



# GATES OF BEACHWOOD

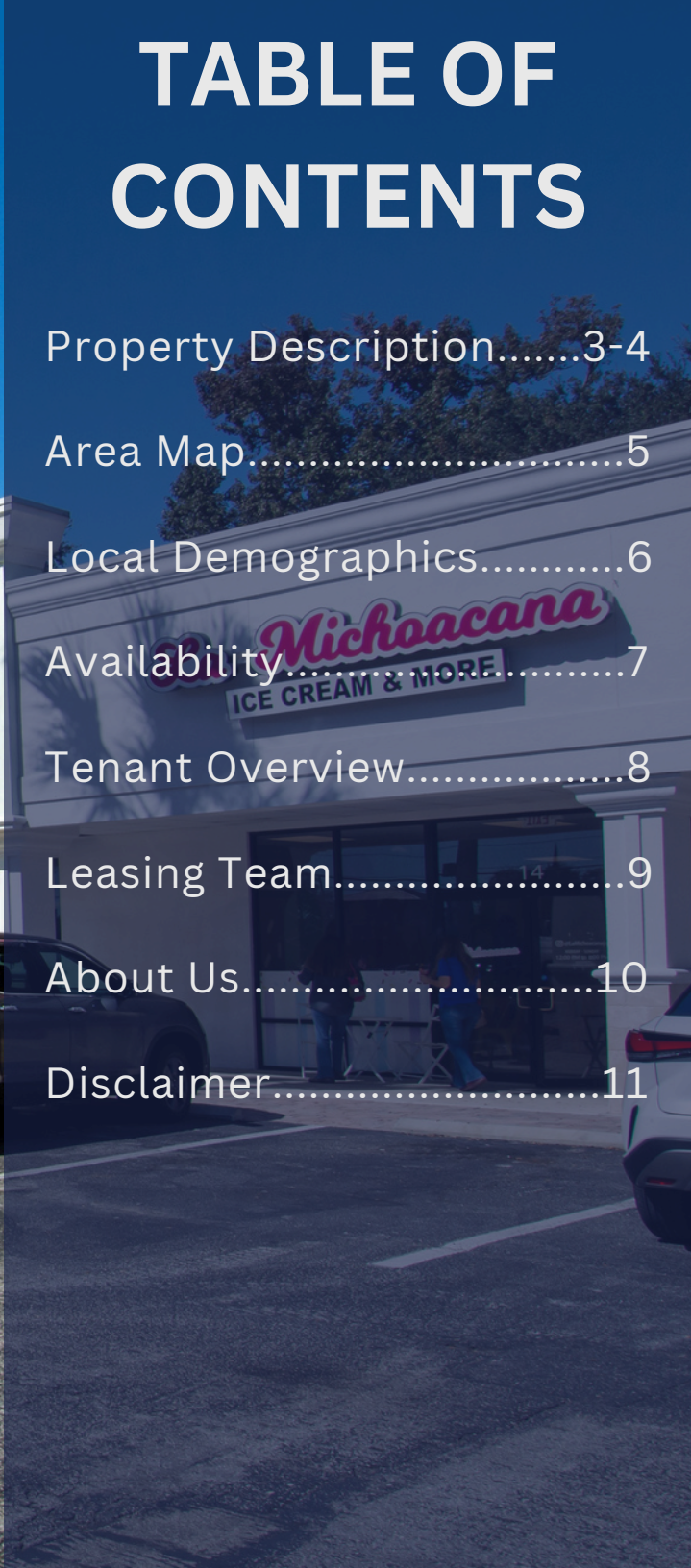
📍 11757 Beach Blvd | Jacksonville, FL 32246





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# PROPERTY DESCRIPTION

**The Gates of Beachwood** is a commercial property that was built in 1994 and has recently undergone a complete exterior renovation. It is situated just 0.4 miles away from I-295 and is located next to the only entry and exit point to one of Beechwood's major neighborhoods. This property spans 40,435 square feet of retail space and is home to a diverse range of tenants, including Coastal Medical Center, T's Learning Center, and Burger King.

The Gates of Beachwood is currently fully occupied, but there is potential to build two separate parcels within some available square footage on the site. The estimated maximum contiguous area for these parcels is 5,000 square feet.

The property is surrounded by a highly populated area with over 220,000 residents within a 5-mile radius. The average income of this area is \$89,000, and there is an average of 55,000 VPD (vehicle per day) along Beach Blvd. The market in this area is thriving and is expected to continue growing in the future.



