

RESTAURANT / RETAIL  
**FOR LEASE**

*Bressi Ranch*  
**VILLAGE CENTER**

**PANDA EXPRESS &  
TANDOORI GUYS  
NOW OPEN**

2623-2687 GATEWAY ROAD, CARLSBAD, CA 92009



±1,125 - 2,012 SF

**AVAILABLE**

**FLOCKE &  
AVOYER**  
Commercial Real Estate



**CLARION  
PARTNERS**



Located in the prestigious *Bressi Ranch* community of *Carlsbad, CA*

# *Bressi Ranch* **VILLAGE CENTER**

2623-2687 GATEWAY ROAD, CARLSBAD, CA 92009

The project includes retail, restaurant, office and service-oriented businesses, and benefits from the strong daytime population in the Palomar Airport Business Park.

The center is located immediately across the street from the Bressi Ranch Corporate Center which is approved for up to ±2.1 million SF of office/industrial and a daily needs tenant-mix.

## TENANTS



*Bressi Ranch*

**VILLAGE CENTER** is a 116,403 SF center that is located in Carlsbad, California, and is home to a unique blend of shops, services, restaurants and eateries.



*Designed* to complement a variety of lifestyles, Bressi Ranch Village will transform everyday errands into the high points of your day.



*Enjoy* the relaxed atmosphere and neighborly feel where walkers are encouraged. Shoppers rewarded. Diners delighted. Dogs are welcomed (with water dishes provided, too)!



*Bressi Ranch* will turn evening strolls, shopping outings and dining adventures into treasured times.

