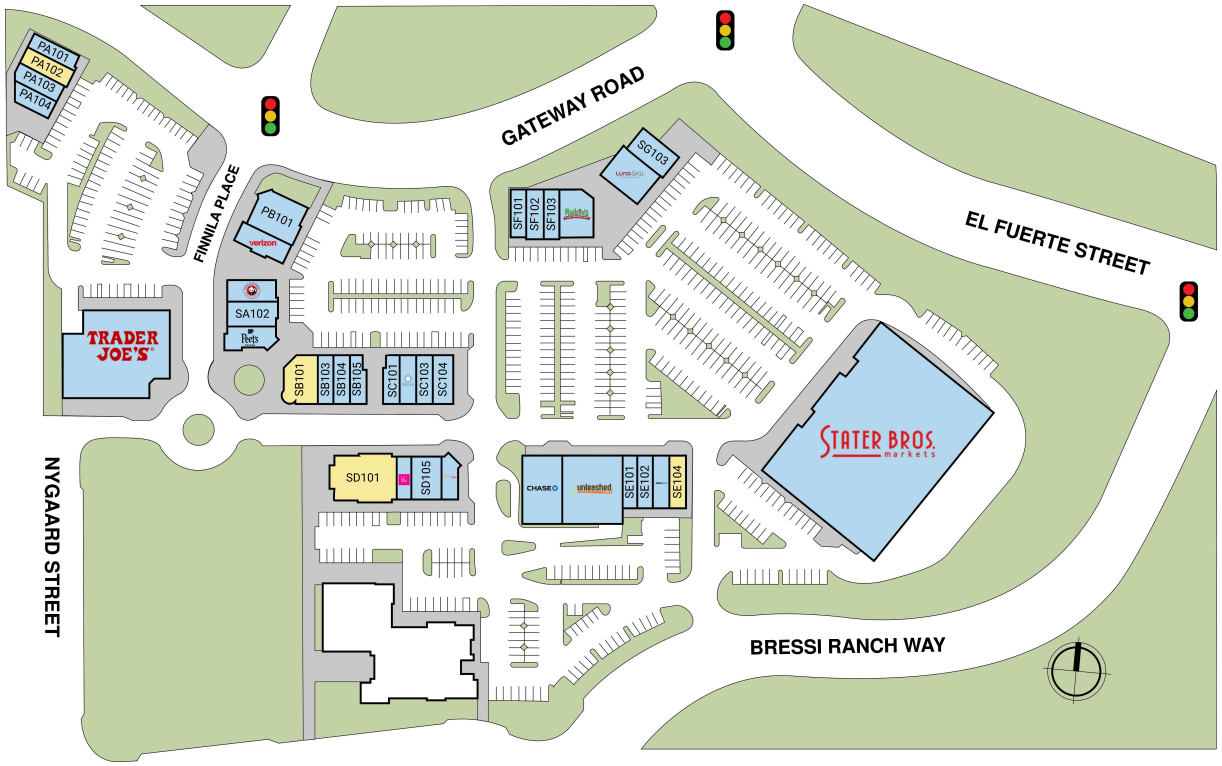
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Site Plan



Suite	Tenant	GLA (SF)
SD101	AVAILABLE	4,503
SB101	AVAILABLE	2,408
SE104	AVAILABLE	1,258
PA102	AVAILABLE	1,200
MA	STATER BROS.	43,830
MC	TRADER JOE'S	12,950
MA103	UNLEASHED BY PETCO	6,000
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
SA102	ROCK SALT PILATES	1,862
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
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
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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