

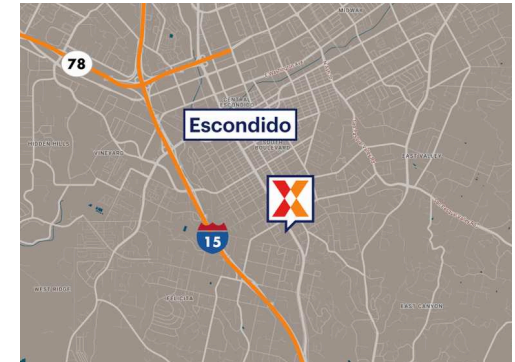


San Diego-Chula Vista-Carlsbad, CA

# FELICITA TOWN CENTER

33.100434, -117.073699  
1855 South Centre City Parkway | Escondido, CA 92025

**CENTER SIZE:** 124,670 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	19,726	112,923	198,212
	5,945	34,725	65,073
	\$79,847	\$83,099	\$89,772

Dual-anchored by Trader Joe's, one of the area's dominant grocers

Strong lineup of national retailers creates a regional draw within North San Diego County, drawing an estimated 4,500 visits/day and 1.6M+ visits/year

High visibility from 32,000+ VPD on Centre City Pkwy and 26,000+ VPD on Felicita Ave

Surrounded by an affluent and dense population of 113,000+ people with an average household income of \$83,000+ within 3 miles

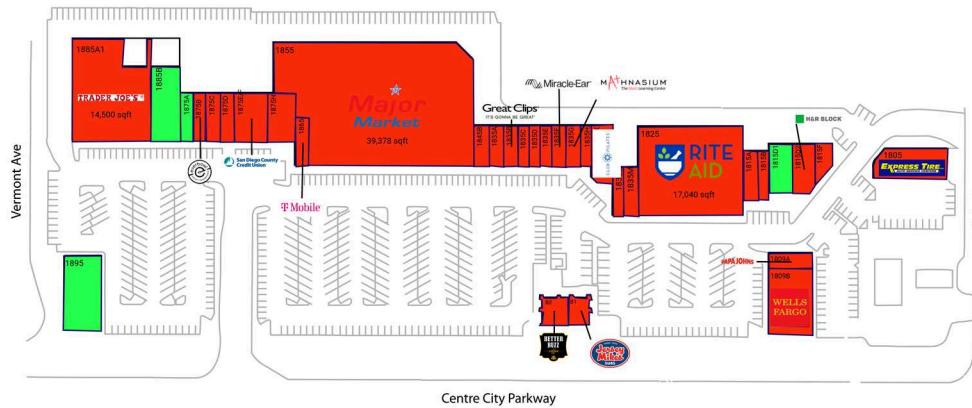
# FELICITA TOWN CENTER

### AVAILABLE SPACE

1815D1	2,652 SF
1875A	1,210 SF
1885B	3,372 SF
1895	5,000 SF

### CURRENT RETAILERS

B1	Jersey Mike's Subs	1,200 SF
B2	Better Buzz Coffee	1,500 SF
1805	Express Tire	3,825 SF
1809A	Papa John's	1,200 SF
1809B	Wells Fargo	5,300 SF
1815A	Goodwill	1,300 SF
1815B	Your CBD Store	1,000 SF
1815D2	H&R Block	1,297 SF
1815F	Sydnee's Pet Grooming	1,000 SF
1825	Rite Aid	17,040 SF
1835A	That Place That Ships	1,100 SF
1835B	Great Clips	1,100 SF
1835C	Sushi Nori	1,100 SF
1835D	Gateway #1 Cleaners	825 SF
1835E	Access Eyecare Optometry	825 SF
1835F	Miracle-Ear	825 SF
1835G	Mathnasium	1,100 SF
1835H	Hello Massage	1,116 SF
1835K	Club Pilates	2,145 SF
1835L	Escondido Cigars	975 SF
1835M	Prestige Nails and Spa	1,300 SF
1845B	Watch Outlet	1,120 SF
1855	Major Market	39,378 SF
1865	T-Mobile	1,200 SF
1875B	Everbowl	1,000 SF
1875C	Dental Care of Escondido	1,235 SF
1875D	China Bros Chinese Restaurant	1,235 SF
1875E/F	San Diego County Credit Union	2,925 SF
1875H	La Taqueria, Street Style Tacos	2,470 SF
1885A1	Trader Joe's	14,500 SF



1746 - 09.19.24