

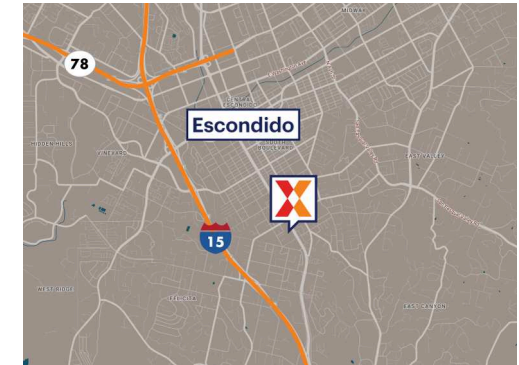
Felicita Town Center

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
Population	19,284	110,945	194,546
Households	5,785	34,110	63,832
Median Income	\$93,555	\$93,936	\$101,870

Dual-anchored by Trader Joe's, one of the area's dominant grocers

Strong lineup of national and local retailers including Better Buzz Coffee, creates a regional draw within North San Diego County, drawing an estimated 5,000 visits/day and 1.8M+ visits/year (based on Placer.ai)

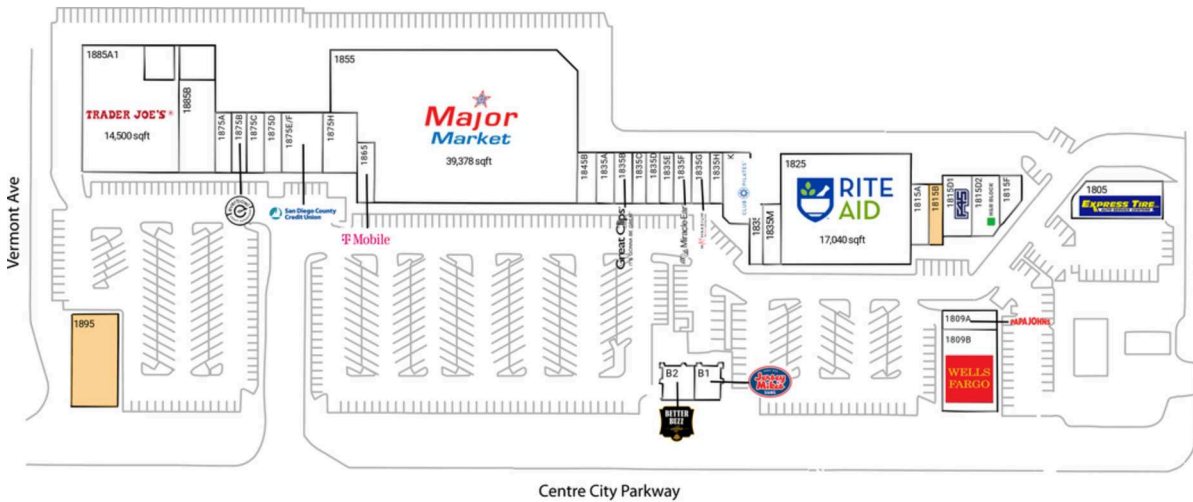
High visibility from 32,000+ VPD on Centre City Parkway and 26,000+ VPD on Felicity Ave

Surrounded by an affluent and dense population of 110,000+ people with an average household income of \$93,000+ within 3 miles

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Available Space

1815B	1,000 SF
1895	5,000 SF

Current Retailers

B1	Jersey Mike's Subs	1,200 SF
B2	Better Buzz Coffee	1,500 SF
1805	Express Tire	3,825 SF
1809A	Papa John's	1,200 SF
1809B	Wells Fargo	5,300 SF
1815A	Goodwill	1,300 SF
1815D1	F45 Training	2,652 SF
1815D2	H&R Block	1,297 SF
1815F	Sydnee's Pet Grooming	1,000 SF
1825	Rite Aid	17,040 SF
1835A	That Place That Ships	1,100 SF
1835B	Great Clips	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
1865	T-Mobile	1,200 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	La Taqueria, Street Style Tacos	2,470 SF
1885A1	Trader Joe's	14,500 SF
1885B	Carbon Health	3,372 SF

1746