

# BRESSI RANCH VILLAGE CENTER

2623-2687 GATEWAY ROAD | CARLSBAD, CA 92009

Perform Properties

## Property Details

**Owned GLA** 116,278 SF  
**Availability** 3 Suites | 5,470 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



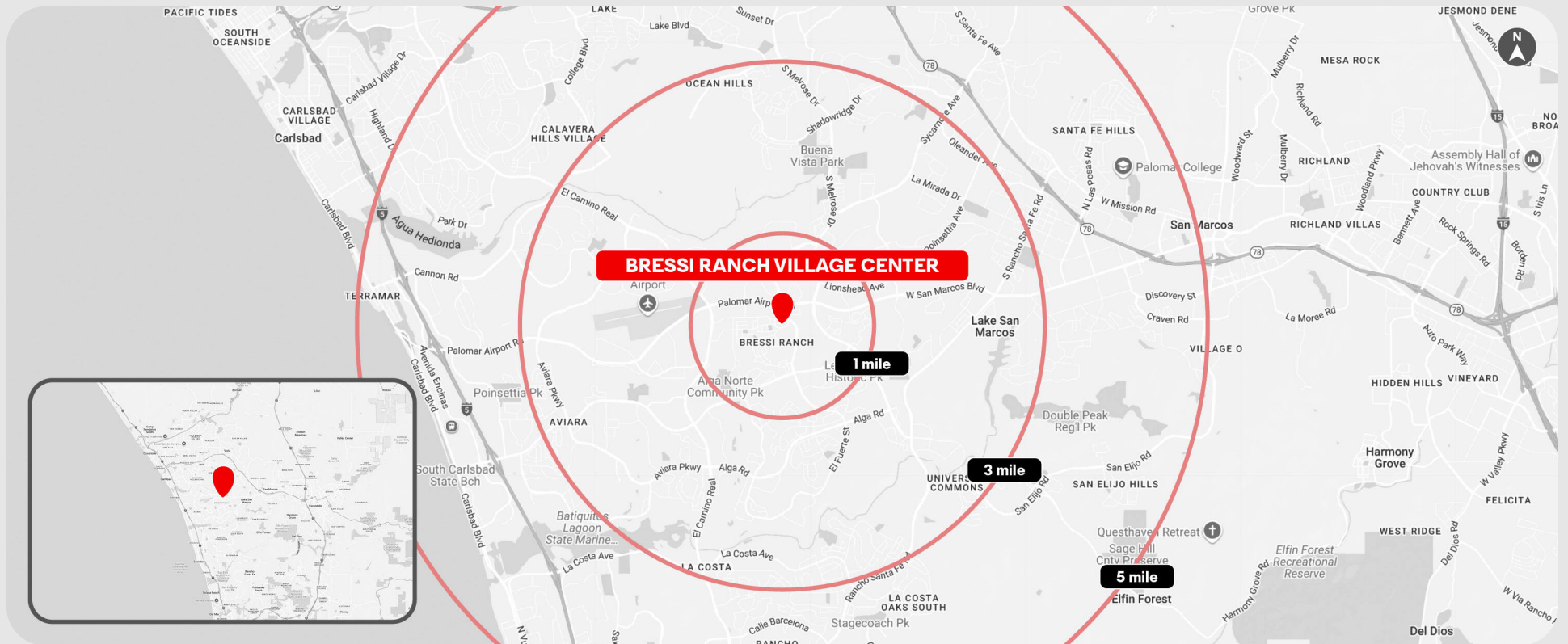
# BRESSI RANCH VILLAGE CENTER

2623-2687 GATEWAY ROAD | CARLSBAD, CA 92009

Perform Properties

## 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      |



For more information, contact: Tommy Gibbs | [442-435-4342](tel:442-435-4342) | [tgibbs@performproperties.com](mailto:tgibbs@performproperties.com)

