



501 FELICITA AVE
SWC Centre City Pkwy & Felicity Ave
Escondido, CA 92025

*2022 Co-Star Traffic Counts

JOIN



N.A.P.



AVAILABILITY

- 1,212 SF
- Endcap Corner on Felicity & Centre City

FEATURES

- Surrounded by 5 Grocers



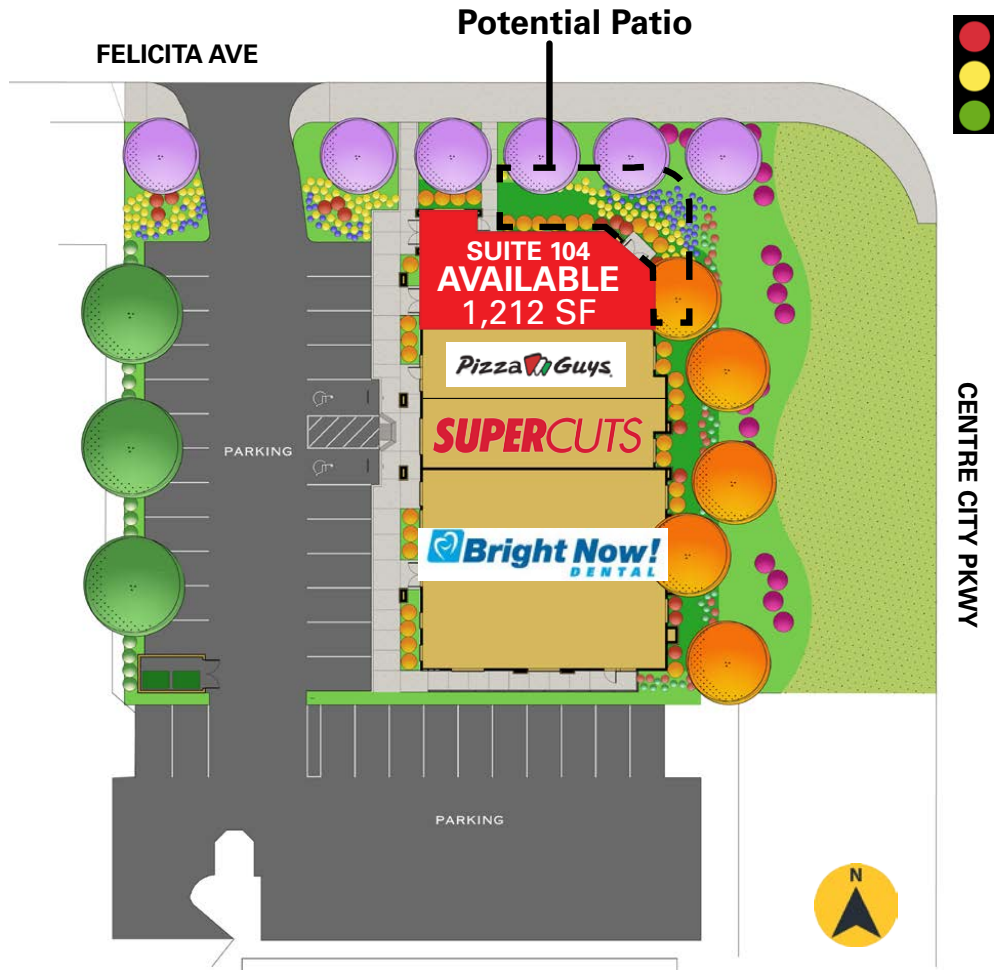
- Direct Path of Travel to/from I-15



Contact Information

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Lic #02132863

Joe Wojdowski
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SUITE 104 FLOOR PLAN



***Not to scale**



Endcap Corner available
in the Central Escondido
neighborhood.

