

# FOR SUBLEASE OR DIRECT LEASE

501 W FELICITA AVE, SUITE 104, ESCONDIDO, CA 92025

Pizza Guys  
**SUPERCUTS**  
BRIGHT NOW! DENTAL

YOUR NAME HERE

**NADEEM HADDAD**

Broker | Advisor

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FELICITA  
TOWN CENTER

Major  
Market

TRADER JOE'S

Carbon Health

CLUB & PILATES H&R BLOCK

Great Clips



# PROPERTY SUMMARY

## THE PROPERTY

Located at **501 W Felicita Ave, Suite 104**, this **±1,212 SF** retail space sits within **Felicita Town Center**, a neighborhood strip center in Escondido. The location is close to downtown Escondido, with easy access to local restaurants, shops, and daily services. It's just minutes from the California Center for the Arts, Grape Day Park, and the public library—helping bring steady foot traffic to the area. With good visibility, access to major roads, and flexible lease options, this space is a strong fit for a small retailer or service-based business looking for a convenient, well-located storefront.

*\*Some fixtures, back-office furniture, safes, and technology can be negotiated as part of the lease terms. Contact the advisor for more details.*

## PROPERTY DETAILS

<b>LEASE RATE</b>	Contact Advisor	<b>LOCATION</b>	Escondido, CA
<b>PROPERTY TYPE</b>	Retail	<b>SPACE SIZE</b>	±1,212 SF
<b>TENANCY</b>	Multi	<b>HVAC</b>	Yes



# NEARBY RETAILER'S MAP



STARBUCKS

501 W FELICITA AVE

**JIMBO'S**

JIMBO'S

TRADER JOE'S

**TRADER JOE'S**

CENTRE CITY PARKWAY

W FELICITA RD

CENTRE CITY PARKWAY



JACK IN THE BOX



MCDONALD'S



AUTO ZONE

**VONS**

VONS

BRIGANTINE SEAFOOD

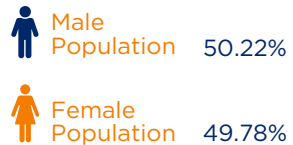


# DEMOGRAPHICS

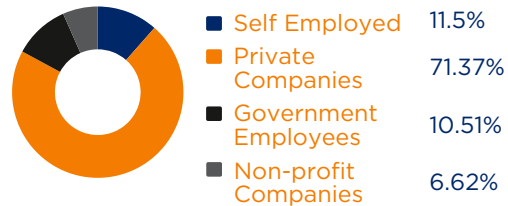
## ESCONDIDO, CA

Escondido has a population of nearly 150,000 with a median age of 37, making it a solid retail market supported by a working-class and family-oriented base. The area’s mix of U.S.-born (70%) and naturalized citizens (16%) reflects stable, long-term residency and local consumer loyalty. This demographic foundation supports retail tenants seeking visibility and neighborhood-driven traffic—ideal for brokers marketing a sublease or direct lease opportunity within a well-located strip center.

### POPULATION



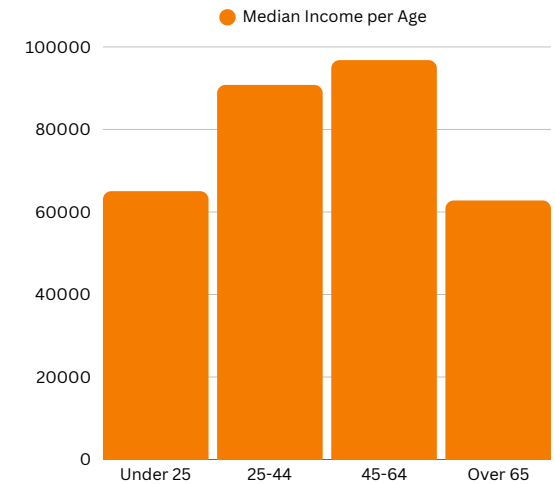
### EMPLOYMENT



### HOUSEHOLDS



### INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



# DISCLAIMER

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## DISCLAIMER STATEMENT:

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No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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