



# 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 not just a commercial property; it's a hub of bustling activity and a cornerstone of the community. Situated 1.2 miles on the St. Johns River located on a corner lot at a signalized intersection. This makes it an ideal location for various retail and restaurant establishments.

With its construction dating back to 1988, this property spans 32.7k sq ft, and there are more than 130 parking spaces, offering convenience and accessibility for both patrons and employees alike. Currently almost 100% lease, this property is full of thriving businesses such as Beach Diner, State Farm, and Chophouse 13.

The allure of The Gates of Olde Mandarin extends beyond its commercial appeal; the property's enchanting landscape, adorned with majestic oak trees and picturesque scenery, adds a touch of tranquility and charm to the bustling atmosphere. We take immense pride in maintaining the pristine beauty of our surroundings, ensuring that every visitor is greeted with not just exceptional services but also an ambiance that exudes warmth and hospitality.





# PROPERTY DESCRIPTION



SIZE  
32,733 SF



PARKING  
139 parking spaces



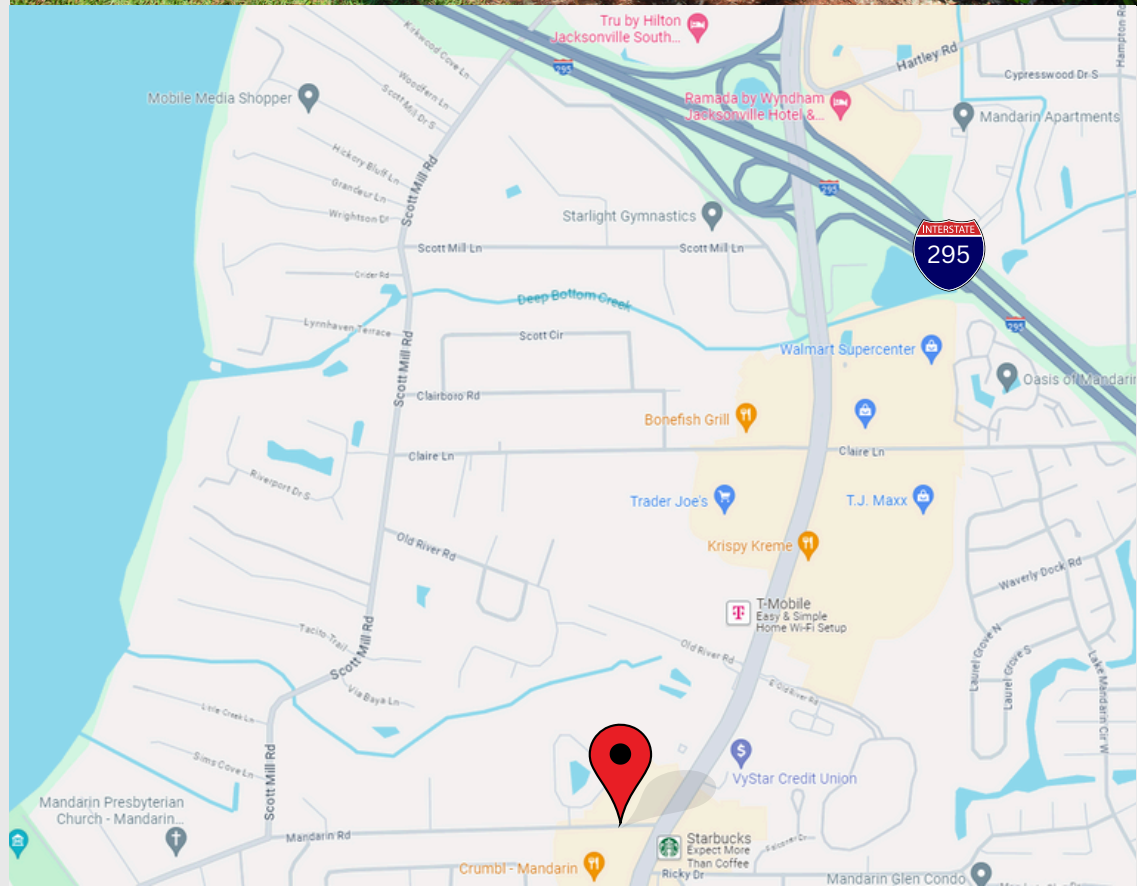
YEAR BUILT  
1988



LOCATION  
Located in the Mandarin submarket off San Jose Blvd/Mandarin RD. 1.2 Miles from the St. Johns river.