# PROPERTY DESCRIPTION



SIZE  
40,435



PARKING  
100 surface parking spots



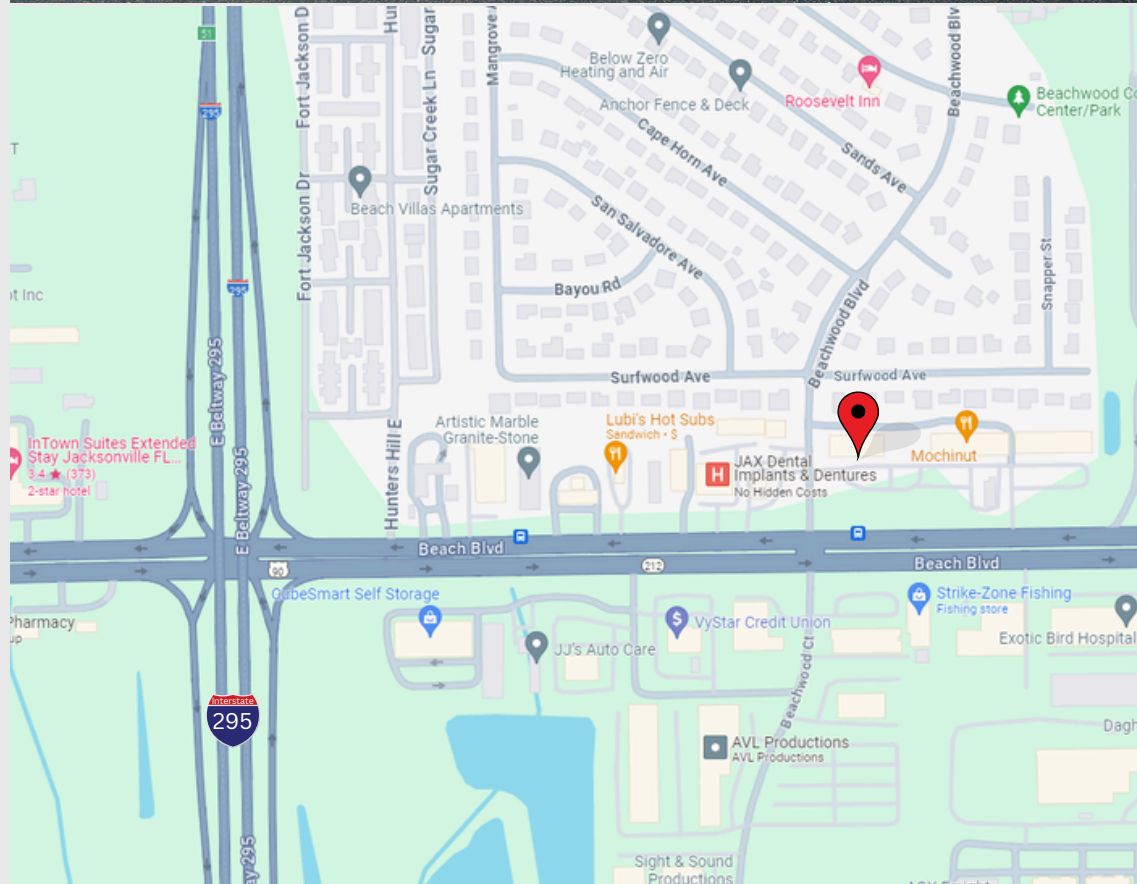
BUILT  
1994



LOCATION  
It is located off Beach Blvd as an out-parcel to a large Beachwood neighborhood—this property site is only 0.4 miles from I-295.

INGRESS/EGRESS

This property has three entry and exit points. One directly from the neighborhood sitting behind the property.



# AREA MAP



Interstate  
295

Beach Blvd: 65k VPD



Gates of  
Beachwood

**SABOR** MIX RESTAURANT

**JAX DENTAL IMPLANTS & DENTURES**

**KARMA JACKSONVILLE**

**DUNKIN' DONUTS**

**Lubi's** Hot subs

**boost** mobile

**CYCLE GEAR**

**STRIKE-ZONE FISHING**

**ELG** EUROPEAN LEATHER GALLERY






**D1**

**CUBESMART**

**VyStar** Credit Union

**PPG** PAINTS

# LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
 <b>POPULATION</b>	33,245	218,526	554,781
 <b>Population Growth 2020-2024</b>	-0.1%	-0.1%	0.6%
 <b>AVG INCOME</b>	\$85,451	\$89,382	\$90,900
 <b>DAYTIME EMPLOYMENT</b>	15,071	104,779	354,483
	<b>Street</b>	<b>VPD</b>	<b>Distance</b>
 <b>TRAFFIC</b>	Beach Blvd	50,240	0.14 mi
	St Johns Bluff	102,041	0.78 mi
	I-295	101,000	0.40 mi



