Felicita Plaza

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

329-421 West Felicita Avenue | Escondido, CA 92025

33.1030, -117.0738





Demographics	1 Mile	3 Miles	5 Miles
Population	20,144	115,380	194,011
Daytime Pop.	13,778	118,139	189,575
Households	6,105	36,620	63,980
Income	$134,346	$121,971	$135,459

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 drawing an estimated 2.6M annual visits (Placer.ai, 2025)

High tenant stability as 65% of the tenants have been in the center for 10+ years

Surrounded by a dense population of 115K+ that swells to a strong daytime population of 118K+ 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)



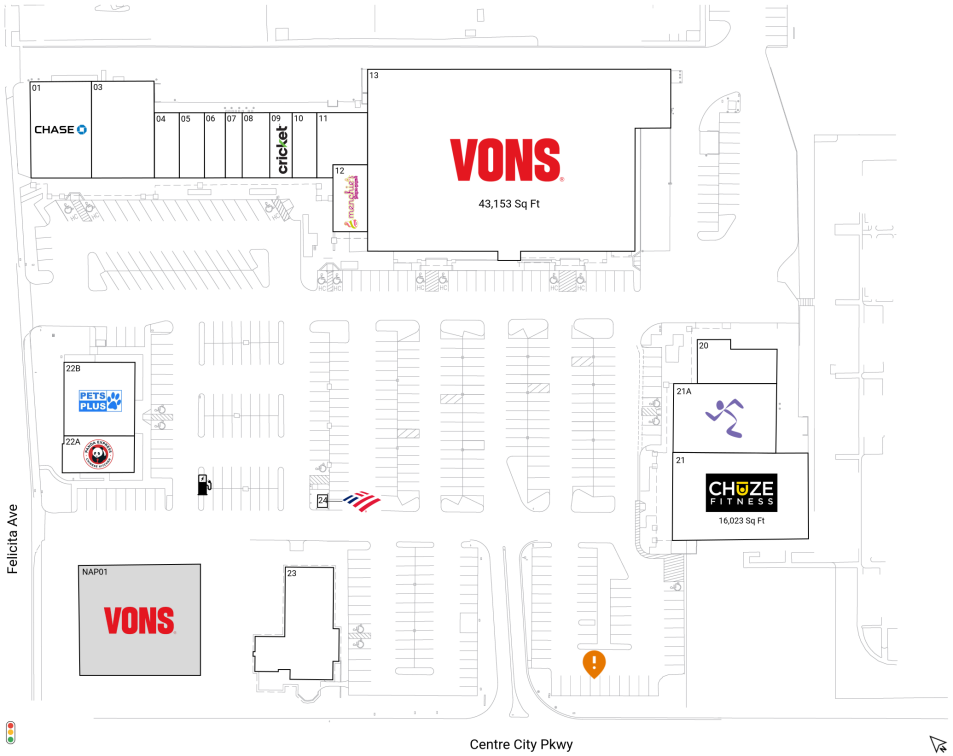
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Available Spaces

OPO 1 0 Sq Ft

Current Tenants

Space size listed in square feet

01	Chase	5,102
03	Jjang Korean BBQ	5,000
04	Elegant Nails & Spa	1,208
05	Aqua Fix Water Store	1,208
06	E&D Salon	1,201
07	Queen Threading	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
21A	Anytime Fitness	5,965
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.

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