# DEMOGRAPHICS



## TRAFFIC COUNTS

Palomar Airport Road	El Fuerte Street
±44,607	±9,628



## AVERAGE HHI\*

1 Mile	3 Miles	5 Miles
\$193,520	\$144,018	\$133,842



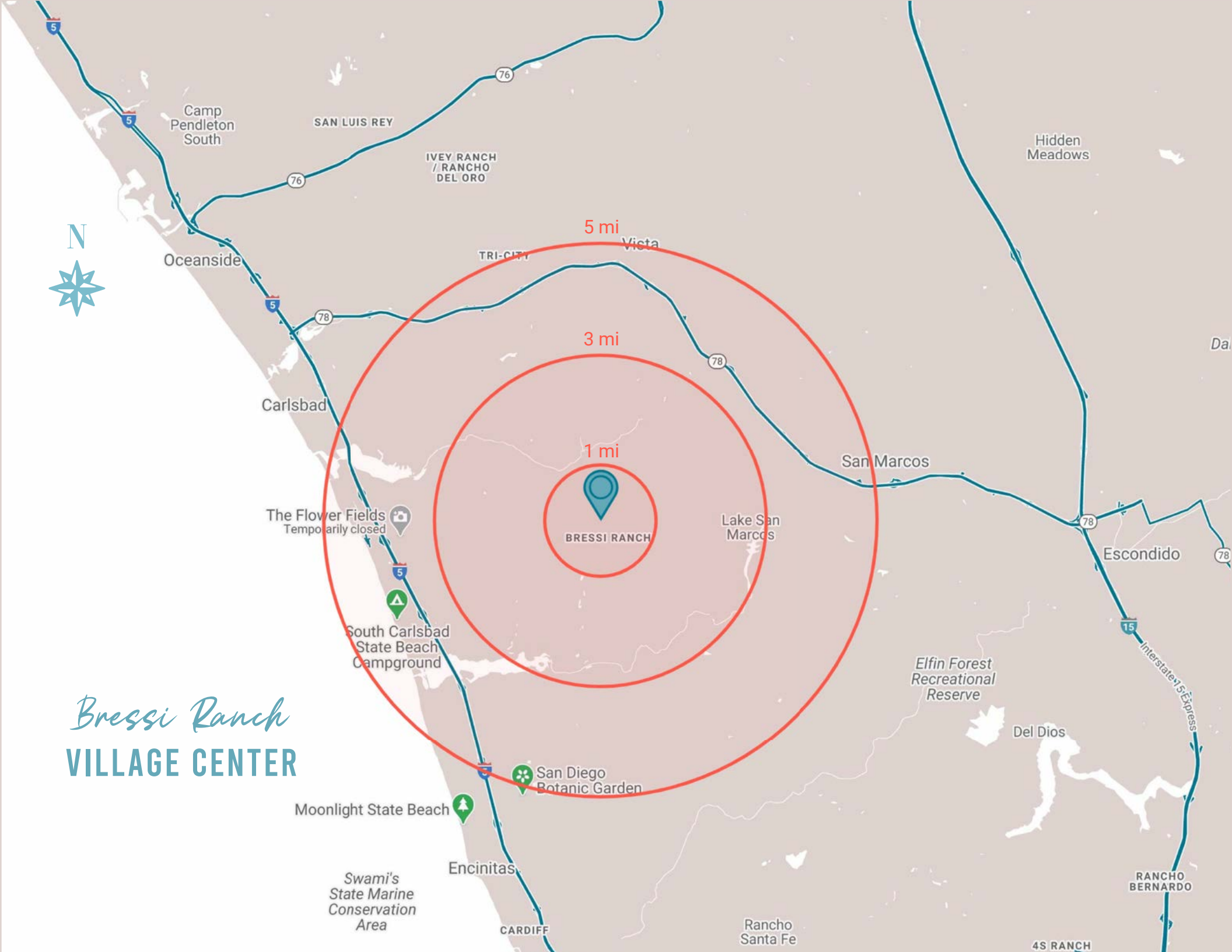
## POPULATION

1 Mile	3 Miles	5 Miles
5,017	76,753	251,308



## DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
10,671	91,366	206,926



\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

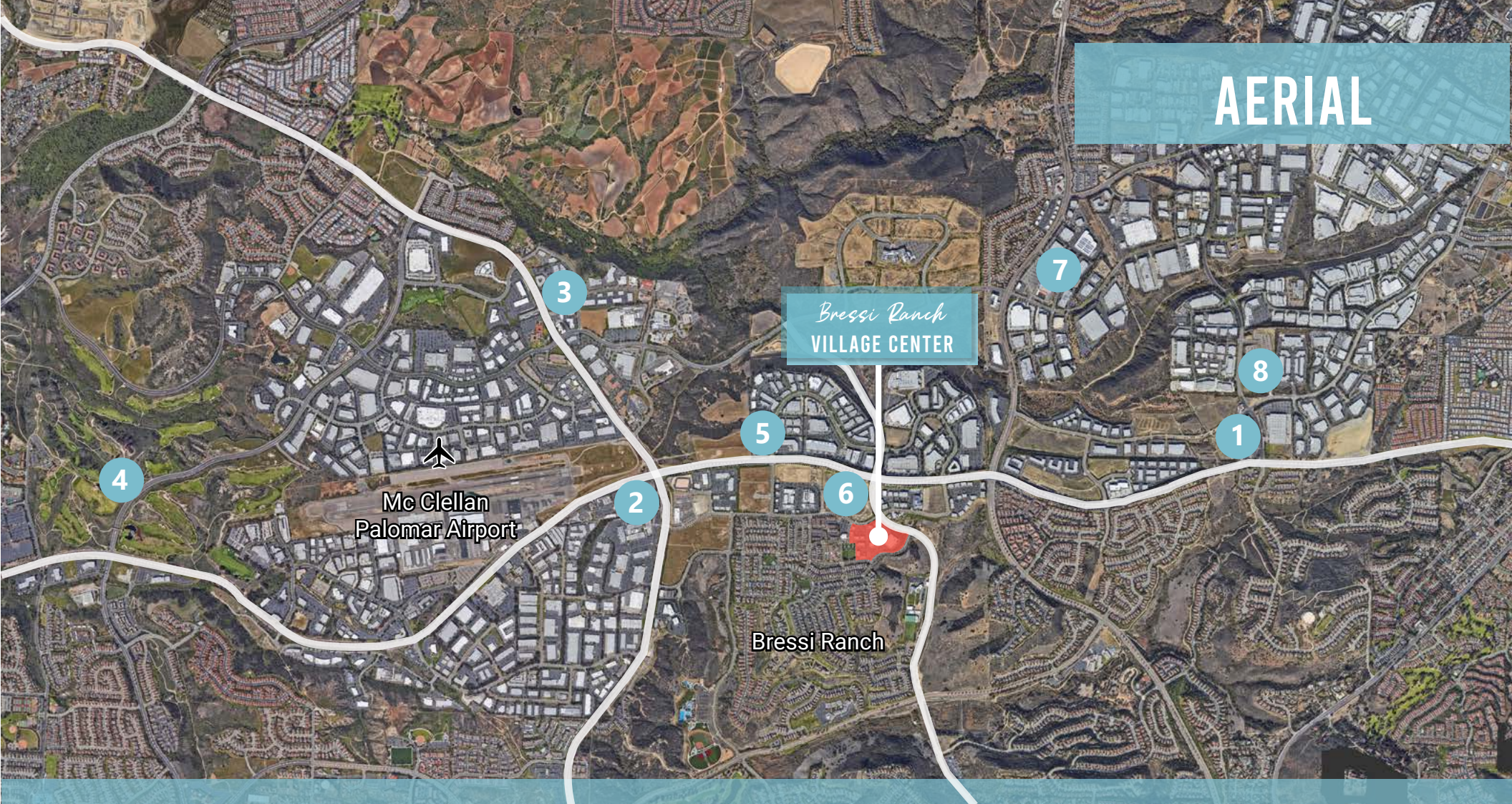
shops.

