



# GATES OF BEACH BOULEVARD

 1500 Beach Blvd | Jacksonville, FL 32250





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# PROPERTY DESCRIPTION

The **Gates of Beach Boulevard** is a thriving shopping center that is popular both among locals and tourists because of its convenient location and diverse offerings. According to the 2023 report of Jacksonville, the area received 13.8 million tourists, who were mainly interested in the beach communities. The three buildings that make up the center were built in 2006 and cover a total area of 49,722 square feet. Their architecture seamlessly blends modern aesthetics with a coastal charm that reflects the essence of the nearby beach community.

The center houses numerous tenants that attract a steady flow of visitors. Some of the popular tenants include Jermiah's Italian Ice, Mojo's BBQ, Edward Jones, 1928 Cuban Bistro, and Focus Fitness. What's great about this center is that it caters to everyone's needs. The second building within the shopping center has a two-story structure that provides access to a private office space away from the retail stores, with a stunning balcony view.

The Gates of Beach Blvd is located just a mile away from Jax Beach, which is only a quick 4-minute drive. This location is perfect for attracting tourists and boosting daily traffic. It offers a one-stop shop for all your potential customers' needs, from food to souvenirs and hotel rooms. This is a prime location that offers a wide variety of options for anyone looking for a memorable experience in the heart of a bustling community.



# PROPERTY DESCRIPTION



SIZE  
49,722 SF



PARKING  
150 parking spaces



YEAR BUILT  
2006



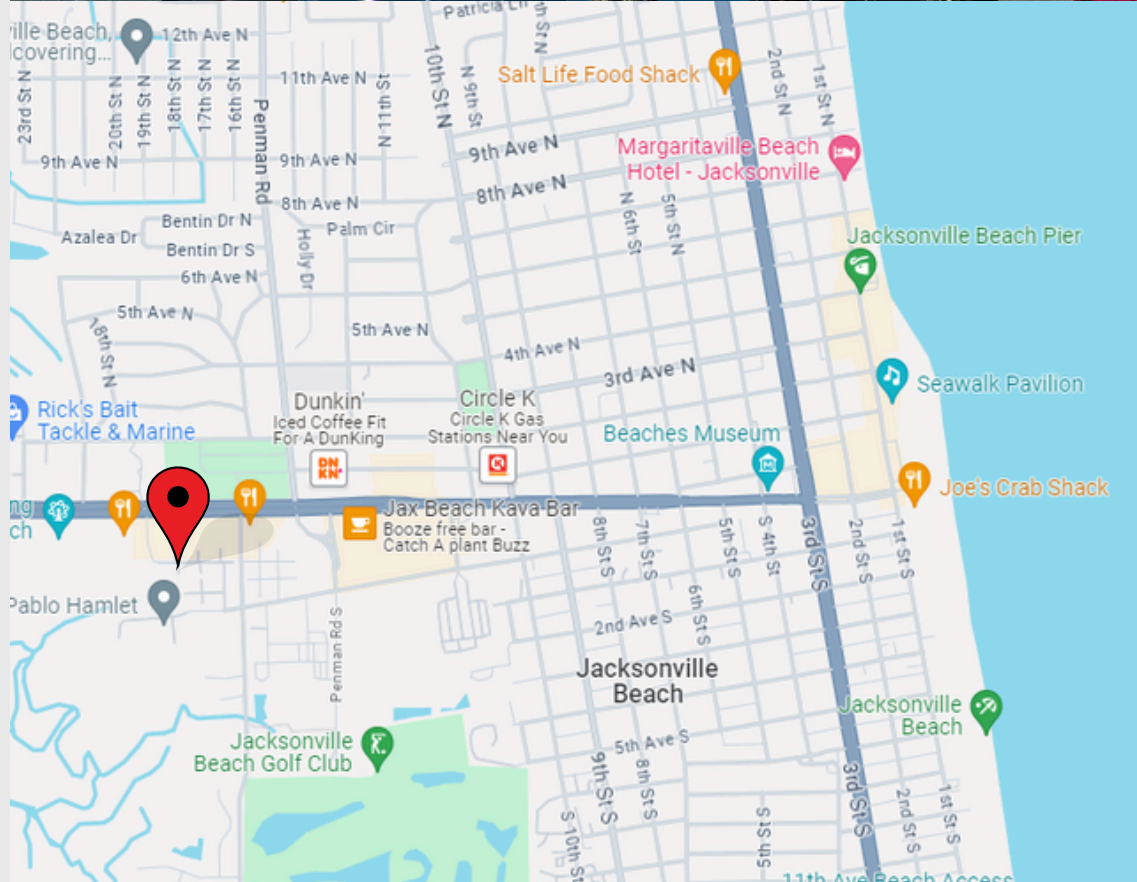
Architecture  
Comprising three buildings designed with a modern facade to complement the beach environment.



LOCATION  
1.5 miles from Jax Beach with the Beach submarket.







INGRESS/EGRESS  
Multiple entry and exit points are available across the parking lot.




