



MANDARIN OUTBACK PLAZA

📍 9825 San Jose Blvd | Jacksonville, FL 32257





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

Mandarin Outback was established in 1984 and covers an impressive 51,063 square feet. This stunning, L-shaped shopping center is located at the signalized intersection of San Jose Blvd, offering excellent street visibility.

It features popular establishments like Korean BBQ and Firehouse Subs. Additionally, the property boasts a remarkable 234 parking spaces, ensuring convenient access from San Jose Blvd.

The shopping center's strategic location and diverse tenant mix make it an attractive destination for both locals and visitors. Its architecture blends modern design with functional spaces, creating a welcoming atmosphere for shoppers. Mandarin Outback continues to thrive as a community hub, hosting various events and promotions that draw in crowds and support local businesses. With its abundant amenities and prime location, it remains a beloved fixture in the neighborhood.



PROPERTY DESCRIPTION



SIZE

51,063 SF



PARKING

4.58/1,000 SF

234 surface parking spots



BUILT

1984



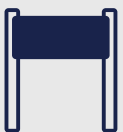
LOCATION

Located on San Jose Blvd at a signalized intersection.



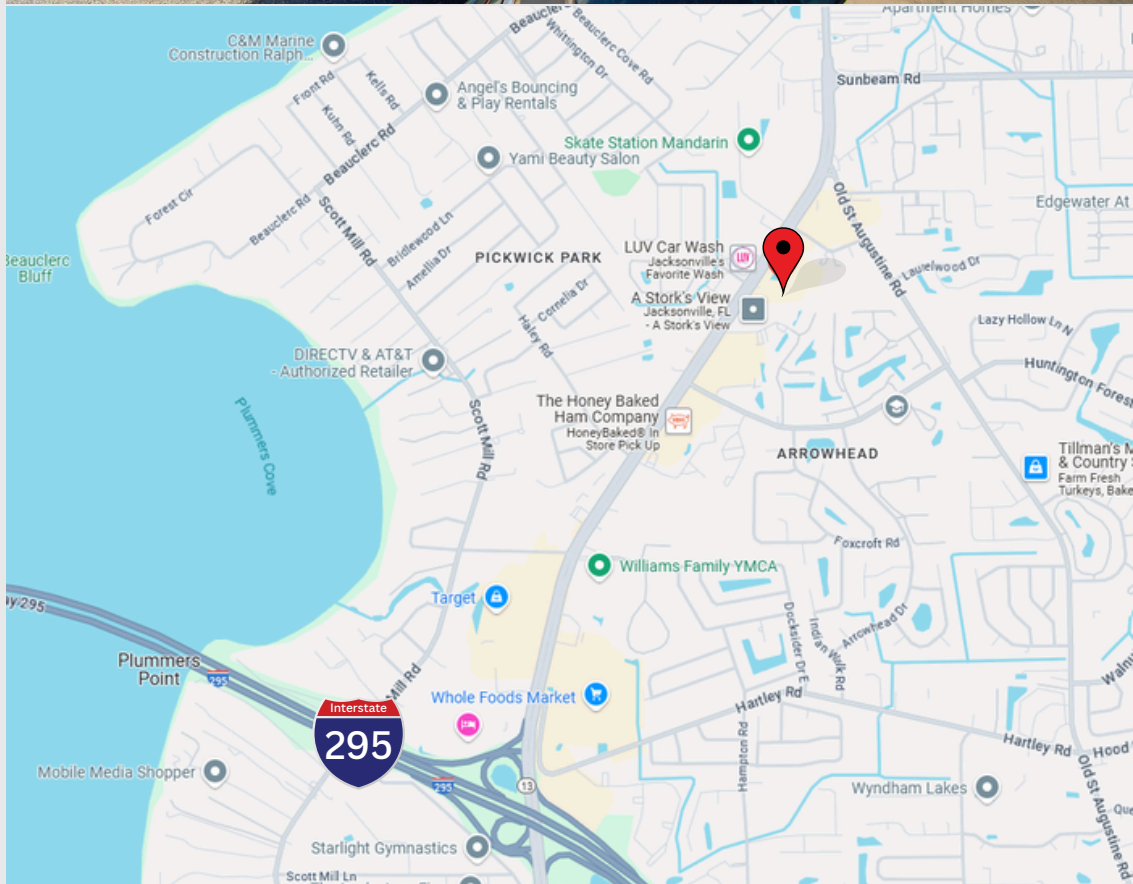
INGRESS/EGRESS

This property has three entry and exit points along University Blvd and Atlantic Blvd.



