



# GATES OF OLDE MANDARIN

 11362 San Jose Blvd | Jacksonville, FL 32223







# TABLE OF CONTENTS

Property Description.....	3-4
Area Map.....	5
Local Demographics.....	6
Availability.....	7
Tenant Overview.....	8
Leasing Team.....	9
About Us.....	10
Disclaimer.....	11



# PROPERTY DESCRIPTION

The **Gates of Olde Mandarin** is more than just a commercial property—it's a vibrant hub of activity and a true cornerstone of the community. This two-building center is ideally located just one mile from the St. Johns River, on a corner lot with a signalized intersection, making it a prime destination for retail and dining.

The main building underwent a full renovation in 2018, complemented by an adjacent on-site building that was renovated in 2015. This property spans approximately 44,301 sq. ft. With over +/- 200 parking spaces, the property ensures convenience and accessibility for both customers and employees. Currently, it is nearly fully leased and home to a dynamic mix of thriving businesses, including Chophouse 13, Beach Diner, and 3 Natives.

Beyond its commercial strength, The Gates of Olde Mandarin offers a unique charm. Towering oak trees and beautifully landscaped grounds create a welcoming environment that blends tranquility with vitality. We take pride in maintaining this pristine setting, ensuring every visitor experiences not only exceptional businesses but also an inviting atmosphere that reflects the warmth of the Mandarin community.





# PROPERTY DESCRIPTION



SIZE  
44,301 SF



PARKING  
+/- 200 parking spaces



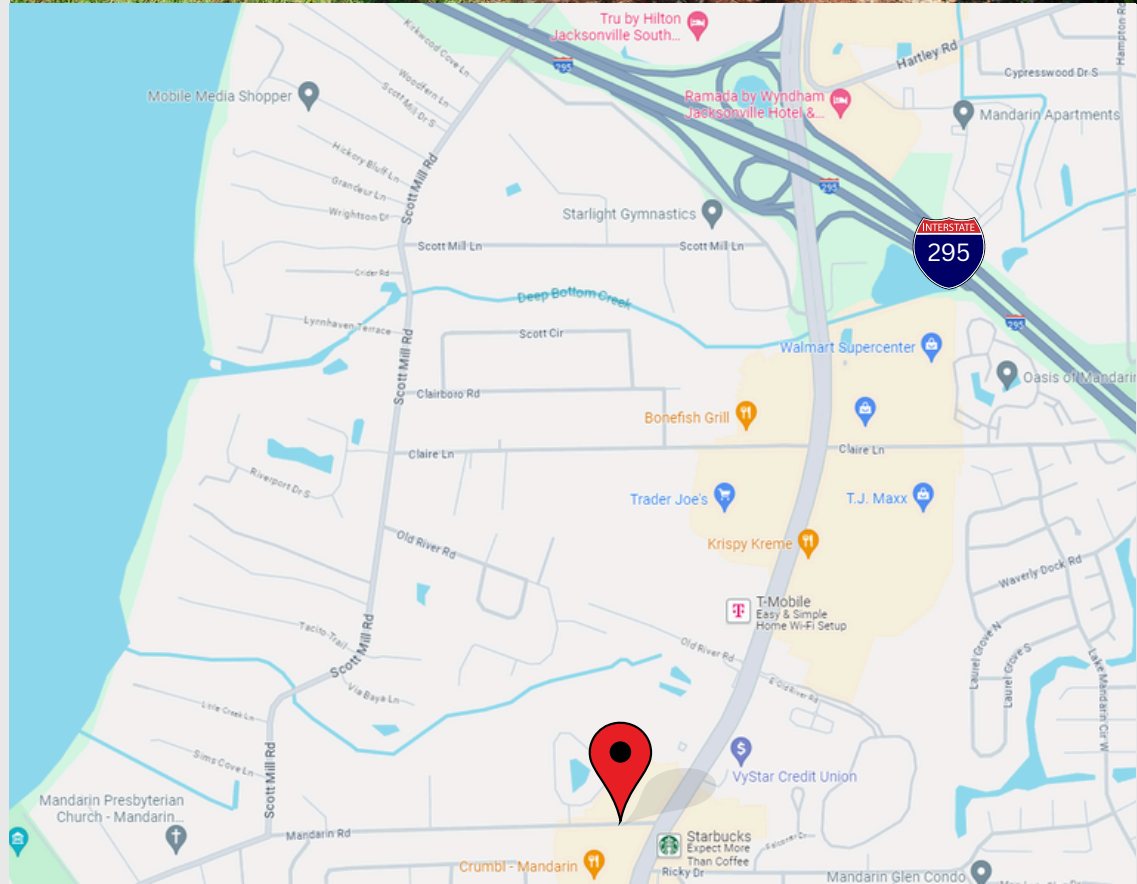
FULLY RENOVATED  
2018



LOCATION  
Located in the Mandarin submarket on San Jose Blvd/Mandarin Rd, 1 mile from the St. Johns River.



INGRESS/EGRESS  
The property has four entry and exit points for customers/employees. A lighted intersection allows easy access to the property on San Jose Blvd/Mandarin Rd.










# AREA MAP





# LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
 POPULATION	28,434	114,249	520,332
 Population Growth 2024-2029	0.8%	1.6%	1.8%
 AVG INCOME	\$98,618	\$106,900	\$97,843
 DAYTIME EMPLOYMENT	15,391	56,276	253,657
	Street	VPD	Distance
 TRAFFIC	San Jose Blvd	59,956	0.04
	Mandarin Rd	5,864	0.12



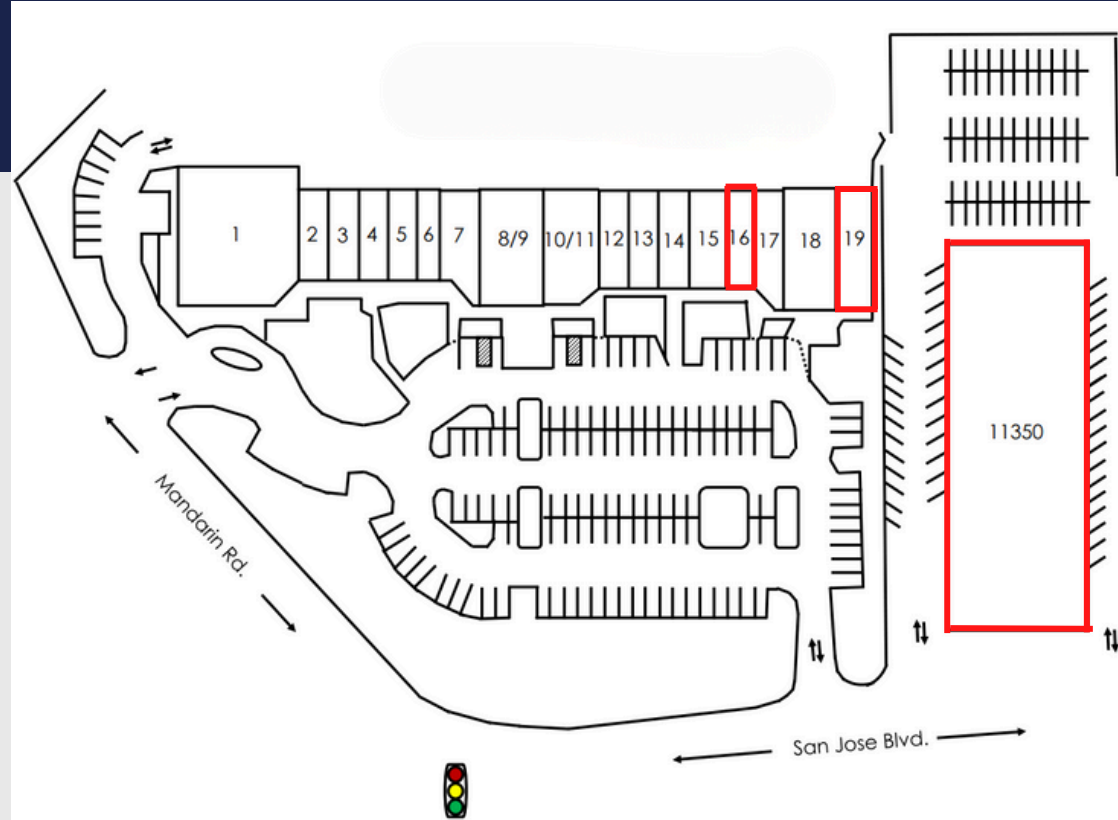


# CURRENT AVAILABILITY

	UNIT	SQ FT
➤	16	1,080
➤	19	2,000
➤	11350	11,568

## HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Features a spacious parking lot.
- Situated off San Jose at a signalized intersection with high traffic volume.
- Boasts beautiful landscaping to enhance curb appeal and create a welcoming atmosphere.



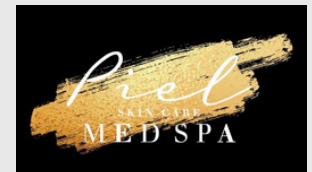
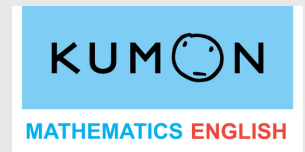
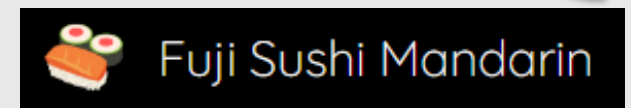
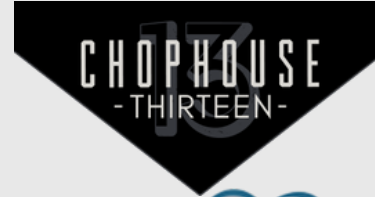


# TENANT OVERVIEW



UNIT | TENANT | SQ FT

1	Chophouse 13	7,433
2	Go Pro Tennis	1,200
3	Whit's Custard	1,200
4	3 Natives	1,200
5	Mani Pedi Spa	1,200
6	Stretch Zone	1,000
7	ASAP Dental	1,587
8,9	Fuji Sushi	3,000
10,11	Beach Diner	2,900
12	Hair by Kaely Mary Church	1,200
13	Hoby's Honey	1,200
14	Massage Orient	1,260
15	Magic Waffle	1,260
16	Available	1,080
17	Piel Skin Care	1,388
18	Kumon	2,625
19	Available	2,000
11350	Available	+/- 11,568





# 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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