# AREA MAP



# LOCAL DEMORAPHS

	2 miles	5 miles	10 miles
 POPULATION	28,126	127,057	315,250
 Population Growth 2010 - 2023	0.7%	1.3%	1.5%
 AVG INCOME	129,854	119,962	104,886
 DAYTIME EMPLOYMENT	15,635	51,963	136,401

	Street	VPD	Distance
 TRAFFIC	Beach Blvd	37,566	0.10 mi
	Penman Rd	17,996	0.14 mi
	15th St	4,496	0.06 mi

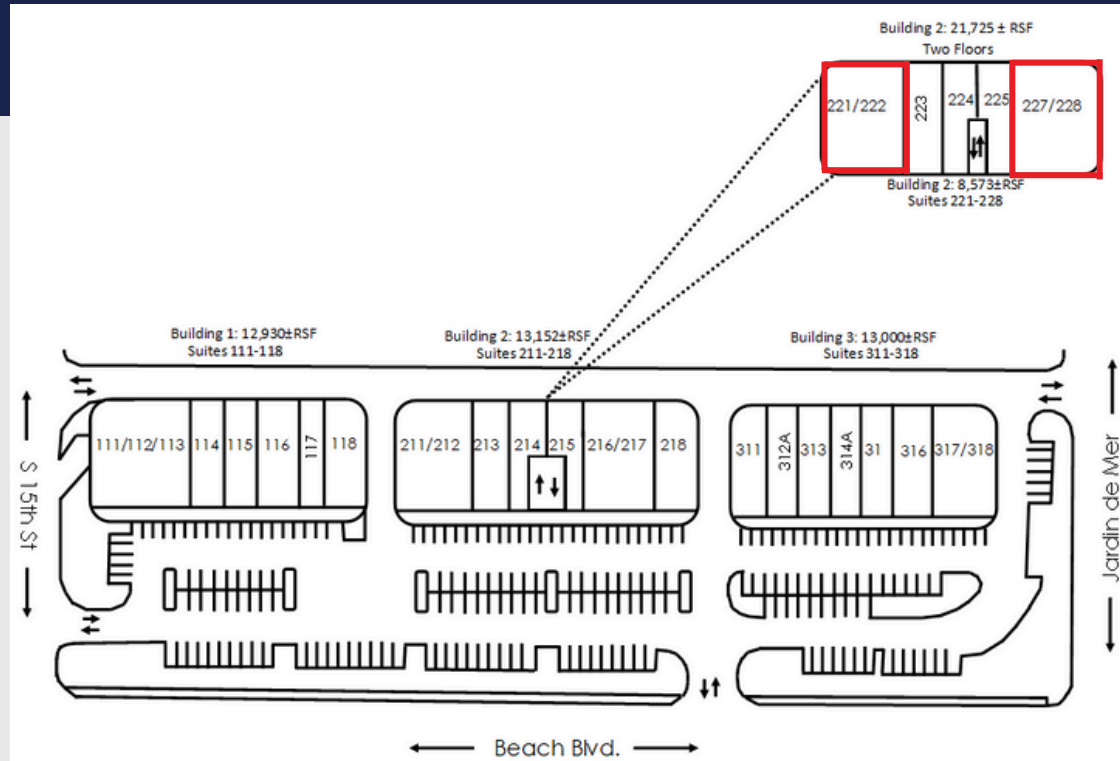


# CURRENT AVAILABILITY

	UNIT	SQ FT
➤	221/222	2,535
➤	227/228	3,289

## HIGHLIGHTS

- Three retail buildings offer excellent street visibility
- The center building features two stories suitable for office setups
- Customize the space with flexible buildout options
- Located just 1 mile from Jax Beach



# TENANT OVERVIEW



UNIT | TENANT | SQ FT

111/113	Mojo's BBQ	4,875
114	Lash Concept	1,625
115	Lone Wolf Co. Sandwiches	1,430
116	TitanUp Fitness	2,405
117	Nothing But Tech	970
118	Jeremiah's Italian Ice	1,625
211/212	Mind Bender Escape Rooms	3,637
213	Weller Healthcare IT	1,625
214	Rhythm Pilates Studio	1,425
215	Abstrakt Filipino Restaurant	1,640
216/217	Engine 15 Brewing & Kitchen	3,250
218	1928 Cuban Bistro	2,075
221/222	Available	2,535
223	Edward Jones	1,153
224	HCR Software Solutions	1,214
225	Bursar Admin.	1,224
227/228	Available	3,289
311	Donatos Pizza	1,625
312A	Wild Ivy Salon	1,300
313	Aloha Waffle	1,950
314A	Ruff Edges Salon	1,200
315	Le Dream Nail Salon	2,050
316	S & M Martial Arts	1,625
317/318	Focus Fitness	3,250





# LEASING TEAM

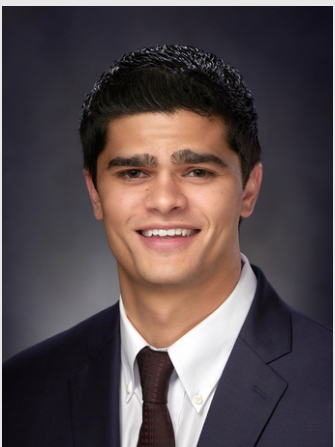


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# ABOUT US

**25 +**

YEARS OF  
EXPERIENCE

## Making Connections - One Investment at a Time

Hakimian Holdings dates back over 20 years, born from the initial success of property investments made by founder and Chief Executive Officer Benjamin Hakimian.

Mr. Hakimian built his company through tenacity and hard work, as well as a fierce entrepreneurial spirit, he started a successful auto parts company before shifting to real estate full-time in 1999. He built Hakimian Holdings from the ground up by following a straightforward strategy: acquire quality properties, make upgrades if necessary, and operate within the community as a good neighbor who learns from the past, while continually striving toward a better future.

Our hands-on approach to adding value means that we are involved at every step of the way, from acquisition to leasing to property management. This strategy has served us well and Hakimian Holdings continues to expand as a leading investor, redeveloper, and manager of commercial retail and office space in the Southeastern United States.





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