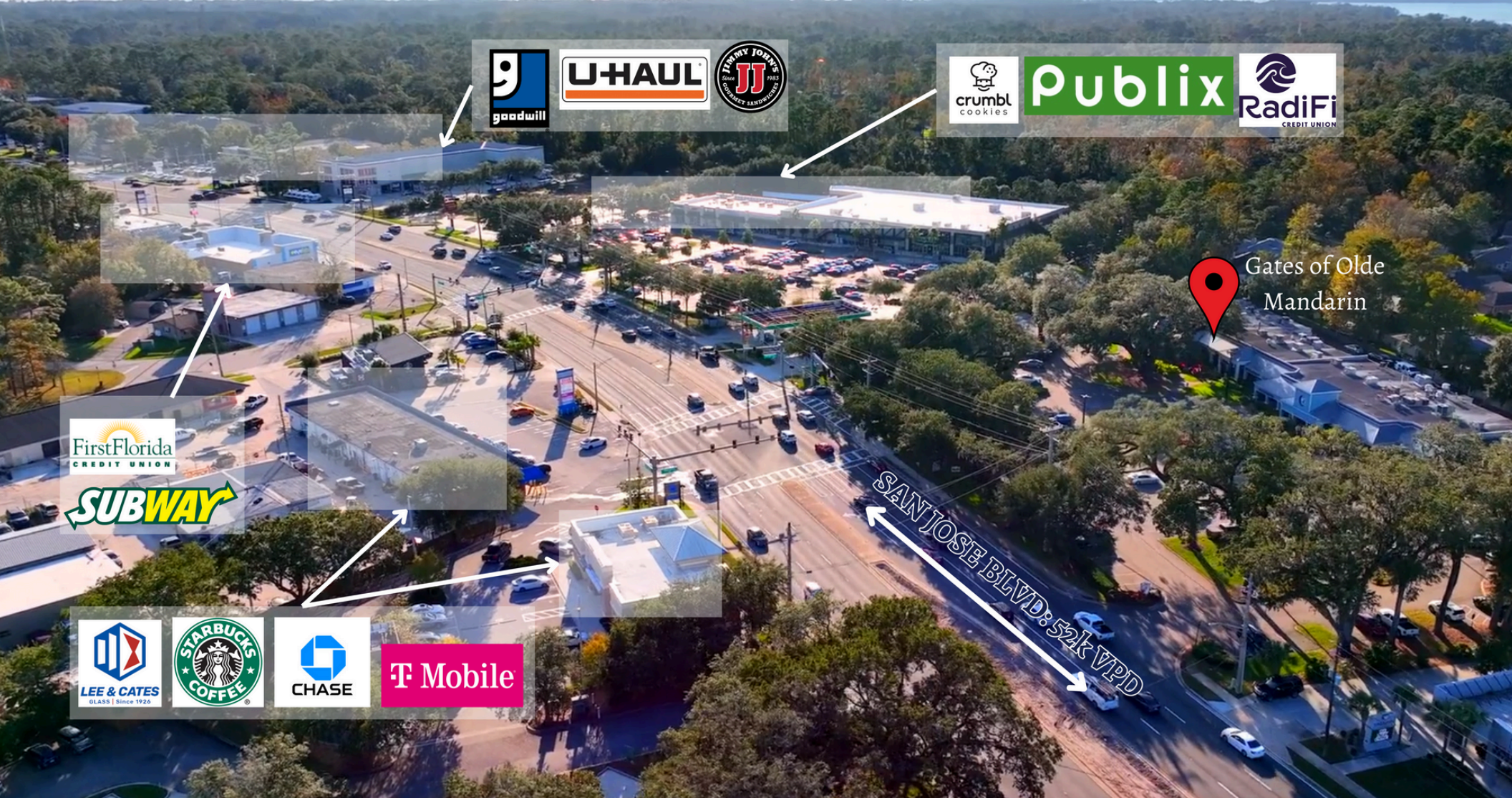
## INGRESS/EGRESS

The property has two entry and exits points for customers/employees. A lighted intersection allows easy access into the property on San Jose Blvd/Mandarin Rd.





# AREA MAP



goodwill U-HAUL TERRY JONES' GREAT SWEET SANDWICHES

crumbl COOKIES Publix RadiFi CREDIT UNION

FirstFlorida CREDIT UNION SUBWAY


LEE & CATES GLASS Since 1926 STARBUCKS COFFEE CHASE T-Mobile

Gates of Olde Mandarin

SAN JOSE BLVD: 52k VPD



# LOCAL DEMORAPHS

	2 miles	5 miles	10 miles
 POPULATION	29,583	116,554	499,763
 Population Growth 2020-2024	-1.0%	-0.5%	0.9%
 AVG INCOME	\$98,896	\$107,018	\$97,986
 DAYTIME EMPLOYMENT	14,687	53,810	252,669
	Street	VPD	Distance
 TRAFFIC	San Jose Blvd	58,332	0.07 mi
	E Old River Rd	51,822	0.27 mi
	Mandarin Rd	6,066	0.06 mi



