



CALIFORNIA'S PREMIER  
RETAIL BROKER

# FOR LEASE

SWC Centre City Parkway & Felicita  
Escondido, CA (San Diego County)



26,300 ADT



33,000 ADT



10,900 ADT

Available • 1,070 sf w/Tower Signage

## Join



## Features

- New Development
- Ground Zero for Neighborhood Retail in South Escondido
- Rare Corner Opportunity
- Direct Path of Travel to/from I-15

FOR MORE INFORMATION PLEASE CONTACT:

Joe Wojdowski  
jwojdowski@epsteensd.com  
Lic #01237995



9524 Kearny Villa Rd, Suite 203, San Diego, CA 92126  
Phone (858) 536-8383 Fax (858) 536-8384  
www.epsteen.com

The information being provided by Epstein & Associates and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied.



CALIFORNIA'S PREMIER  
RETAIL BROKER

# SITE PLAN

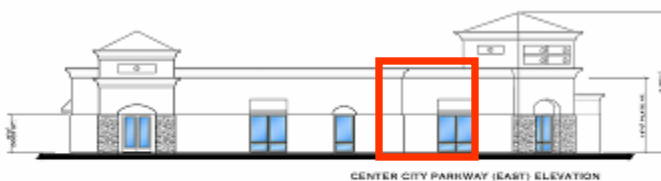
501 Felicita Avenue  
Escondido, CA 92025



View from Intersection  
(Tower Signage Available)



View from Felicita



CENTER CITY PARKWAY (EAST) ELEVATION



FELICITA AVENUE (NORTH) ELEVATION



SOUTH SIDE ELEVATION



WEST SIDE ENTRY ELEVATION



Joe Wojdowski  
jwojowski@epsteensd.com  
Lic #01237995

9524 Kearny Villa Rd, Suite 203  
San Diego, CA 92126  
Phone (858) 536-8383  
Fax (858) 536-8384  
www.epsteen.com

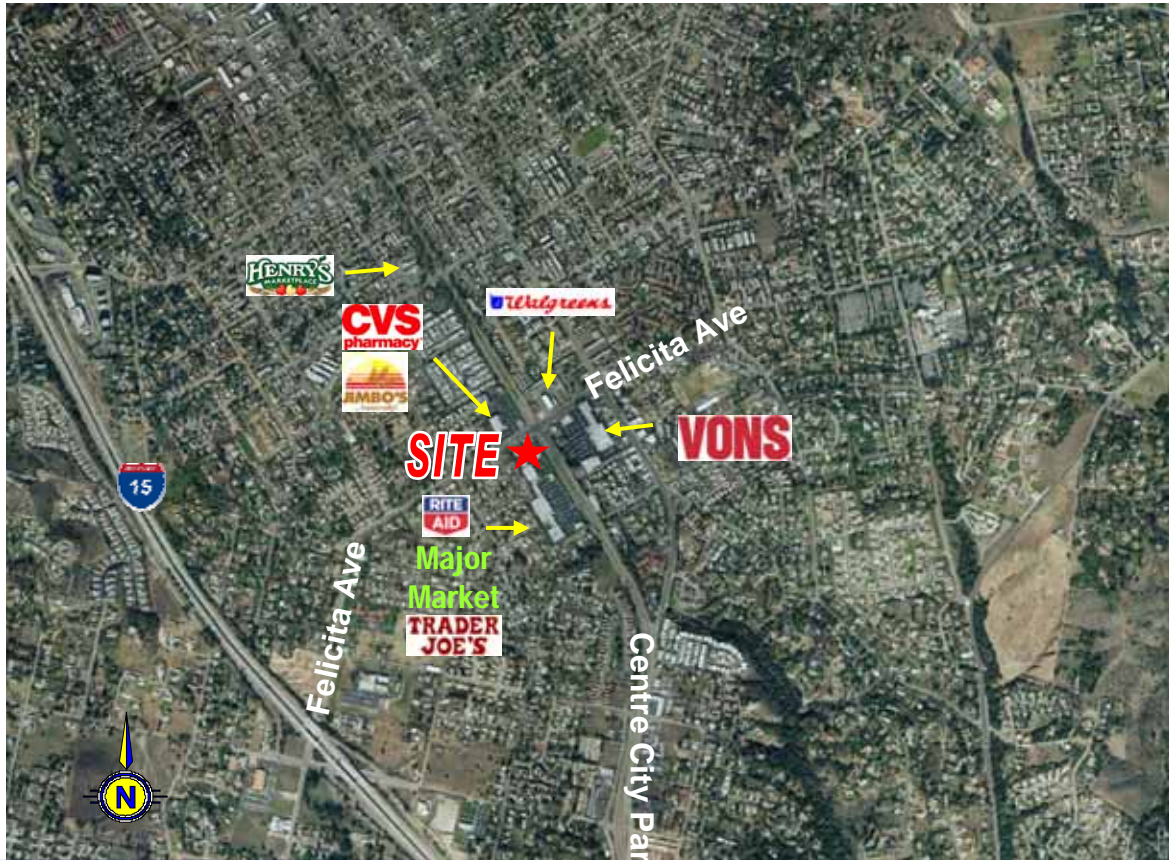
The information being provided by Epstein & Associates and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied.