restaurants.

services.



# AERIAL



1



FLAME BROILER

2



3



4



5



6



7



8





# Bressi Ranch VILLAGE CENTER



## SITE PLAN

SUITE	TENANT	SF
<b>PAD A</b>		
101	Bravo Jewelers	1,200
102	Grotto Spa	1,200
103	<b>POTENTIALLY AVAILABLE</b>	<b>1,225</b>
104	Nuspine Chiropractic	1,250
<b>PAD B</b>		
101	Pacific Dental Services	2,970
103	Verizon	1,519
<b>SHOP A</b>		
101	Panda Express	1,468
102	<b>FORMER RESTAURANT AVAILABLE 2/28/22</b>	<b>1,862</b>
103	Peet's Coffee & Tea	1,702
<b>SHOP B</b>		
101	Pieology	2,408
103	<b>AVAILABLE</b>	<b>1,125</b>
104	Nektar Juice Bar	1,200
105	Postal Annex	1,113
<b>SHOP C</b>		
101	Carlsbad Optometry	1,143
102	Bloom	1,200
103	Hooked On Poke	1,200
104	Twig Salon	1,587
<b>SHOP D</b>		
101	Tommy V's Urban Kitchen	4,503
104	Blo	990
105/106	<b>AVAILABLE</b>	<b>2,012</b>
107	Menchies Frozen Yogurt	994
<b>SHOP E</b>		
101	Premiere Cleaners	1,159
102	Happiness Nails	1,159
103	Supercuts	1,300
104	European Wax	1,258
<b>SHOP F</b>		
101	Tandoori Guys	1,076
102	Fish District	1,209
103	<b>AVAILABLE (Former Restaurant)</b>	<b>1,270</b>
104	Rubio's	2,341
<b>SHOP G</b>		
101	Luna Grill	2,641
103	Board & Brew	1,968