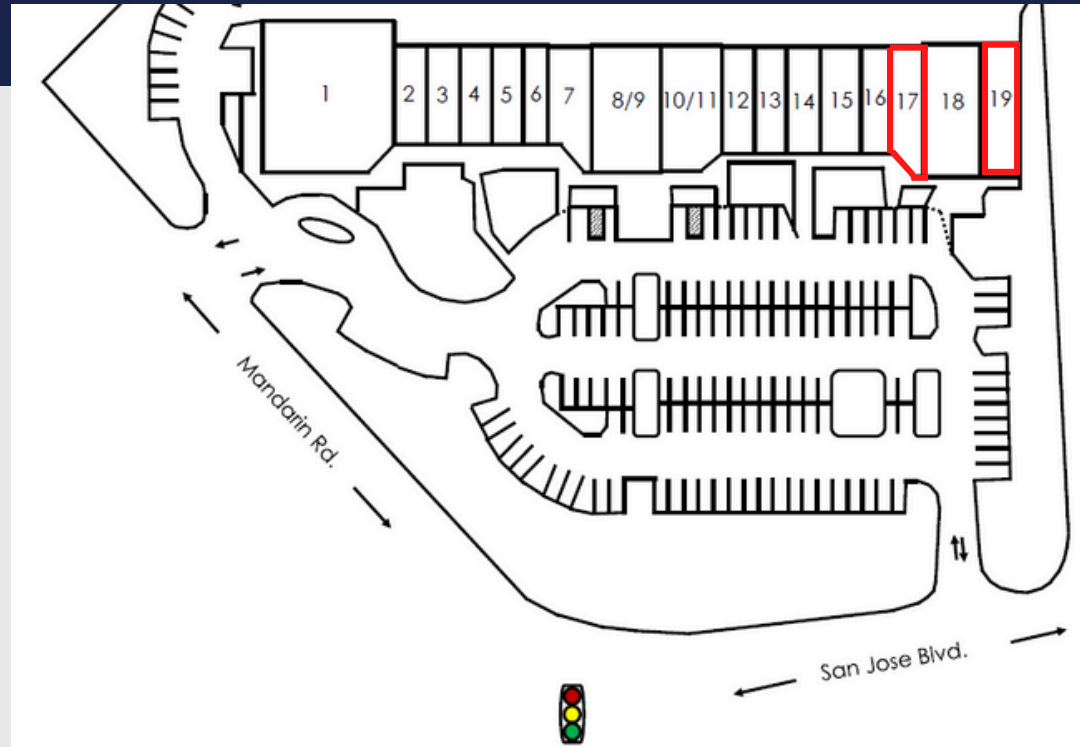


# CURRENT AVAILABILITY

	UNIT	SQ FT
▶▶	17	1,388
	19	2,000

## 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.

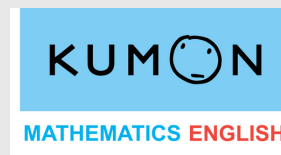
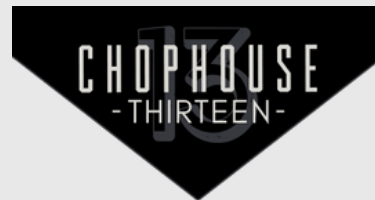




# TENANT OVERVIEW



UNIT	TENANT	SQ FT
1	Chophouse 13	7,433
2	Go Pro Tennis	1,200
3	Whit's Frozen Custard	1,200
4	3 Natives	1,200
5	Mani Pedi Spa	1,200
6	Stretch Zone	1,000
7	Ivory Dental	1,587
8,9	Fuji Sushi	3,000
10,11	Beach Diner	2,900
12	Hair by Kaely Mary Church	1,200
13	Hobby's Honey	1,200
14	Massage Orient	1,260
15	Magic Waffle	1,260
16	Cielito Yoga	1,080
17	Available	1,388
18	Kumon	2,625
19	Available	2,000





# LEASING TEAM

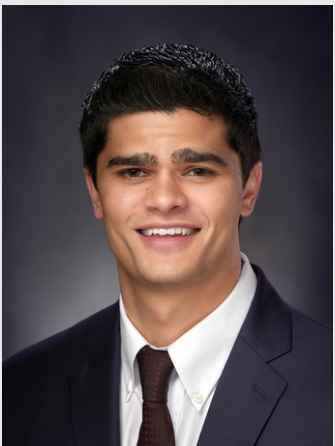


Janet Keister

Senior Vice President of Leasing

✉ [Janet@Hakimian.us](mailto:Janet@Hakimian.us)

☎ 904-757-4000 ext. 216



Blake Hakimian

Senior Vice President of Leasing

✉ [Blake@Hakimian.us](mailto:Blake@Hakimian.us)

☎ 904-757-4000 ext. 240





# ABOUT US

**23 +**

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.







No warranty or representation is made as to the correctness, completeness and accuracy of the information given or the assessments made. This material has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. This communication contains general information only and Hakimian Holdings, Inc. is not, by means of this communication, rendering professional advice or services. Before making any decision or taking any action that may affect your finances or your business, you should consult a qualified professional adviser.

