

Felicta Town Center

1855 South Centre City Parkway | Escondido, CA 92025

San Diego County

San Diego-Chula Vista-Carlsbad, CA

124,670 Sq Ft

33.1013, -117.0753



Demographics	1 Mile	3 Miles	5 Miles
Population	19,087	110,902	195,659
Daytime Pop.	13,053	115,332	191,486
Households	5,802	35,139	64,618
Income	\$137,117	\$122,777	\$135,923

Source: Synergos Technologies, Inc. 2024

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 Felicta 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 Felicta Ave (Kalibrate, 2022)



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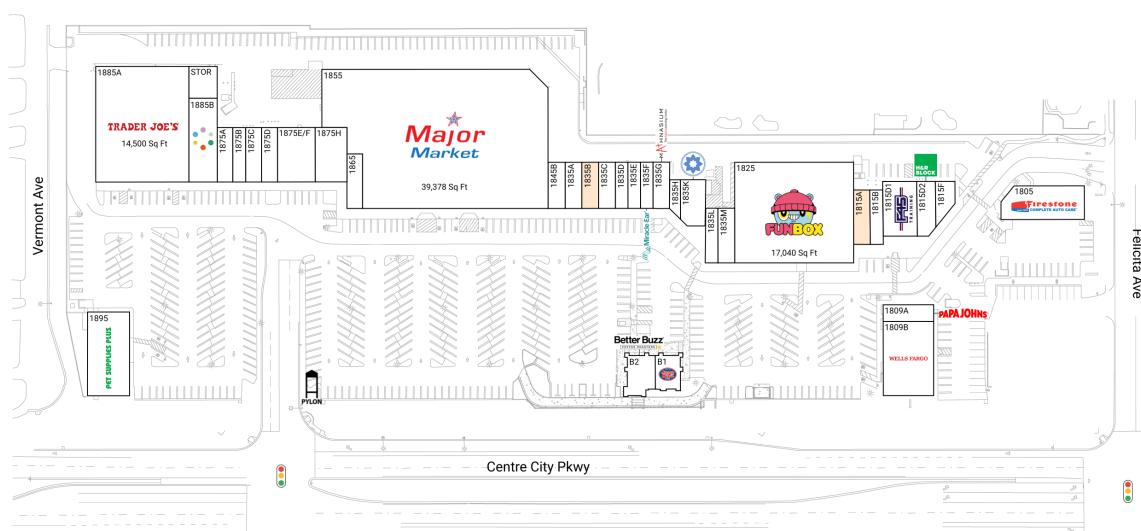
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This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1746

Available Spaces

1815A 1,300 Sq Ft 360°

1835B 1,100 Sq Ft 360°

Current Tenants

Space size listed in square feet

1805 Firestone Complete Auto Care	3,825	1835 Club Pilates	2,145
1809 Papa John's A	1,200	1835 Escondido Cigars L	975
1809 Wells Fargo B	5,300	1835 Infinity Nails & Spa M	1,300
1815 Eyebrow Lounge B	1,000	1845 Watch Outlet B	1,120
1815 F45 Training D1	2,652	1855 Major Market	39,378
1815 H&R Block D2	1,297	1865 Cookies and Cream	1,200
1815 Sydnee's Pet F Grooming	1,000	1875 Black Sheep Barber A	1,210
1825 FunBox	17,040	1875 Everbowl B	1,000
1835 That Place That Ships A	1,100	1875 Dental Care of C Escondido	1,235
1835 Sushi Nori C	1,100	1875 China Bros Chinese D Restaurant	1,235
1835 Gateway Cleaners D	825	1875 San Diego County E/F Credit Union	2,925
1835 Access Eyecare E	825	1875 Los Armando's H Mexican Food	2,470
1835 Miracle-Ear F	825	1885 Trader Joe's A	14,500
1835 Mathnasium G	1,100	1885 Carbon Health B	3,372
1835 Hello Massage H	1,116	1895 Pet Supplies Plus B1	5,000
		Jersey Mike's B2	1,200
		Better Buzz Coffee STO	1,500
		Vacant R	300