CALIFORNIA'S PREMIER  
RETAIL BROKER

# MAPS

501 Felicity Avenue  
Escondido, CA 92025



Joe Wojdowski  
jwojdowski@epsteensd.com  
Lic #01237995

9524 Kearny Villa Rd, Suite 203  
San Diego, CA 92126  
Phone (858) 536-8383  
Fax (858) 536-8384  
www.epsteen.com

# SUMMARY DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Prepared For Epsteen & Associates



Lat/Lon: 33.103359/-117.075592

RS1

<b>ESCONDIDO</b>		<b>1.00 mi</b>	<b>2.00 mi</b>	<b>3.00 mi</b>	<b>5.00 mi</b>
<b>Felicita Ave &amp; Centre City Pkwy</b>		<b>radius</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>POPULATION</b>	2011 Estimated Population	19,744	56,339	112,122	193,315
	2016 Projected Population	21,028	60,842	120,385	207,450
	2010 Census Population	19,422	54,779	109,961	186,324
	2000 Census Population	17,621	52,332	105,341	169,359
	Historical Annual Growth 2000 to 2011	1.1%	0.7%	0.6%	1.3%
	Projected Annual Growth 2011 to 2016	1.3%	1.6%	1.5%	1.5%
	2011 Median Age	33.4	34.2	33.8	33.6
<b>HOUSEHOLDS</b>	2011 Estimated Households	5,830	17,558	34,409	63,322
	2016 Projected Households	6,182	18,740	36,522	67,120
	2010 Census Households	5,739	17,125	33,844	61,300
	2000 Census Households	5,459	16,620	33,236	57,371
	Historical Annual Growth 2000 to 2011	0.3%	0.3%	0.2%	0.5%
Projected Annual Growth 2011 to 2016	1.2%	1.3%	1.2%	1.2%	
<b>POPULATION BY RACE</b>	2011 Estimated White	55.8%	60.8%	59.4%	63.3%
	2011 Estimated Black or African American	2.4%	2.3%	2.4%	2.4%
	2011 Estimated Asian & Pacific Islander	5.2%	5.2%	5.3%	7.7%
	2011 Estimated American Indian & Native Alaskan	1.1%	1.2%	1.1%	0.9%
	2011 Estimated Other Races	35.4%	30.5%	31.8%	25.6%
	2011 Estimated Hispanic	56.4%	51.0%	53.4%	42.4%
<b>INCOME</b>	2011 Estimated Average Household Income	\$ 67,266	\$ 74,726	\$ 74,519	\$ 83,471
	2011 Estimated Median Household Income	\$ 57,428	\$ 63,305	\$ 61,601	\$ 68,570
	2011 Estimated Per Capita Income	\$ 20,290	\$ 23,976	\$ 23,443	\$ 28,018
<b>EDUCATION (AGE 25+)</b>	2011 Elementary	13.2%	12.3%	12.6%	9.6%
	2011 Some High School	8.5%	10.3%	10.4%	8.8%
	2011 High School Graduate	24.2%	23.6%	24.1%	22.9%
	2011 Some College	22.5%	20.9%	21.5%	22.2%
	2011 Associates Degree Only	6.6%	6.9%	7.0%	7.9%
	2011 Bachelors Degree Only	16.2%	17.3%	16.1%	18.4%
	2011 Graduate Degree	8.6%	8.6%	8.3%	10.2%
<b>BUSINESS</b>	Number of Businesses	690	2,840	4,523	6,131
	Total Number of Employees	6,971	34,082	53,326	70,352
	Employee Population per Business	10.1	12.0	11.8	11.5
	Residential Population per Business	28.6	19.8	24.8	31.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

The information being provided by Epsteen & Associates and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied.