

Felicita Plaza

329-421 West Felicita Avenue | Escondido, CA 92025

San Diego County San Diego-Chula Vista-Carlsbad, CA 98,594 Sq Ft

33.1030, -117.0738



Demographics	1 Mile	3 Miles	5 Miles
Population	20,159	115,380	194,017
Daytime Pop.	13,778	118,139	189,575
Households	6,110	36,620	63,981
Income	\$134,338	\$121,971	\$135,454

Source: Synergos Technologies, Inc. 2024

Von's anchored center with a strong lineup of national and local retailers including Chuze Fitness, Menchie's Frozen Yogurt, Brigantine Restaurant and Panda Express.

High tenant stability as 61% of the tenants have been in the center for 10+ years

Surrounded by a dense population of 114K+ 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)

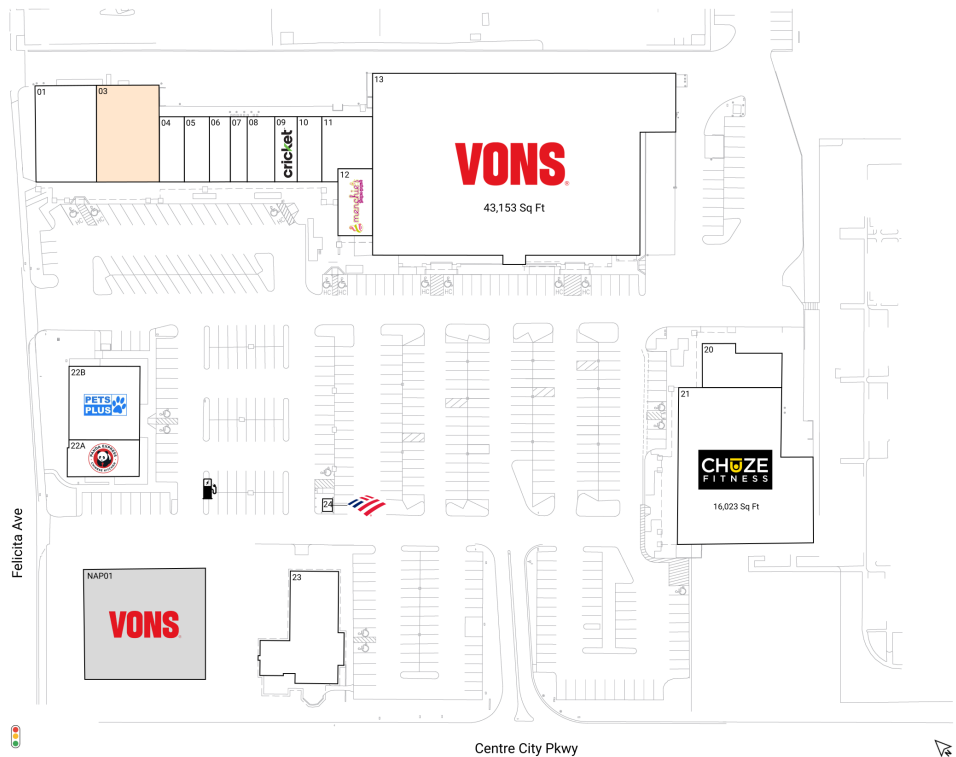


Felicita Plaza

329-421 West Felicita Avenue | Escondido, CA 92025

San Diego County San Diego-Chula Vista-Carlsbad, CA 98,594 Sq Ft

33.1030, -117.0738



Available Spaces

03 5,000 Sq Ft 360°

Current Tenants

Space size listed in square feet

01	Chase	5,102
04	Elegant Nails & Spa	1,208
05	Aqua Fix Water Store	1,208
06	E&D Salon	1,201
07	Beauty Luxe	911
08	Launderland/Sudz	1,500
09	Cricket Wireless	1,200
10	Bros Kabob LLC	1,201
11	Discount Pool Supplies	2,977
12	Menchie's Frozen Yogurt	1,751
13	Vons	43,153
20	Escondido Dental Group	3,466
21	Chuze Fitness	16,023
22A	Panda Express	2,216
22B	Pets Plus	4,284
23	Brigantine Restaurant	6,193
24	Bank of America (ATM)	0
NAP01	Vons Fuel Station	0

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.

4027