83
Walk Score

30
Transit Score

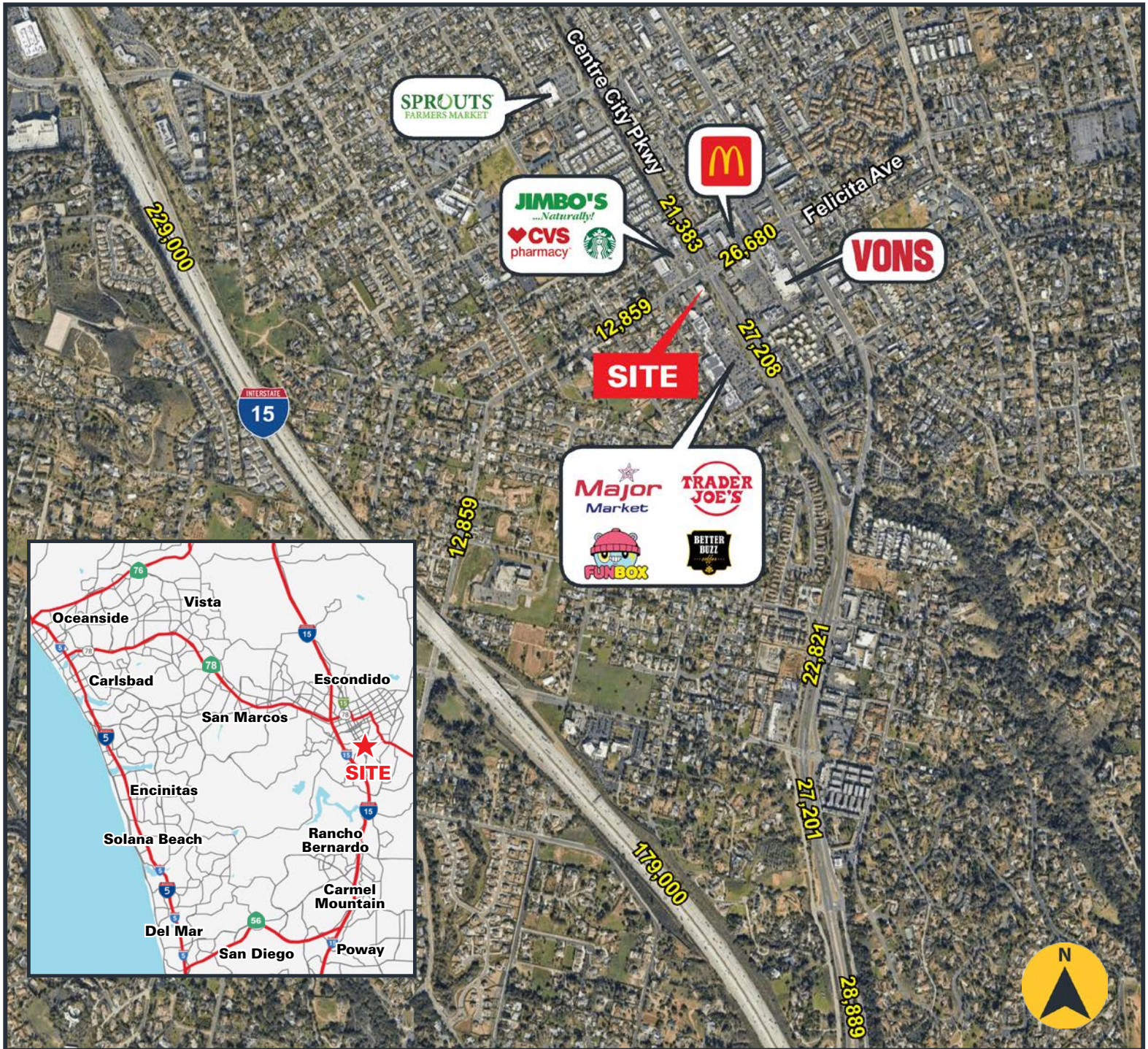
51
Bike Score



1,212 SF Available



501 W Felicita Ave, Escondido, CA



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This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

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DEMOGRAPHICS

501 Felicita Ave, Escondido, CA 92025



POPULATION	1 Mile	2 Mile	3 Miles	5 Mile
2025 Estimated Population	21,344	56,025	112,609	192,246
2030 Projected Population	20,665	53,688	106,997	184,804
2020 Census Population	21,793	58,309	118,246	197,976
2010 Census Population	21,085	54,242	112,669	187,837
Projected Annual Growth 2025 to 2030	-0.6%	-0.8%	-0.0%	-0.9%
Historical Annual Growth 2010 to 2025	-	0.2%	-	0.2%
2025 Median Age	34.3	36.4	36.2	38.2
HOUSEHOLDS	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated Households	6,554	18,237	36,338	64,842
2030 Projected Households	6,464	17,750	35,092	62,916
2020 Census Households	6,520	18,453	37,008	65,668
2010 Census Households	6,256	17,010	34,997	61,802
Projected Annual Growth 2025 to 2030	-0.3%	-0.5%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2025	0.3%	0.5%	0.3%	0.3%
RACE AND ETHNICITY	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated White	44.3%	47.2%	44.5%	48.3%
2025 Estimated Black or African American	2.9%	3.1%	3.1%	3.2%
2025 Estimated Asian & Pacific Islander	8.7%	9.0%	9.0%	11.3%
2025 Estimated American Indian & Native Alaskan	1.9%	1.7%	1.6%	1.4%
2025 Estimated Other Races	42.2%	39.0%	41.7%	35.8%
2025 Estimated Hispanic	51.2%	47.1%	50.1%	42.6%
INCOME	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated Average Household Income	\$134,476	\$132,613	\$121,496	\$136,954
2025 Estimated Median Household Income	\$106,312	\$103,888	\$98,972	\$109,513
2025 Estimated Per Capita Income	\$41,510	\$43,471	\$39,439	\$46,133
EDUCATION (AGE 25+)	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated Elementary (Grade Level 0 to 8)	14.2%	12.9%	14.7%	10.2%
2025 Estimated Some High School (Grade Level 9 to 11)	5.2%	5.6%	6.6%	6.4%
2025 Estimated High School Graduate	23.3%	22.2%	21.9%	21.2%
2025 Estimated Some College	17.8%	19.3%	19.4%	23.3%
2025 Estimated Associates Degree Only	8.3%	7.9%	8.1%	7.9%
2025 Estimated Bachelors Degree Only	21.0%	20.6%	18.6%	19.8%
2025 Estimated Graduate Degree	10.2%	11.4%	10.6%	11.2%
BUSINESS	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated Total Businesses	657	2,845	5,276	7,412
2025 Estimated Total Employees	3,914	21,335	45,128	59,448
2025 Estimated Employee Population per Business	6.0	7.5	8.6	8.0
2025 Estimated Residential Population per Business	32.5	19.7	21.3	26.1