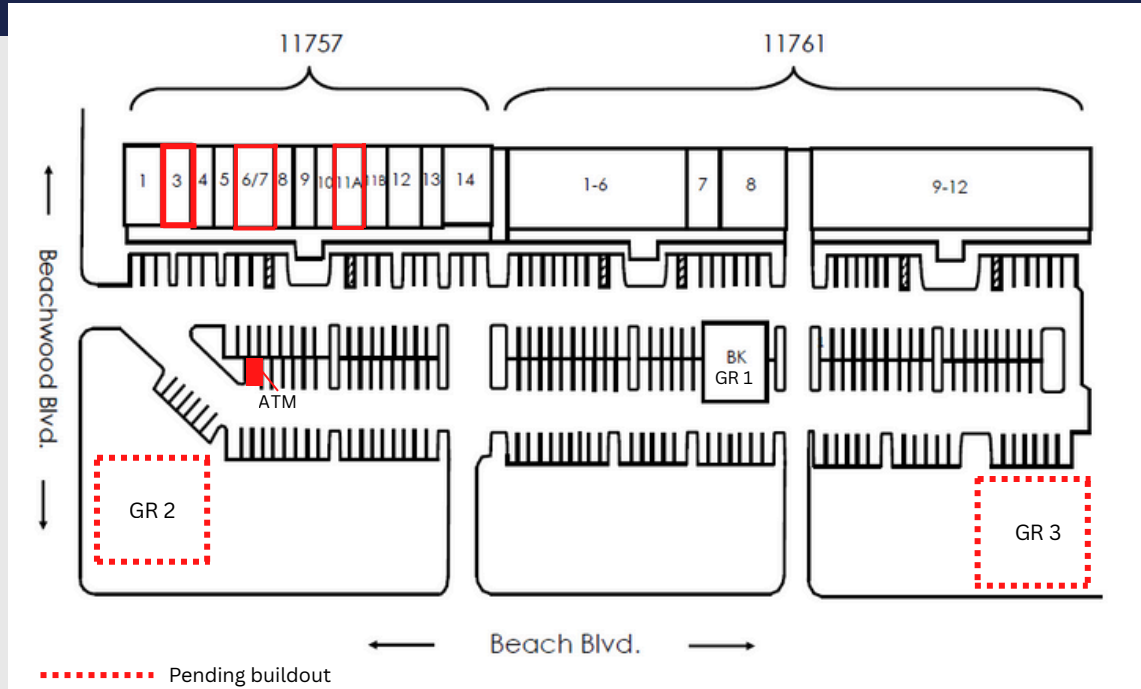
# CURRENT AVAILABILITY

	UNIT	SQ FT
▶▶	757-3	1,064
▶▶	757-6,7	1,500
▶▶	757-11A	1,200
▶▶	GROUND2	5,000
▶▶	GROUND3	5,000

## HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Prime visibility from Beach Blvd.
- 100% occupied shipping center with a constant flow of traffic.
- 100 surface parking spaces.

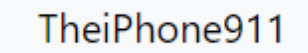
OUTPARCELS NEED TO BE BUILT



# TENANT OVERVIEW



UNIT	TENANT	SQ FT
757-01	Sabor Mix Restaurant	2,000
757-03	Available	1,064
757-04	Riah Salon	750
757-05	ABC Bartending School	750
757-06,07	Available	1,500
757-08	Senorita Healthy	900
757-09	Sunshine Boba	1,050
757-10	D'Cuba Barbershop LLC	850
757-11A	Available	1,200
757-11B	Iphone 911	825
757-12	Boost Mobile	1,200
757-13	Via Wears	975
757-14	La Michoacan   Ice Cream	2,000
761-01-06	La Salsa Produce	6,300
761-07	Accu-Tax	1,050
761-08	Coastal Plus Medical	4,200
761-09-12	T's Learning Center	11,421
GROUND1	Burger King	-
GROUND2	Available	5000
GROUND3	Available	5000
ADV	Clear Channel	-
ATM	Available	-



# 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 business 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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