

BRESSI RANCH

Rare Ownership Opportunity



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

2712 GATEWAY ROAD
±10,566 SF








Location + Quality

REDUCED Sale Price: ~~\$3,200,000~~ (\$302.86/SF)
\$2,995,000 (\$283/SF)
Lease Price: **Negotiable**

- Rare Ownership Opportunity within **prestigious Bressi Ranch**
- Creative office finishes with **exposed ceiling, lighting, HVAC ducting, polished concrete floors.** Steel mezzanine structure with contemporary 'industrial' aesthetic
- **Flexible office configuration** that can be easily customized to suit individual buyer's needs.
- **Resort-quality** restroom, shower, locker, sauna facilities
- Walking distance to abundant retail amenities, including **The Square at Bressi Square, Bressi Ranch Village Center** and next door to **Pizza Port**



Property Features

-  ±60% office area; ±40% insulated warehouse featuring Big Ass Fan™
-  ±24' clear height in warehouse
-  One (1) Grade-level roll up door
-  Parking ratio of 3.47/1,000 SF. Includes exclusive/reserved parking
-  Building Top Signage visible from Palomar Airport Road
-  Top signage position at Project Monument Sign at the intersection of Gateway Rd & El Fuerte Street
-  Newer construction - 2008

Lifestyle - Driven Amenities



McClellan-Palomar Airport

Lift

ACCADEMIA DEL LUSSO Eureka! Est. Drink American krave

The Square at Bressi Ranch

PNP CASERO Mendocino Farms BIRD ROCK COFFEE ROASTERS F45 TRAINING YOGASIX

