

MANDARIN PLAZA

9765 San Jose Blvd | Jacksonville, FL 32257



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PROPERTY DESCRIPTION

Mandarin Plaza is a 26,870-square-foot medical and office property at 9765 San Jose Boulevard in Jacksonville's Mandarin community. Built in 1974 and spread across three buildings, the plaza pairs an established Mandarin location with a refreshed exterior and updated interior finishes, creating a clean, professional setting for medical practices and office users.

The primary building features a valet drop-off, multiple entrances, and a shared lobby with seating and individual reception areas, while the rear buildings offer adaptable space for retail operators, additional healthcare practices and professional offices. Suites are available from 1,785 to 4,211 square feet, totaling 17,358 square feet, with connected suites available for users seeking a larger footprint, and ample on-site parking for patients, clients, and staff.

Directly off San Jose Boulevard, Mandarin Plaza offers easy ingress and egress and excellent visibility, with 49,100 vehicles passing daily. The surrounding trade area includes 154,000 residents, an average household income of $103,000, and 90,000 employees within five miles, and the property sits just north of Whole Foods, Target, Publix, and Walmart, with an adjacent retail strip adding everyday convenience and visibility.





PROPERTY DESCRIPTION

SIZE
26,870 SF

PARKING
112 Surface parking spaces
4.17/1,000 SF

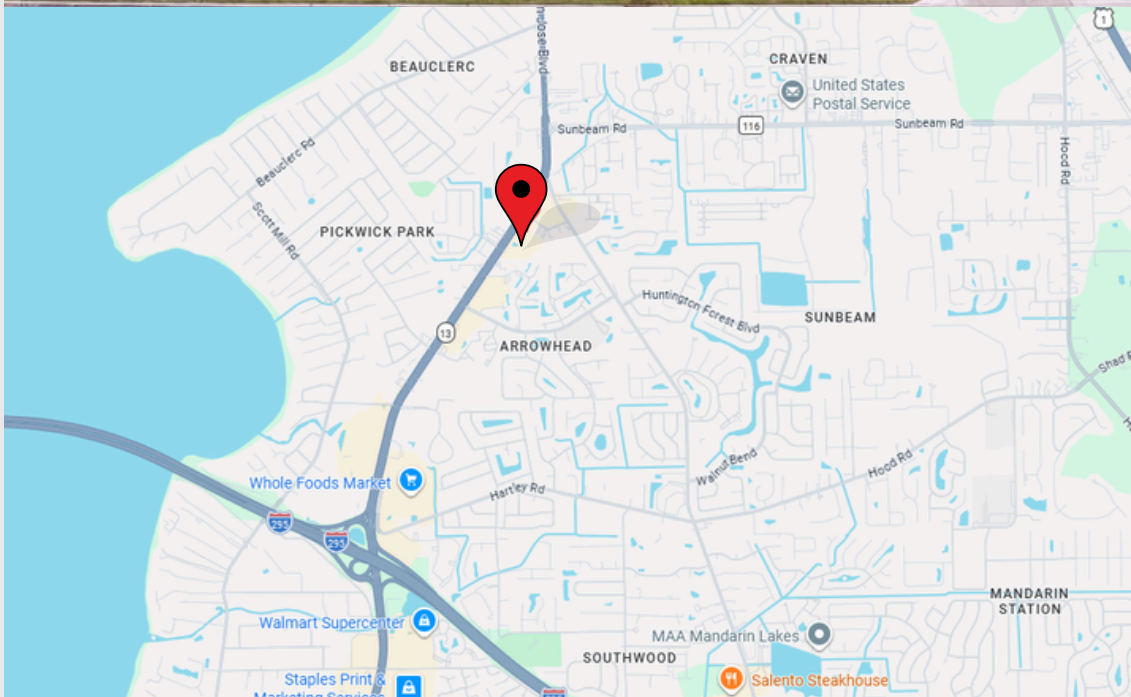
RENOVATED
2025

LOCATION
Located in Jacksonville, FL on San Jose Blvd.

