



# GATES OF TINSELTOWN

📍 4160 SOUTHSIDE BLVD | Jacksonville, FL 32216







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# PROPERTY DESCRIPTION

**The Gates of Tinseltown** is comprised of two properties spanning a total of 30,015 square feet. The first building is a strip shopping center that directly connects to the second building, a large restaurant space next door. This location has over 145 parking spots to accommodate your customers and employees' needs.

From grabbing a bite to eat at Chow's Country Buffet or picking up a fresh fruit arrangement from Edible Arrangements, to visiting the Avencina Medical Group for healthcare needs, there is something for everyone at the Gates of Tinseltown

With perfect visibility from Southside Blvd which sees 44,000 vehicles per day. The Gates of Tinseltown stands as a beacon of opportunity and community in the bustling cityscape. Whether you're shopping, dining, or seeking medical care, this dynamic center has it all.





# PROPERTY DESCRIPTION



## SIZE

20,300 SF - Shopping Center  
9,715 SF - Restaurant Anchor



## PARKING

145 surface parking spots



## BUILT

1988 - Shopping Center  
1997 - Restaurant Anchor



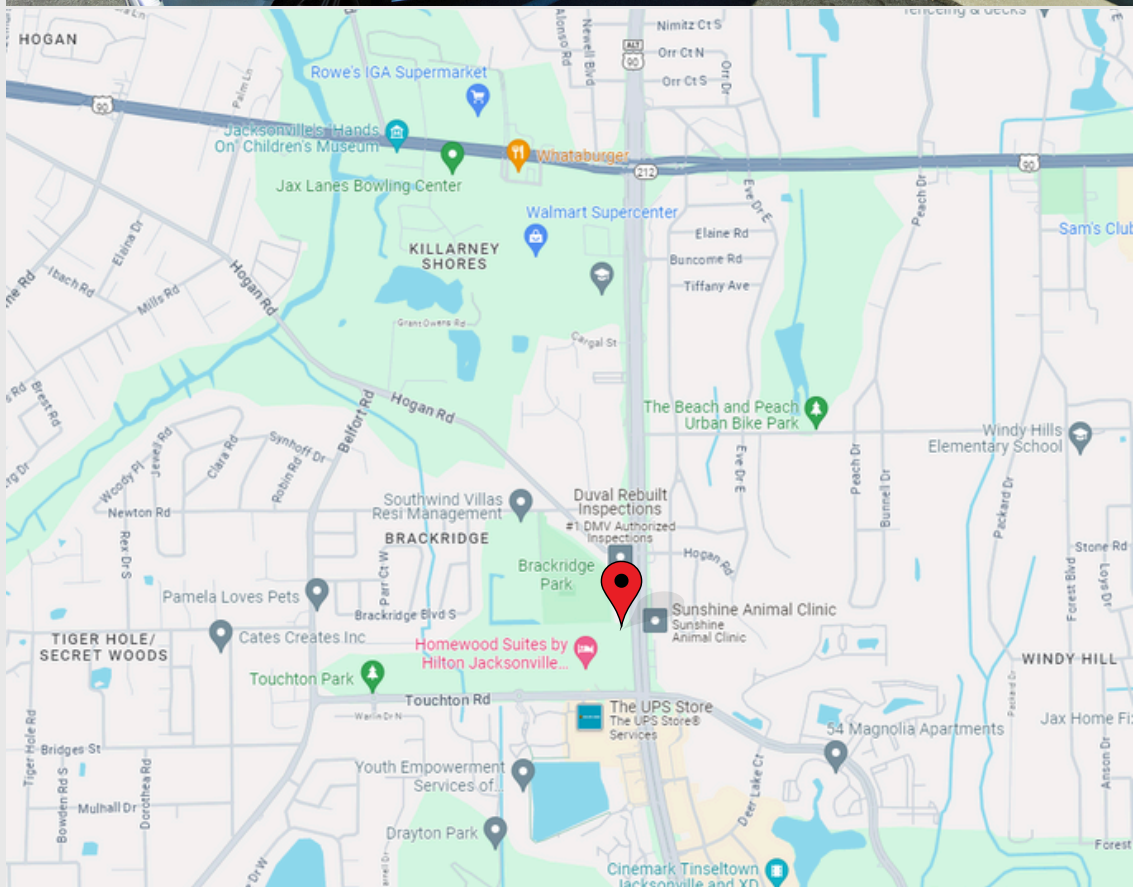
## LOCATION

It is located on Southside Blvd with prime street visibility.



## INGRESS/EGRESS

This property has three entry and exit points leading to both the shopping center and the restaurant anchor.