BevMo! SPROUTS FARMERS MARKET CORNER PIZZA DEBARDI WATERS

Bressi Ranch Village Center

TRADER JOE'S Food & Drink TOMMY'S FISH DISTRICT Peet's Coffee néktar LunaGrill

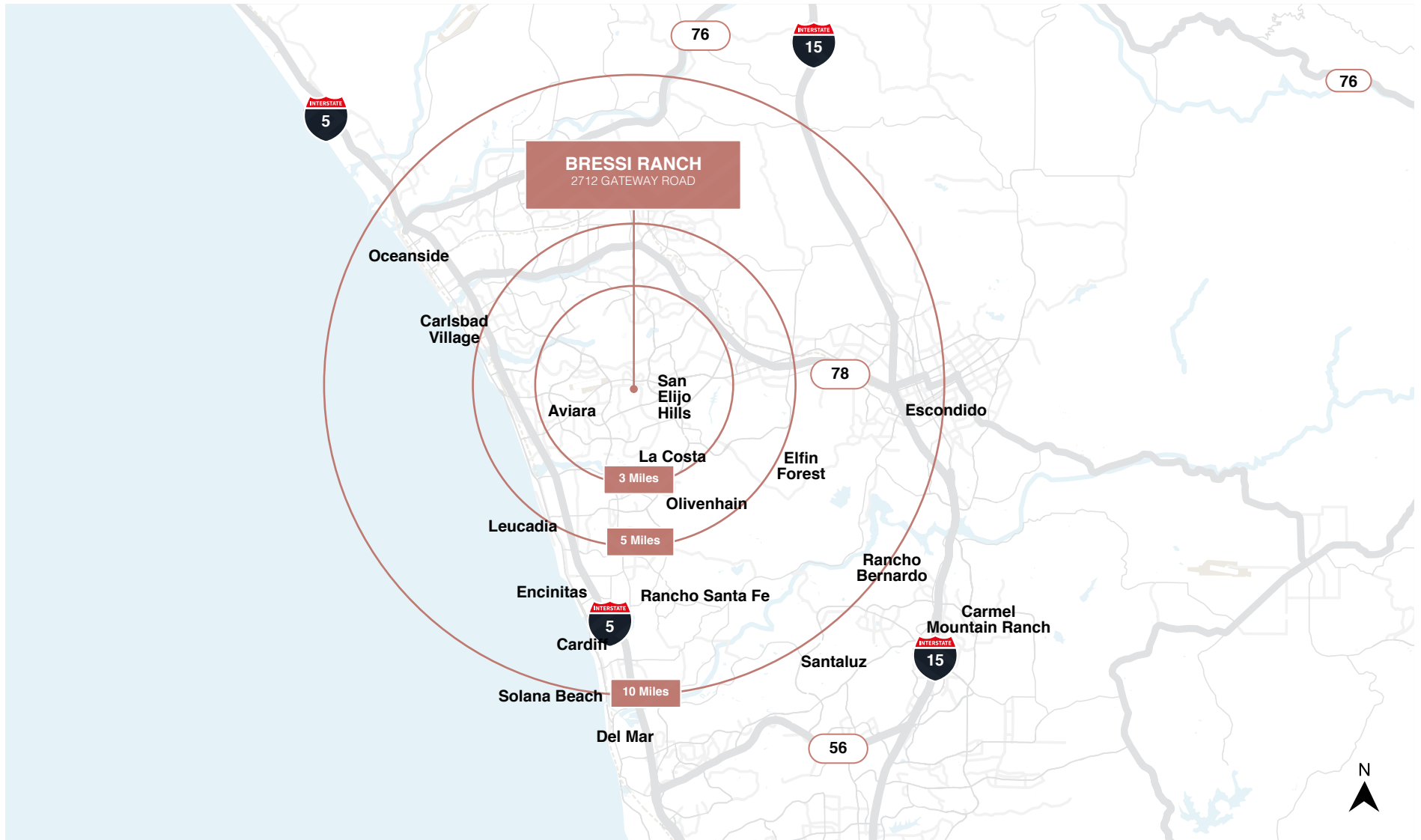
BRESSI RANCH
2712 GATEWAY ROAD



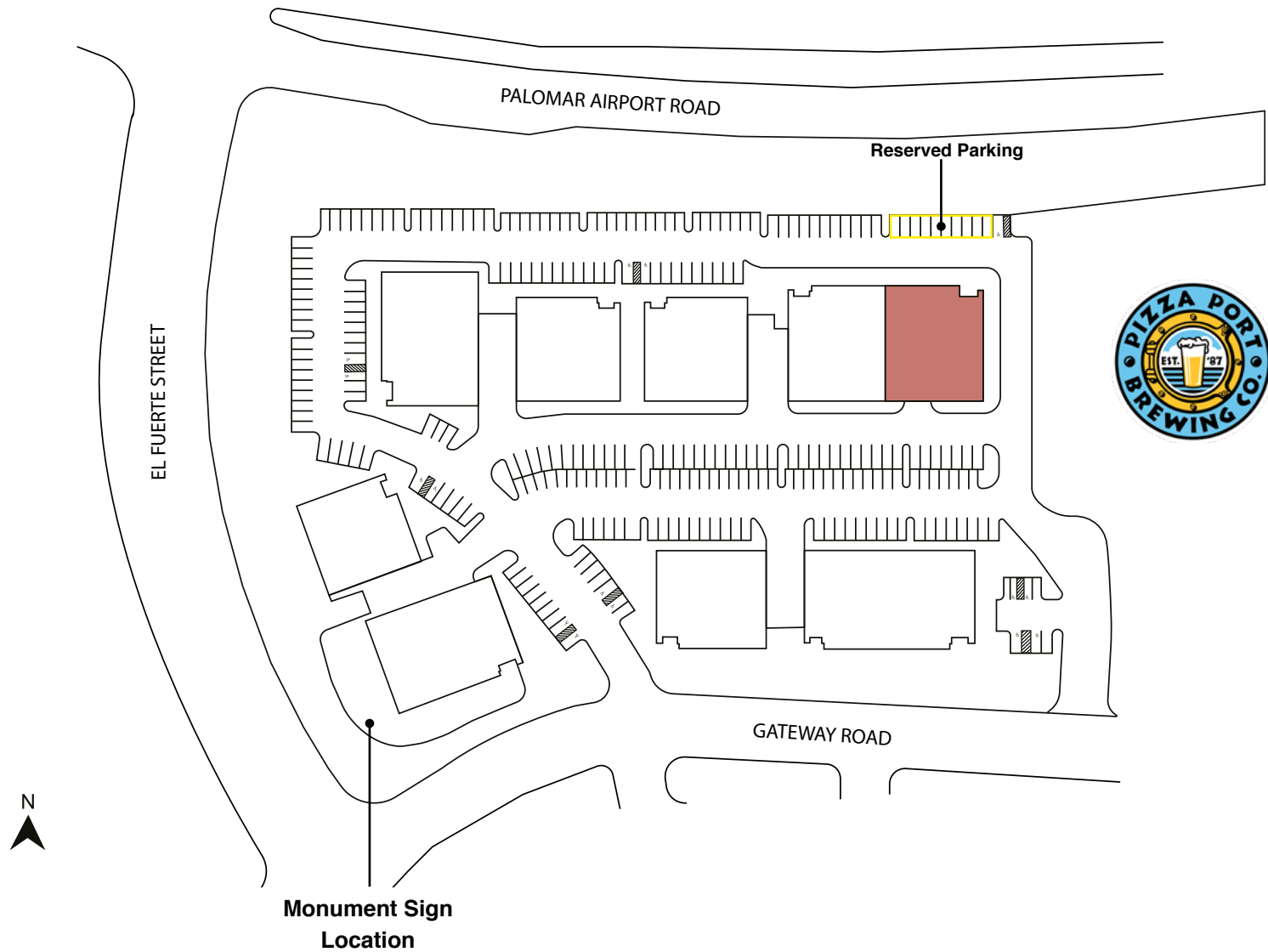
S12
Palomar Airport Road

El Fuerte St

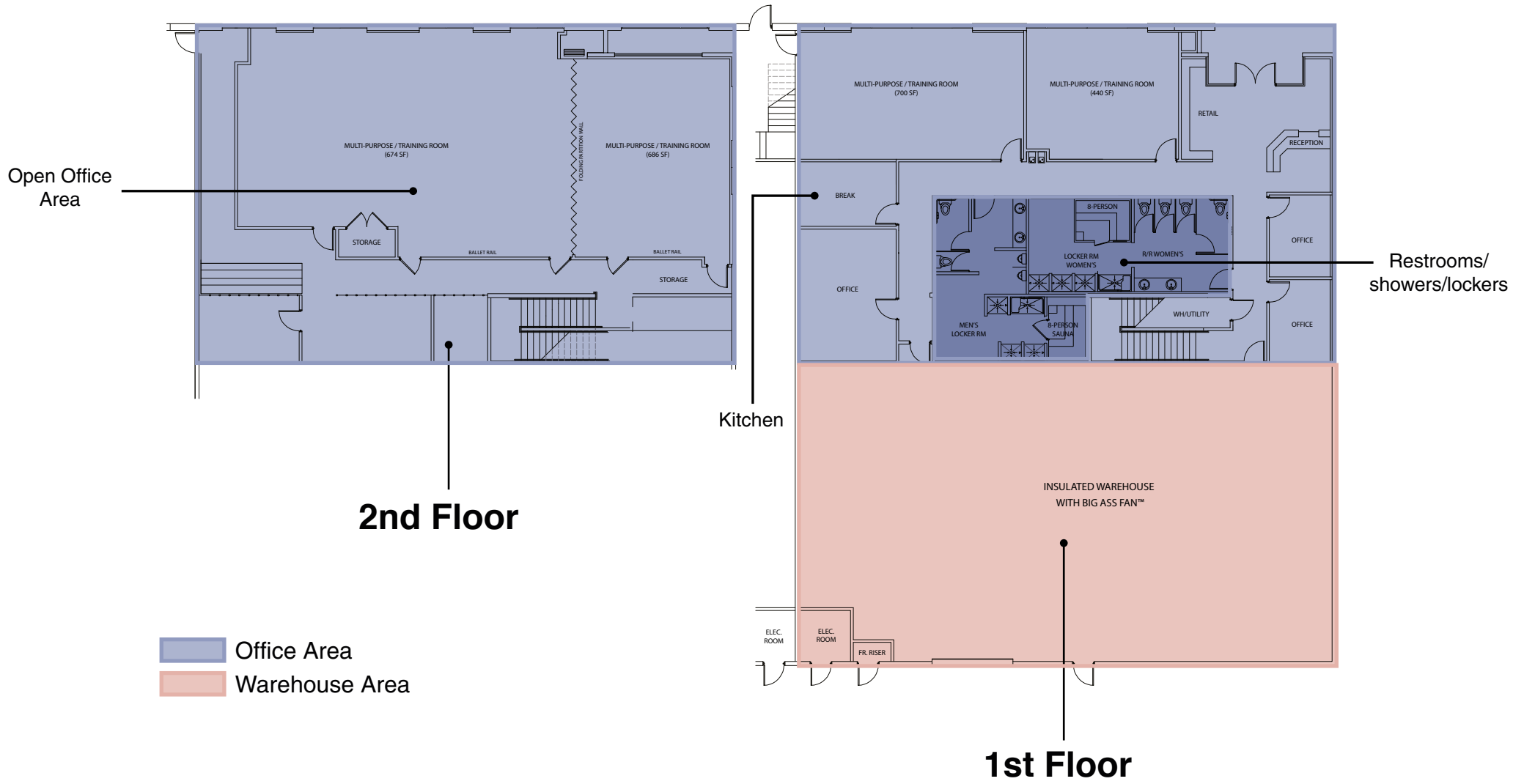
Ideal Location



Site Plan



Floor Plan



2712

Steven Field

Senior Vice President

+1 760 814 2627

steven.field@jll.com

License #: CA 01762108

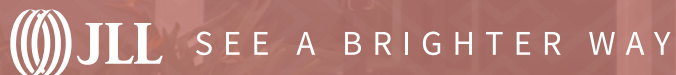
Greg Lewis

Executive Vice President

+1 858 699 1629

greg.lewis@jll.com

License #: CA 01365602



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. RE License #01856260. All rights reserved.