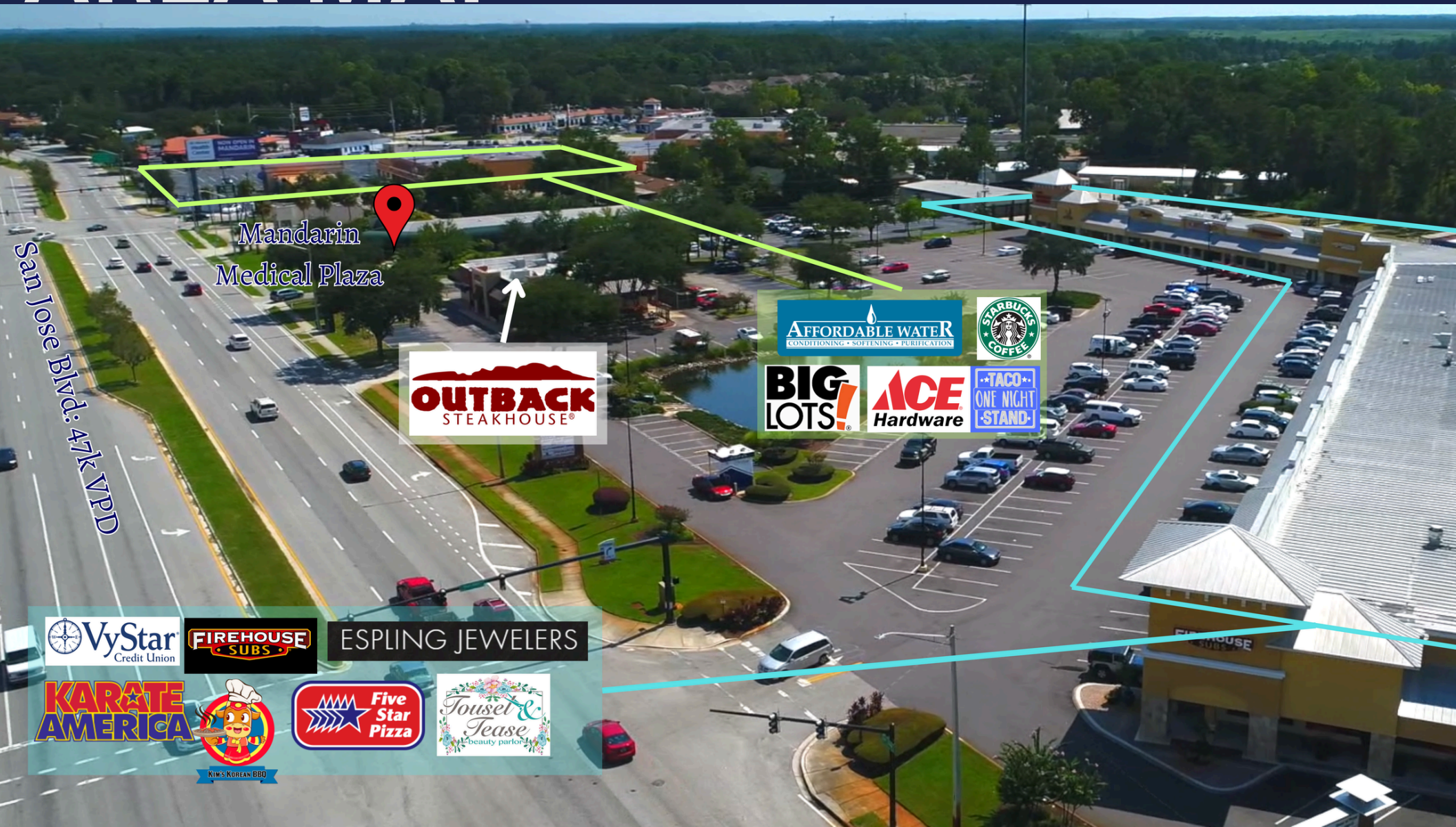
INGRESS/EGRESS
Four ingress and egress points provide convenient access throughout the property, anchored by a major shopping center with overflow parking.

SIGNAGE
Prominent digital pylon signage offers excellent visibility for tenant branding.





