

Felicita 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 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)

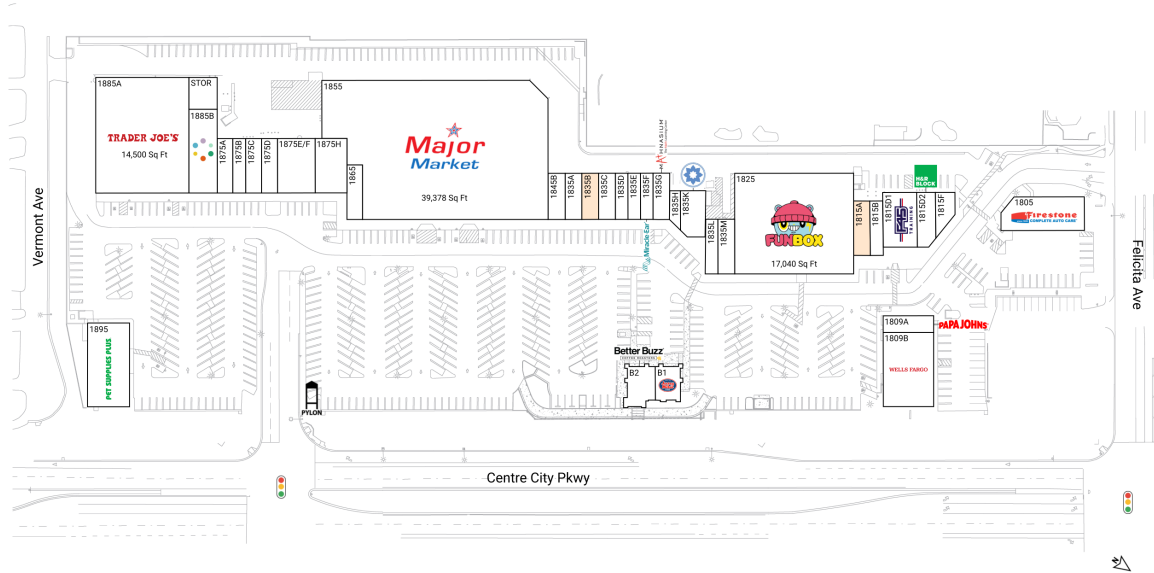


Felicita Town Center

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



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 K | 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 A | 1,200 |
| 1815 Sydnee's Pet Grooming F | 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 Escondido C | 1,235 |
| 1835 Sushi Nori C | 1,100 | 1875 China Bros Chinese Restaurant D | 1,235 |
| 1835 Gateway Cleaners D | 825 | 1875 San Diego County Credit Union E/F | 2,925 |
| 1835 Access Eyecare Optometry E | 825 | 1875 Los Armando's Mexican Food H | 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 |
| | | B1 Jersey Mike's | 1,200 |
| | | B2 Better Buzz Coffee | 1,500 |
| | | STO Vacant | 300 |
| | | R | |

