

# 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 and affluent population of 111K+ with an average household income of \$123K+ 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 28K+ VPD on Centre City Pkwy and 27K+ VPD on Felicita Ave (Kalibrate, 2025)

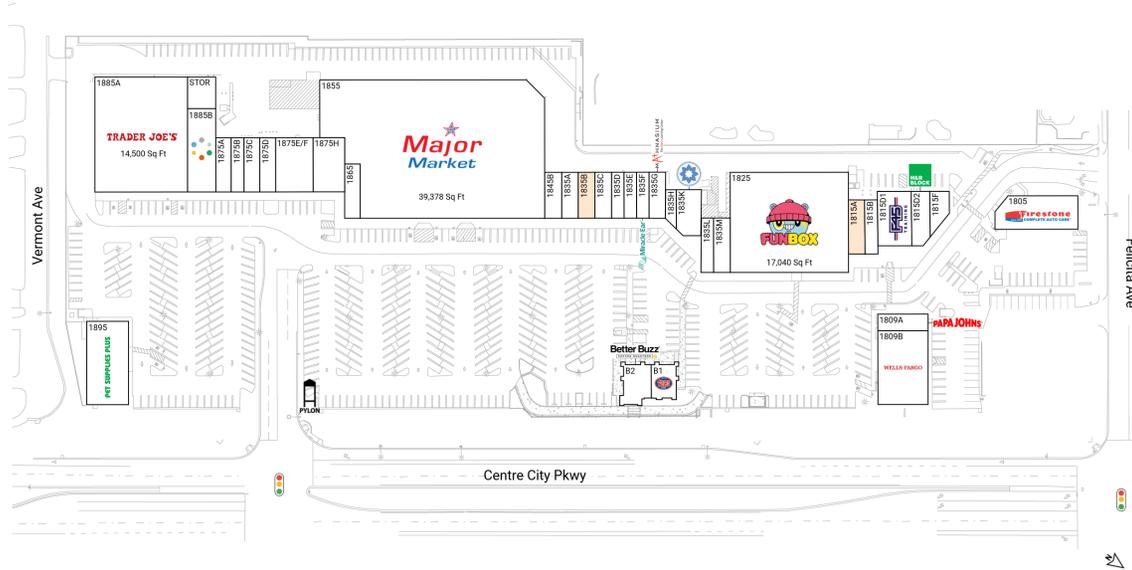


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## Available Spaces

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	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	5,000
		B1 Jersey Mike's	1,200
		B2 Better Buzz Coffee	1,500
		STO Vacant	300
		R	

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