AREA MAP


Mandarin
Medical Plaza
San Jose Blvd: 47k VPD
OUTBACK STEAKHOUSE
AFFORDABLE WATER
CONDITIONING • SOFTENING • PURIFICATION
STARBUCKS COFFEE
BIG LOTS!
ACE Hardware
TACO ONE NIGHT STAND
VyStar Credit Union
FIREHOUSE SUBS
ESPLING JEWELERS
KARATE AMERICA
KIM'S KOREAN BBQ
Five Star Pizza
Tousel & Tease
beauty parlor

LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
POPULATION	36,805	154,886	617,478
Population Growth 2020-2025	1.1%	1.2%	1.4%
AVG INCOME	$106,045	$103,640	$100,958
DAYTIME EMPLOYMENT	15,530	90,476	343,617

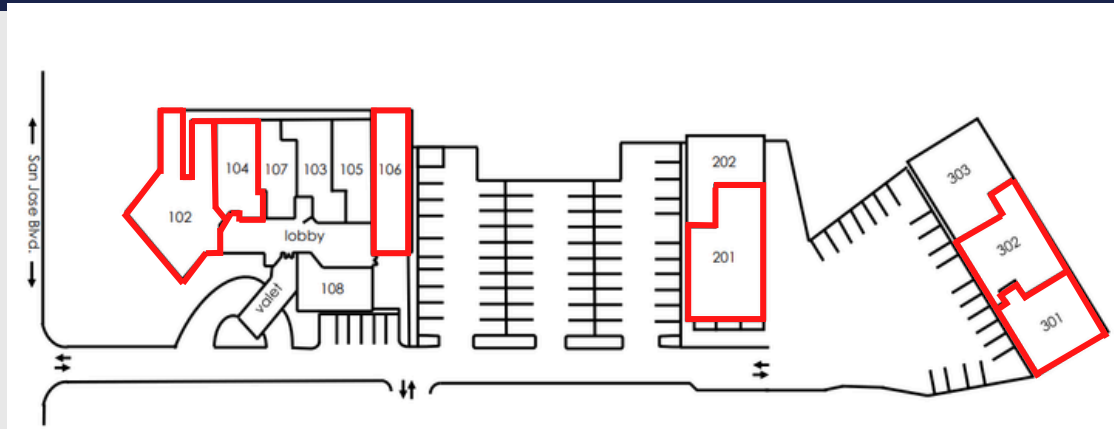
	Street	VPD	Distance
TRAFFIC	San Jose Blvd	50,022	0.05 mi
	St. Augustine Rd	19,107	0.19 mi
	Sunbeam Rd	21,0304	0.43 mi





CURRENT AVAILABILITY

UNIT	SQ FT
102	4,211
104	1,785
106	2,571
201	3,764
301	2,508
302	2,519





HIGHLIGHTS

- Customize the space to accommodate your company's unique needs and business operations.
- Just north of Whole Foods, Target, Publix, and Walmart, with an adjacent retail strip for everyday convenience and visibility.
- Designed for medical practices and professional offices, with a shared lobby, individual reception areas, multiple entrances, and valet drop-off
- Ample on-site parking for patients, clients, and staff

TENANT OVERVIEW

UNIT	TENANT	SQ FT
102	Available	4,211
103	Swati Shah, MD Rheumatology	1,812
104	Available	1,785
105	Luis F. Anez, M.D., P.A. - Baptist Health	1,529
106	Available	2,571
107	Kingdom Management	1,391
108	Luis F. Anez, M.D., P.A.	1,530
201	Available	3,764
202	J&K Medical Center	1,285
301	Available	2,508
302	Available	2,519
303	Jacksonville Gracie Jiu-Jitsu	2,472

Swati Shah, MD Rheumatology

J&K MEDICAL CENTER

Baptist Health
Luis F. Anez, M.D., P.A.

KINGDOM MANAGEMENT

JACKSONVILLE GRACIE JIU-JITSU
MMA
Women's Self Defense





MAIN BUILDING LOBBY













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 achieved his success 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