

GATES OF ST. JOHNS PLAZA

1010-1092 Ponce De Leon Blvd | St. Augustine, FL 32084



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PROPERTY DESCRIPTION

The **Gates of St. Johns Plaza** is a shopping center constructed in 1979, consisting of three separate buildings arranged in a U-shape with modern architecture. The center is spread over 6.3 acres of land, with 94,993 square feet of retail space across the three buildings. This provides ample space for the 670 parking spots available for all customers and employees.

The plaza is home to major retailers such as Winn Dixie, West Marine, Jimmy Johns, Pets Supermarket, and Chicken Salad Chick, ensuring high foot traffic. This shopping center is in one of Florida's most attractive tourist destinations, built around one of the oldest continuously occupied settlements along the west coast.

In 2023, Florida welcomed approximately 135 million tourists, and St. Augustine reported that their 2023 visitor numbers matched their pre-pandemic levels. This contributes to high traffic rates and continues exposure to new business.

St. Johns Plaza is located just 0.3 miles from the water, making it an ideal spot for grocery and shopping needs and a dine-in experience on the way to your Air BNB or a day in the sun.





PROPERTY DESCRIPTION

SIZE

94,993 SF

PARKING

670 parking spaces

YEAR BUILT

1979

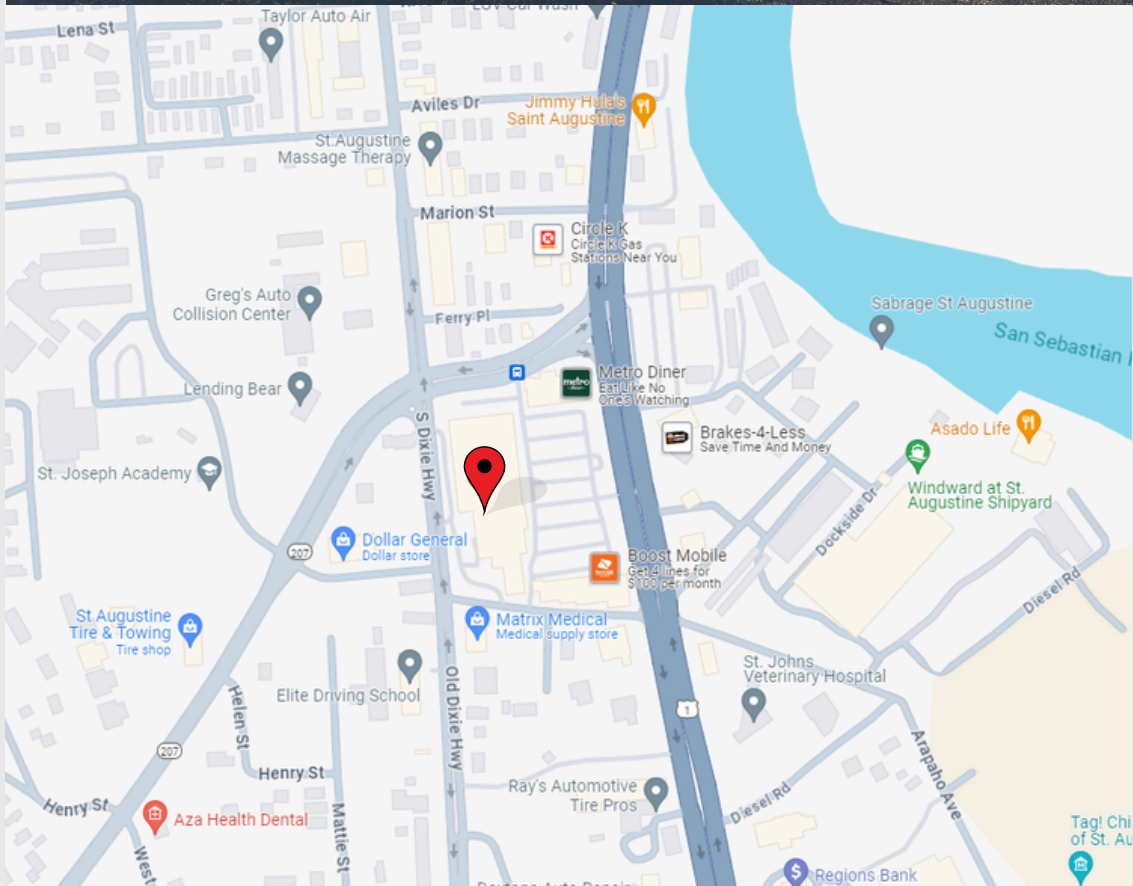
LOCATION

Located in St. Augustine, FL off S Ponce De Leon Blvd. 0.3 mile from the San Sebastion River.

INGRESS/EGRESS

The property a six entry and exit points for daily traffic to be able to navigate the large shopping center.