\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



*\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*

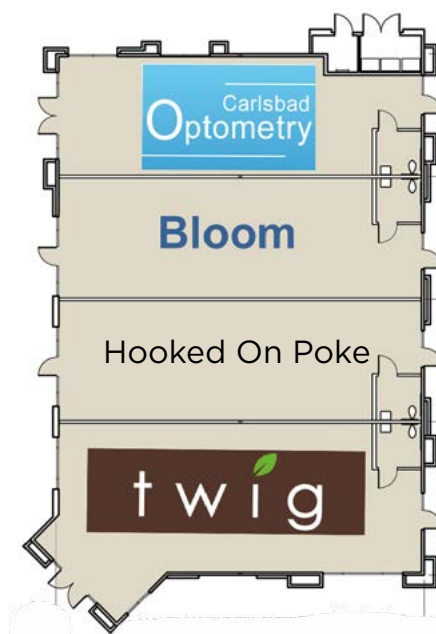
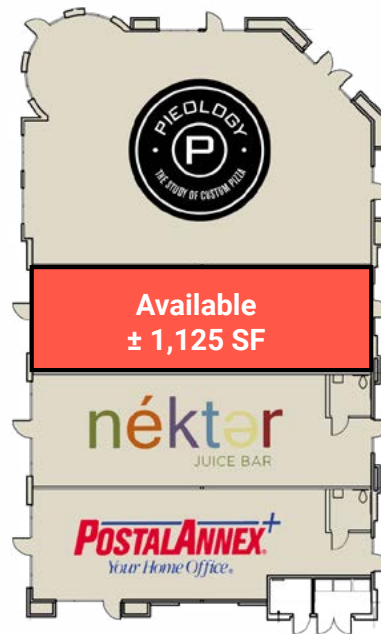


