

# Felicita Plaza

San Diego-Chula Vista-Carlsbad, CA

33.1029, -117.0735

329-421 West Felicita Avenue | Escondido, CA 92025



Center Size: 98,594 SF



Demographics	1 Mile	3 Mile	5 Mile
	19,772	115,402	193,890
	5,998	36,613	63,890
	\$91,305	\$90,004	\$98,986

Von's anchored center with a strong lineup of national and local retailers including Chuze Fitness, Menchie's Frozen Yogurt, Brigantine Restaurant and Panda Express.

High tenant stability as 61% of the tenants have been in the center for 10+ years

Surrounded by a dense population of 114K+ 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

03 5,000 SF

## Current Retailers

N.A.P.	Vons Gas Mart	0 SF
01	Chase	5,102 SF
04	Elegant Nail Spa	1,208 SF
05	Aqua Fix Water Store	1,208 SF
06	E&D Salon	1,201 SF
07	Beauty Luxe	911 SF
08	Launderland/Sudz	1,500 SF
09	Cricket	1,200 SF
10	Bros Kabob	1,201 SF
11	Discount Pool Supplies	2,977 SF
12	Menchie's Frozen Yogurt	1,751 SF
13	Vons	43,153 SF
19	Escondido Dental Group	856 SF
20	Escondido Dental Group	2,610 SF
21	Chuze Fitness	16,221 SF
22A	Panda Express	2,216 SF
22B	Pets Plus	4,284 SF
23	Brigantine Restaurant	6,193 SF
24	Bank of America ATM	120 SF

4027