AREA MAP


JIMMY HULA'S
CIRCLE K
CHICKEN SALAD CHICK
St. Gerard
MATERNITY HOME AND RESOURCE CENTER
DOLLAR GENERAL
St Augustine Regional
Veterinary Emergency Center
adapthealth
CHASE
Jersey Mike's SUBS
T-Mobile
Brakes 4 Less
SOLFIT
DUNKIN' DONUTS
Five Star Pizza
Gates of St. Johns
44K VPD
Winn-Dixie
metro diner
Where the Locals Eat
boost mobile
CHASE
JIMMY JOHN'S
West Marine
PETSUPERMARKET
HAND & STONE
MASSAGE AND FACIAL SPA
CHICKEN SALAD CHICK
MOCHI RING

LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
POPULATION	23,637	87,815	131,121
Population Growth 2025-2030	3.3%	3.3%	3.4%
AVG INCOME	$89,902	$102,628	$107,533
DAYTIME EMPLOYMENT	22,326	51,439	61,194

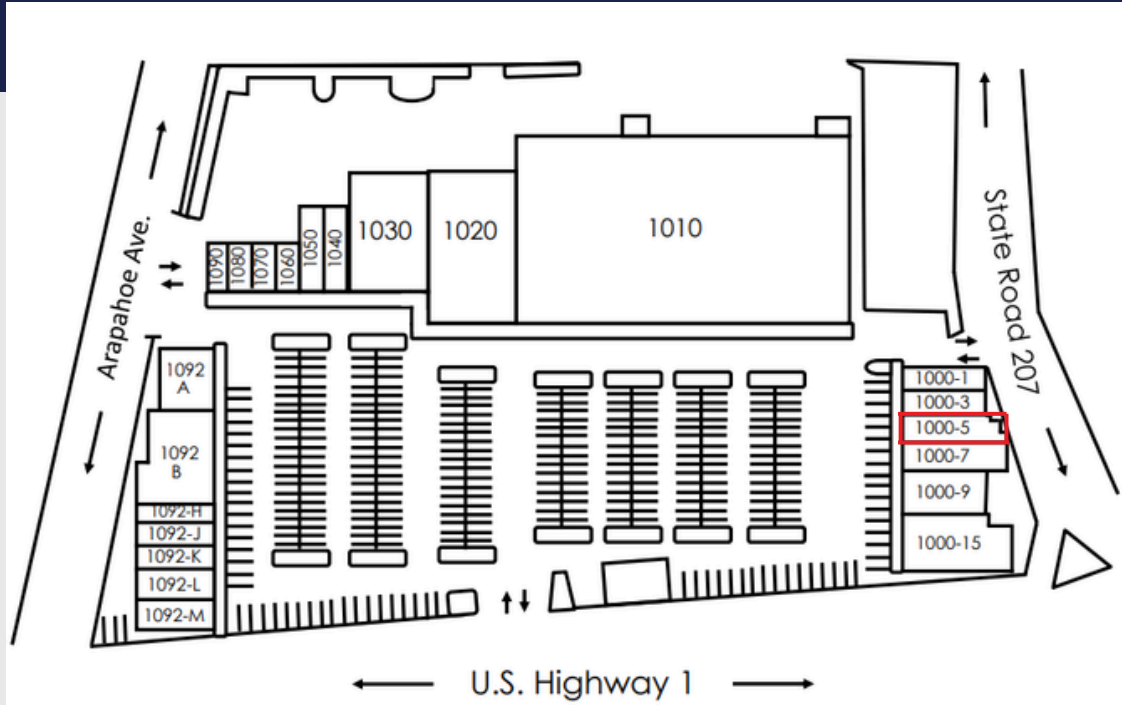
	Street	VPD	Distance
TRAFFIC	S Ponce De Leon	37,375	0.09 mi
	S Dixie Hwy	11,252	0.08 mi
	N Ponce De Leon	43,655	0.36 mi





CURRENT AVAILABILITY

UNIT	SQ FT
1000-5	1,836



HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Features a spacious parking lot with 670 surface spaces.
- High visibility from the main road, U.S. HWY 1.
- Anchored by major retailers and grocery stores.



TENANT OVERVIEW



UNIT	TENANT	SQ FT
1000-01	Jimmy Johns	1,470
1000-03	Cricket Wireless	1,000
1000-05	Available	1,836
1000-07	Pure Barre	2,125
1000-09	Chicken Salad Chick	2,391
1000-15	Metro Diner	3,823
1010	Winn-Dixie	45,298
1020	Pet Supermarket	8,450
1030	West Marine	8,450
1040	Warhammer Games	1,050
1050	Yummy Wok	1,050
1060	People Ready	800
1070	Rusty North Hair	800
1080	Falafel Queen Café	800
1090	Bally Nails	800
1092-A	PK Beauty Magic	2,200
1092-B	Mikato Steakhouse	4,250
1092-H	TJ's Smokeshop	1,300
1092-J	Boost Mobile	1,050
1092-K	Dr. Gary Trupo	1,050
1092-M	Mattress Zone	2,500
1092-L	Whiskers Cafe	2,500
ATM	Chase	---

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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HAKIMIAN HOLDINGS