# SITE PLAN

SHOP B

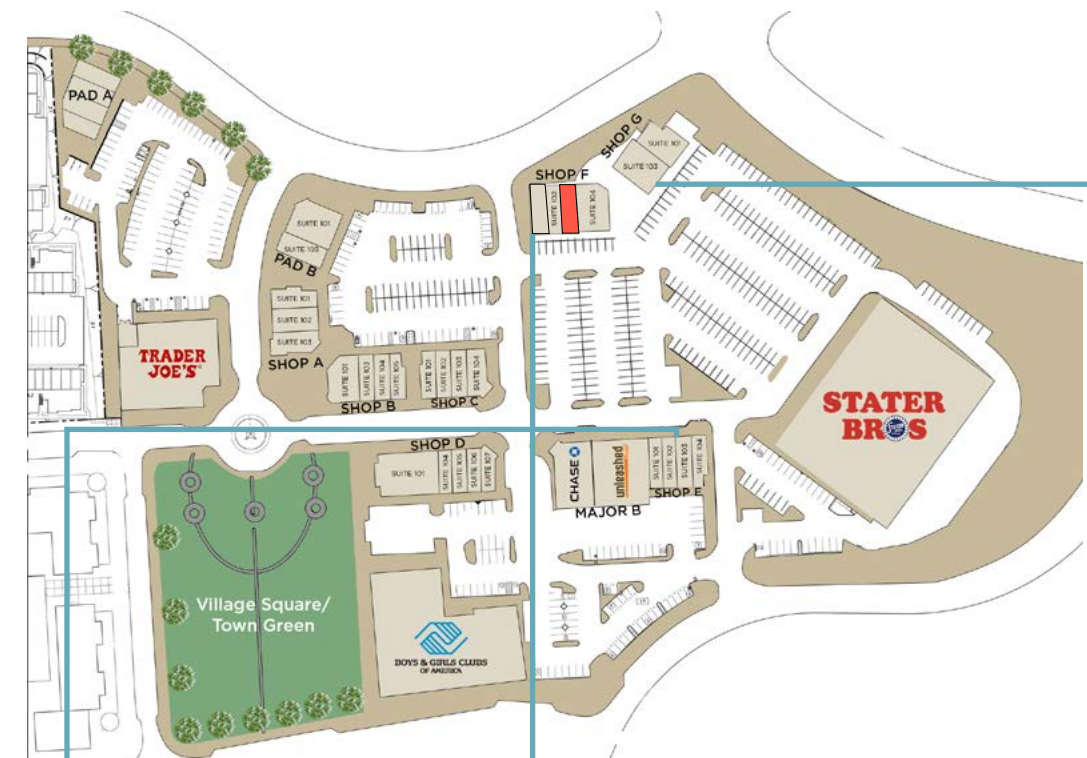
SHOP C

SHOP D



\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



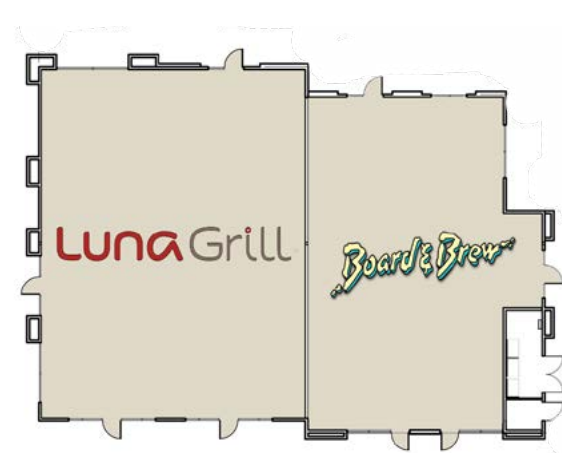
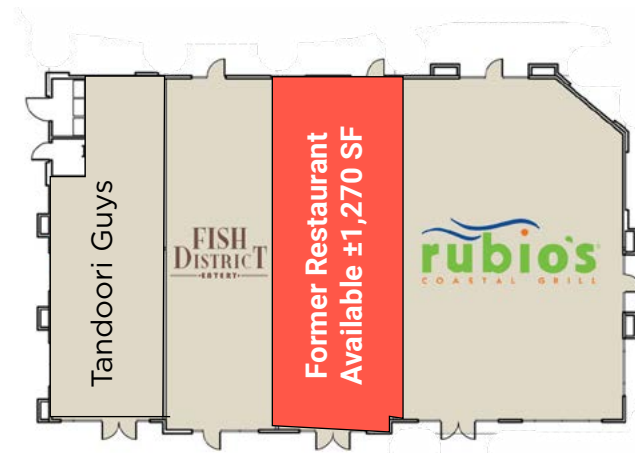
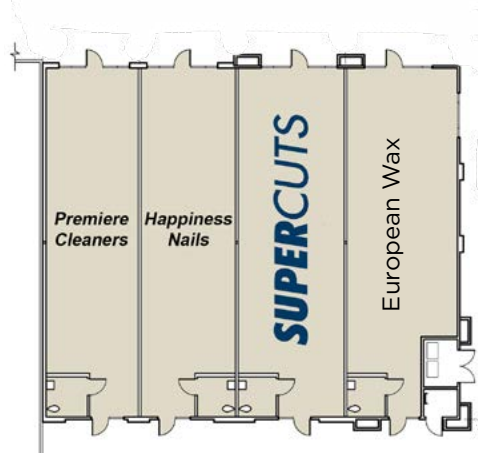


# SITE PLAN

SHOP E

SHOP F

SHOP G



*\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*

## FOR LEASING INFORMATION

**STEWART KEITH**  
858.875.4669  
skeith@flockeavoyer.com  
CA DRE No. 01106365

**BILL THAXTON**  
858.875.4675  
bthaxton@flockeavoyer.com  
CA DRE No. 00813835

**FLOCKE &  
AVOYER**  
Commercial Real Estate

6165 GREENWICH DRIVE, SUITE 110 · SAN DIEGO, CA 92122  
619.280.2600 · WWW.FLOCKEAVOYER.COM

*\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.*

*Bressi Ranch*  
**VILLAGE CENTER**