

Felicita Town Center

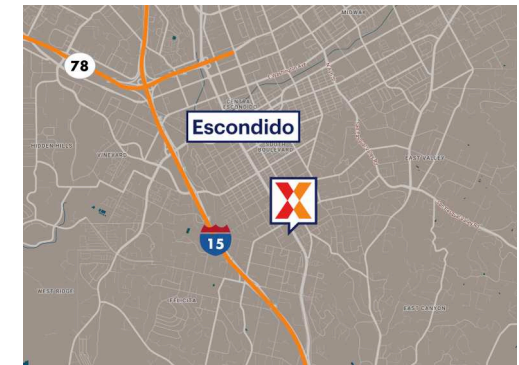
San Diego-Chula Vista-Carlsbad, CA

33.1004, -117.0737

1855 South Centre City Parkway | Escondido, CA 92025



Center Size: 124,670 SF



Demographics	1 Mile	3 Mile	5 Mile
	17,842	108,747	193,659
	5,457	34,416	63,981
	\$117,403	\$108,149	\$119,203

Trader Joe's and Major Market anchored center with a strong lineup of national and local retailers including Better Buzz Coffee, Pet Supplies Plus, Jersey Mike's, Club Pilates, and F45 Training

Surrounded by a dense population of 108K+ within 3-miles

Close proximity to several public and private schools including Felicita Elementary, Juniper Elementary, Miller Elementary, and Grace Christian School with a combined enrollment of 1,400+ students (NCES, 2023)

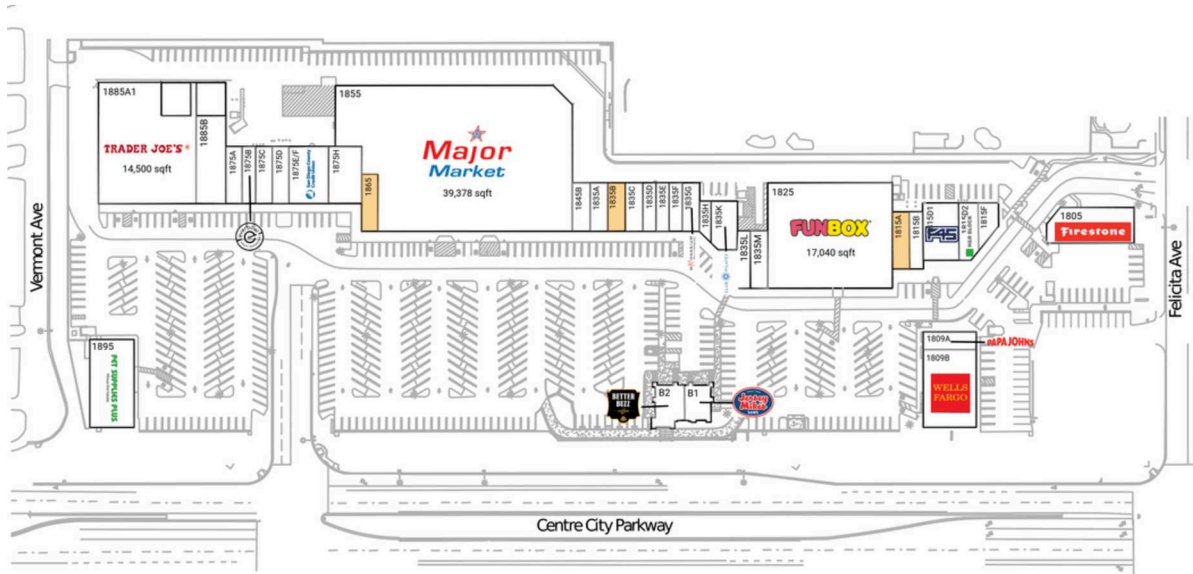
High visibility from 27K+ VPD on Centre City Pkwy and 26K+ VPD on Felicita Ave (Kalibrate, 2022)

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Available Space

1815A	1,300 SF
1835B	1,100 SF
1865	1,200 SF

Current Retailers

B1	Jersey Mike's Subs	1,200 SF
B2	Better Buzz Coffee	1,500 SF
1805	Firestone	3,825 SF
1809A	Papa John's	1,200 SF
1809B	Wells Fargo	5,300 SF
1815B	EyeBrow Lounge	1,000 SF
1815D1	F45 Training	2,652 SF
1815D2	H&R Block	1,297 SF
1815F	Sydnee's Pet Grooming	1,000 SF
1825	FunBox	17,040 SF
1835A	That Place That Ships	1,100 SF
1835C	Sushi Nori	1,100 SF
1835D	Gateway Cleaners	825 SF
1835E	Access Eyecare Optometry	825 SF
1835F	Miracle-Ear	825 SF
1835G	Mathnasium	1,100 SF
1835H	Hello Massage	1,116 SF
1835K	Club Pilates	2,145 SF
1835L	Escondido Cigars	975 SF
1835M	Prestige Nails and Spa	1,300 SF
1845B	Watch Outlet	1,120 SF
1855	Major Market	39,378 SF
1875A	Black Sheep Barber	1,210 SF
1875B	Everbowl	1,000 SF
1875C	Dental Care of Escondido	1,235 SF
1875D	China Bros Chinese Restaurant	1,235 SF
1875E/F	San Diego County Credit Union	2,925 SF
1875H	Los Armando's Mexican Food	2,470 SF
1885A1	Trader Joe's	14,500 SF
1885B	Carbon Health	3,372 SF
1895	Pet Supplies Plus	5,000 SF

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