SIGNAGE

Large frontage space available on the exterior of building as well as available pylon sign space.



AREA MAP



LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
 POPULATION	36,846	153,157	611,707
 Population Growth 2025-2030	1.1%	1.2%	1.4%
 AVG INCOME	\$105,844	\$103,799	\$101,243
 DAYTIME EMPLOYMENT	16,032	89,879	340,708
	Street	VPD	Distance
 TRAFFIC	San Jose Blvd	49,131	0.11 mi
	St. Augustine rd	22,495	0.26 mi
	Sunbeam Rd	21,041	0.51 mi

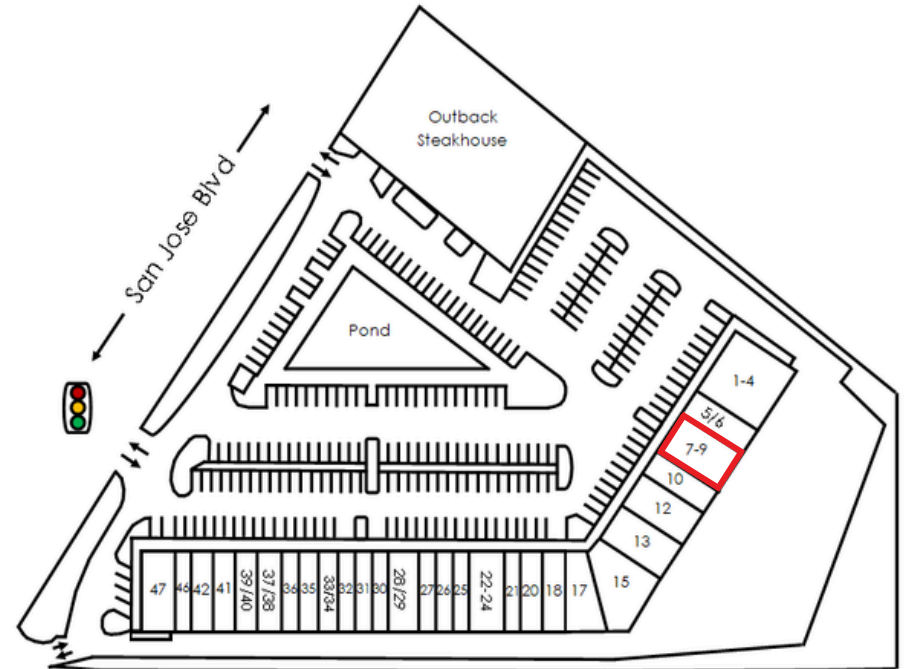


CURRENT AVAILABILITY

	UNIT	SQ FT
➤	7-9	3,150

HIGHLIGHTS

- Property management offers flexibility with buildout options.
- High street visibility at signalized intersection.
- Shadow anchored by Outback Steakhouse.
- 234 Parking spaces.



TENANT OVERVIEW



UNIT | TENANT | SQ FT UNIT | TENANT | SQ FT

1-4	Hana Sushi Cafe	4,425	30	Five Star Pizza	1,050
5-6	Masala Indian Cuisine	2,100	31	Julian's Dancewear	1,050
7-9	Available	3,150	32	Sunita Beauty Care	1,050
11	Jax Karate Academy	1,575	33-34	Paradise Wig & Beauty Supply	1,750
12	Tiger Lilly Salon	1,575	35	Sr. Cheviche	1,400
13	Occasionally Yours Event Venue	2,100	36	Elie Bouchaaya	1,050
15	Euro Select Market	3,363	37-38	Beauty Systems Group	2,100
17	H&R Block	2,325	39-40	Espling Jewelers	2,100
18	The Cavern - Jax Craft Beer	1,680	41	Metro PCS	1,050
20	Wing It	1,540	42	Wok N Roll	1,248
21	Mr. B's Barbershop	1,120	46	US Coast Guard	1,502
22-24	Maya Group LLC	3,150	47	Firehouse Subs	2,500
25	Nail Zone	1,050	ATM	Vystar Credit Union	-
26	Signarama	1,050	BLBD	Clear Channel	-
27	M Salon	1,050	OP	Outback Steakhouse	-
28-29	Tuptim Thai	2,100			



NAIL ZONE

Julian's Dancewear



LEASING TEAM



Janet Keister

Senior Vice President of Leasing

✉ Janet@Hakimian.us

☎ 904-757-4000 ext. 216



Robby Wendland

Leasing Associate

✉ Robby@Hakimian.us

☎ 904-757-4000 ext. 242



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.





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.