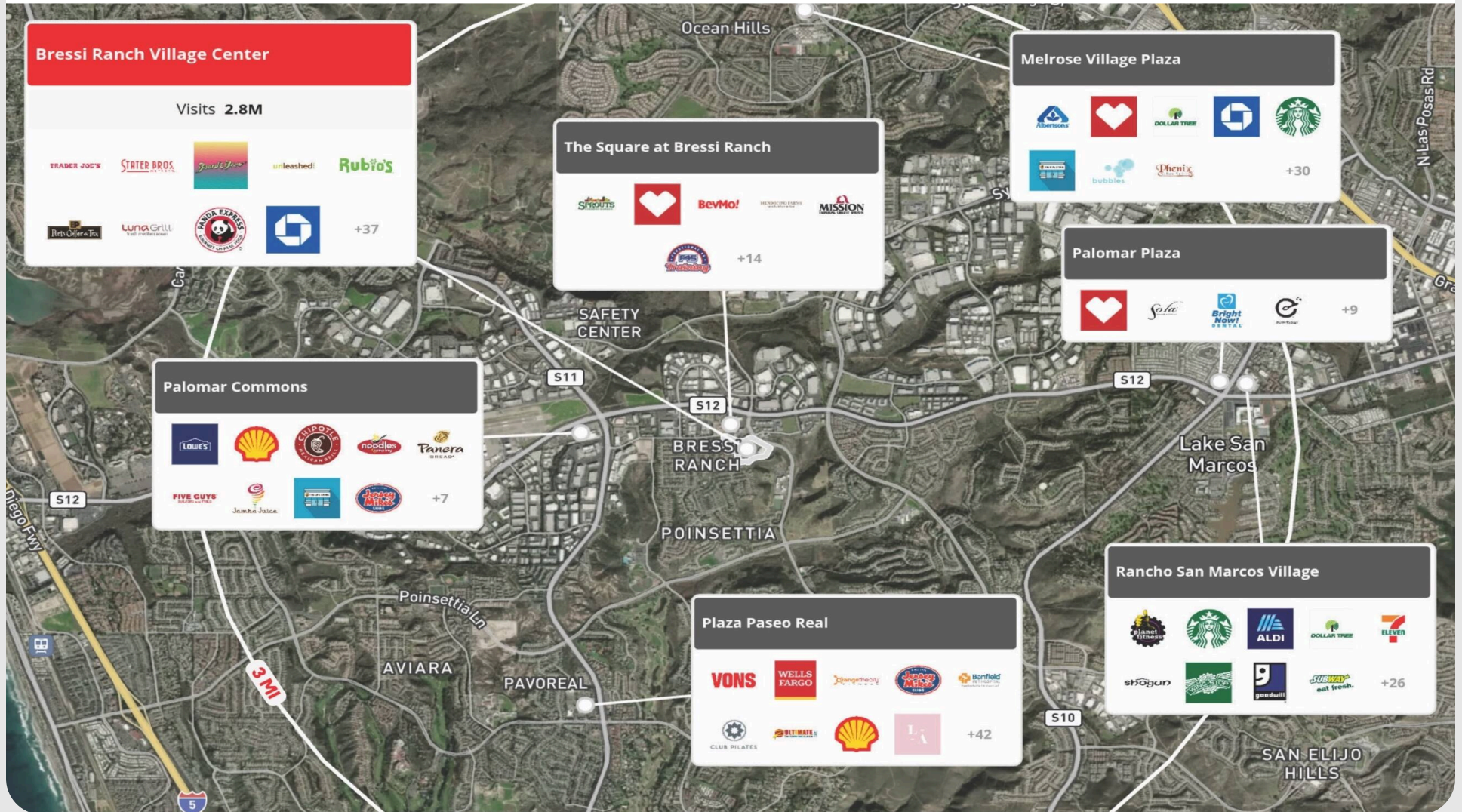
Updated April 2026

# BRESSI RANCH VILLAGE CENTER

2623-2687 GATEWAY ROAD | CARLSBAD, CA 92009

Perform Properties

## Market Aerial

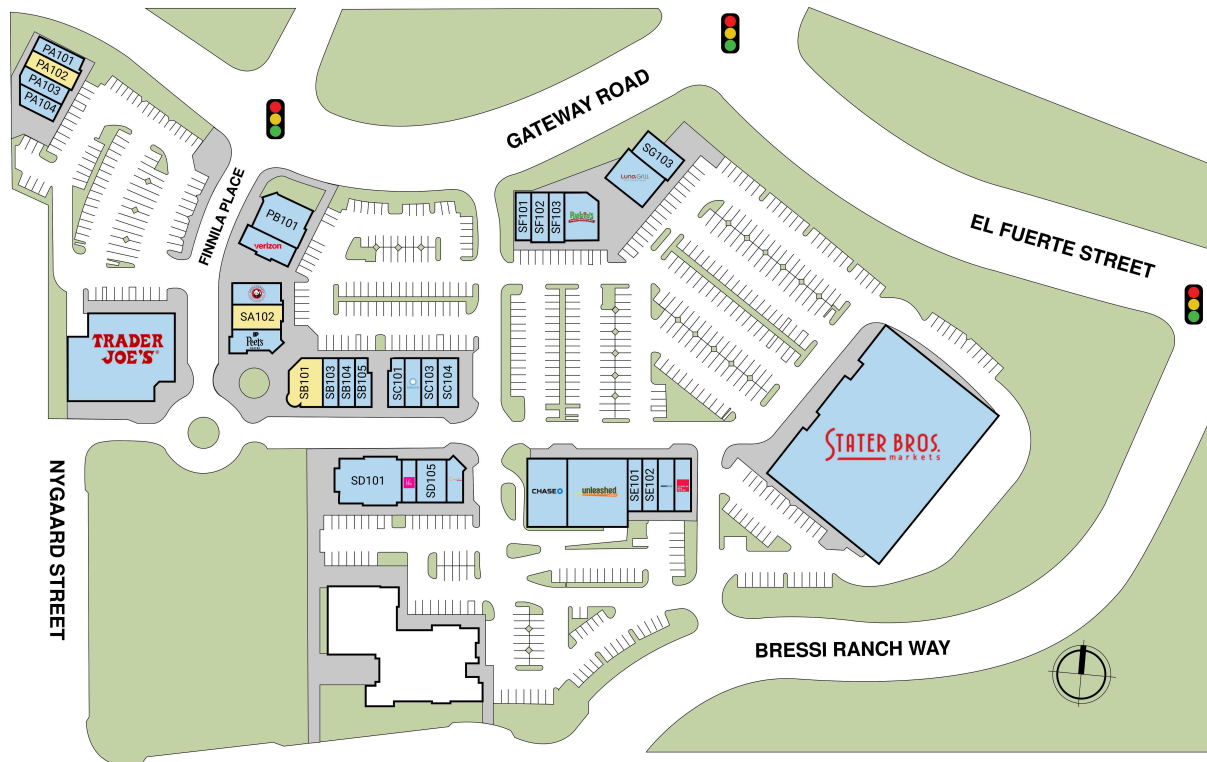


# BRESSI RANCH VILLAGE CENTER

2623-2687 GATEWAY ROAD | CARLSBAD, CA 92009

Perform Properties

## Site Plan



| Suite        | Tenant                  | GLA (SF)     |
|--------------|-------------------------|--------------|
| <b>SB101</b> | <b>AVAILABLE</b>        | <b>2,408</b> |
| <b>SA102</b> | <b>AVAILABLE</b>        | <b>1,862</b> |
| <b>PA102</b> | <b>AVAILABLE</b>        | <b>1,200</b> |
| 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        |
| 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          |

# BRESSI RANCH VILLAGE CENTER

2623-2687 GATEWAY ROAD | CARLSBAD, CA 92009

Perform Properties

## Get in Touch with Us

### Leasing

Tommy Gibbs

**442-435-4342**

**tgibbs@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.*

Learn more about Bressi Ranch Village Center at [performproperties.com/property/bressi-ranch-village-center](https://performproperties.com/property/bressi-ranch-village-center)

