Felicita Town Center

1855 South Centre City Parkway | Escondido, CA 92025

33.1013, -117.0753

San Diego County | San Diego-Chula Vista-Carlsbad, CA | 124,670 Sq Ft





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, 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)



Sydney Johnson 858.202.1124 Sydney.Johnson@brixmor.com
CA License ID: 2112828 | CA BRX License ID: 2249188

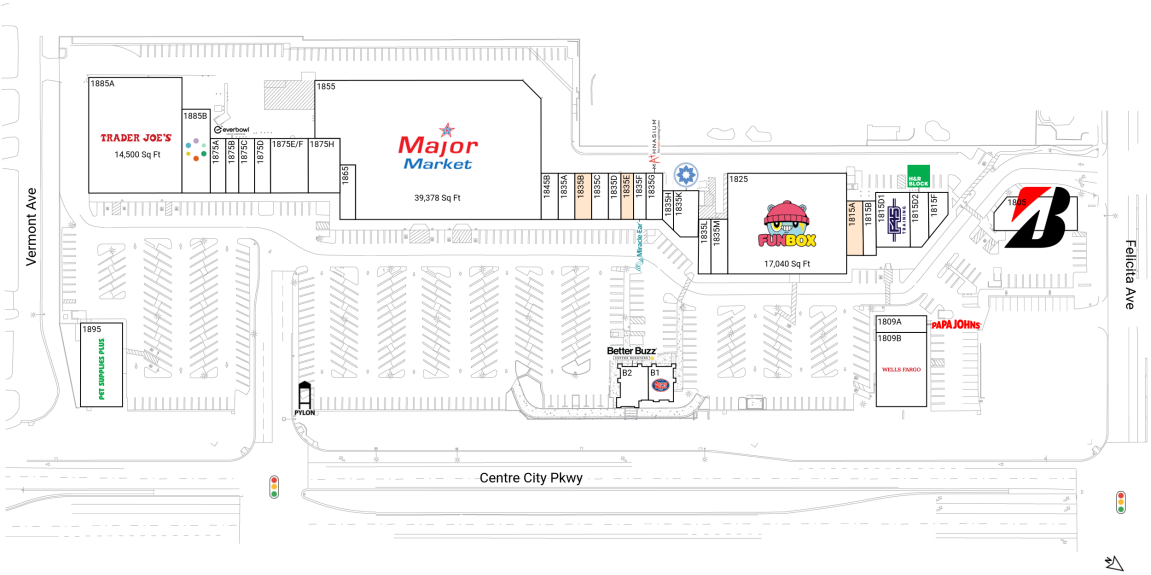
Go to Center Page

Felicita Town Center

San Diego County | San Diego-Chula Vista-Carlsbad, CA | 124,670 Sq Ft

1855 South Centre City Parkway | Escondido, CA 92025

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°	1835E	825 Sq Ft	360°
1835B	1,100 Sq Ft	360°			

Current Tenants

Space size listed in square feet

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



Sydney Johnson 858.202.1124 Sydney.Johnson@brixmor.com
CA License ID: 2112828 | CA BRX License ID: 2249188

Go to Center Page