# AREA MAP



**TIRE KINGDOM**  
A MAVIS COMPANY

**ZAMBRE HOME**

**SUNSHINE ANIMAL CLINIC**

**AQUAFIT**  
WELLNESS & AESTHETICS

**vca**  
animal hospitals

**LYNEER**  
STAFFING SOLUTIONS

**Publix**

**TIRES PLUS**  
TOTAL CAR CARE

**CANTINA LOUIE**

**CHASE**

**BURGER KING**

**REGIONS**

**CVS pharmacy**

**COPELAND'S**  
of New Orleans

**Arby's**

**CUBESMART**

**HOMewood SUITES**  
Hilton








**Gates of Tinsel Town**

45.9K  
VPD



# LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
 POPULATION	39,716	229,986	617,635
 Population Growth 2020-2024	0%	0.7%	0.5%
 AVG INCOME	\$81,059	\$78,92	\$86,049
 DAYTIME EMPLOYMENT	19,210	154,175	383,099
	Street	VPD	Distance
 TRAFFIC	Southside Blvd	44,090	0.46 mi
	Gate PKWY	50,271	0.78 mi
	Touchton Rd	11,954	0.37 mi



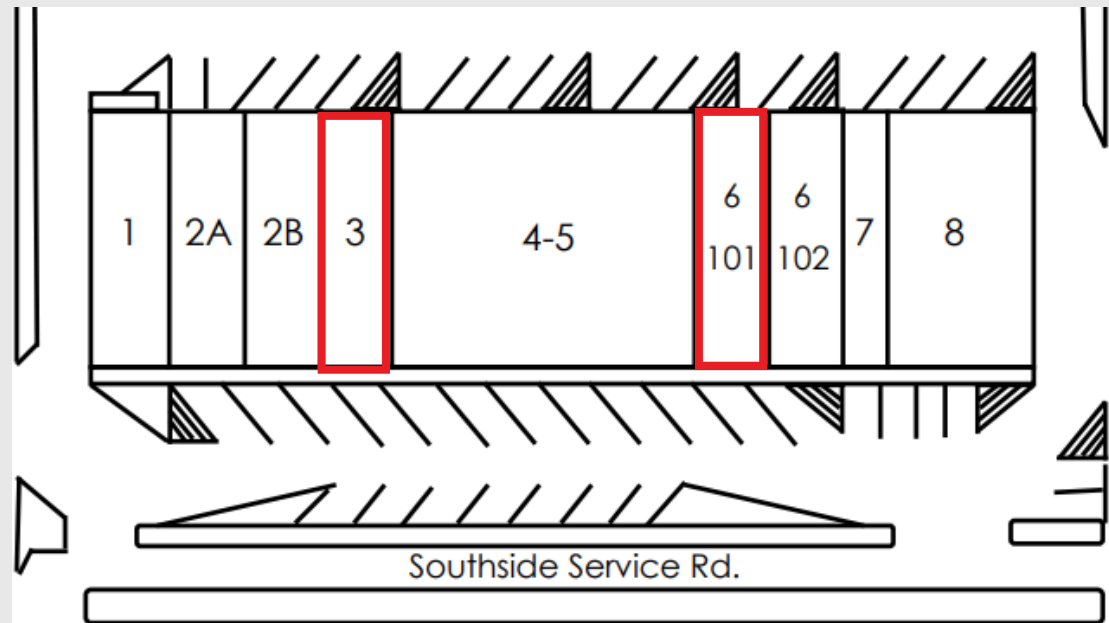


# CURRENT AVAILABILITY

	UNIT	SQ FT
➤	3	1,400
➤	6-101	1,400

## HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Street front view, with direct access.
- Multiple ingress/egress areas.
- 145 parking spots
- Pylon Sign



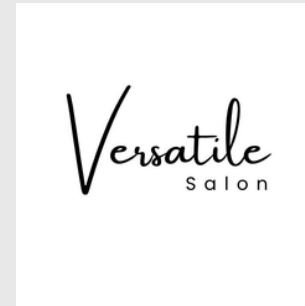


# TENANT OVERVIEW



UNIT | TENANT | SQ FT

1	Love's Nails & Spa	1,400
2-2B	Yu Dumplings	2,800
3	Available	1,400
4,5	Cosmopolitan Ballroom	8,400
6-101	Available	1,400
6-102	Versatile Studio	1,400
7	House of Shaves	1,000
8	Avecina Medical	2,500
4250	Chow's Restaurant	9,715



HOUSE OF SHAVES  
BARBERSHOP™





# LEASING TEAM



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# ABOUT US

**25 +**

YEARS OF  
EXPERIENCE

## Making Connections - One Investment at a Time

Hakimian Holdings dates back over 25 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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