



# MERCHANTS WALK

 9965 San Jose Blvd | Jacksonville, FL 32257







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# PROPERTY DESCRIPTION

**Merchants Walk** is a shopping center that was built in 1986. It covers an area of 53,219 square feet and offers retail space in an L-shaped configuration. The center has more than 230 parking spaces and features beautiful landscaping. It has multiple entry and exit points and is strategically located along San Jose Boulevard, with a lighted intersection.

Merchants Walk is home to major retailers such as Carrabba's, MySalon Suite, The Loop, and Humana. These retailers ensure a steady flow of traffic through the center. San Jose Boulevard is a well-known route that connects consumers to their workplaces and back. This makes Merchants Walk an excellent location for businesses with a variety of cuisines.

The inviting landscaping and ample parking make it a pleasant and stress-free destination for shoppers to explore and enjoy. Merchants Walk truly stands as a beacon of convenience and opportunity for businesses and consumers alike.





# PROPERTY DESCRIPTION



SIZE

53,098 SF



PARKING

232 parking spaces



YEAR BUILT

1986

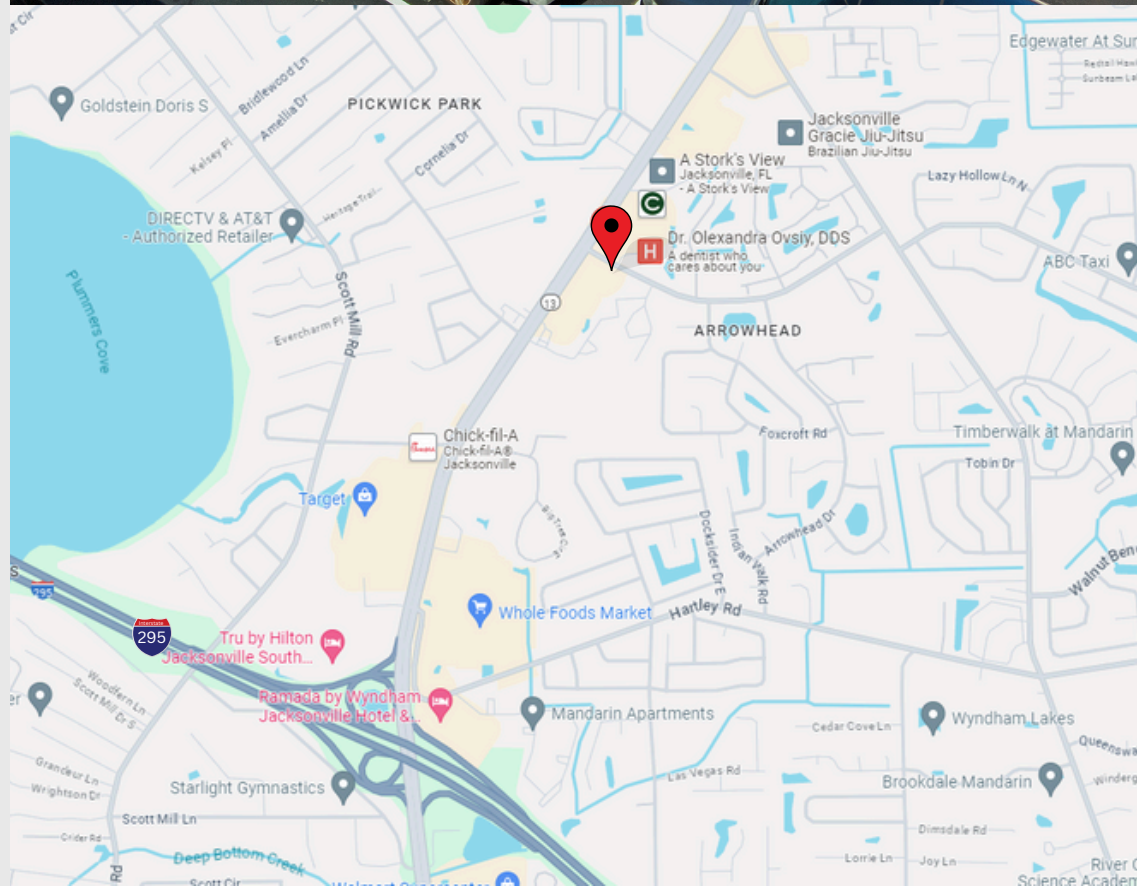


LOCATION

Located off San Jose Blvd, which is a high-trafficked road way for those on the way home or on the way to work commuters.

INGRESS/EGRESS

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










# AREA MAP





# LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
 POPULATION	33,639	141,206	590,531
 Population Growth 2020-2024	-0.1%	0.2%	0.9%
 AVG INCOME	\$91,489	\$91,334	\$91,407
 DAYTIME EMPLOYMENT	16,645	92,723	361,009
	Street	VPD	Distance
 TRAFFIC	San Jose Blvd	53,776	0.76 mi
	Haley RD SW	25,911	0.20 mi
	St. Augustine RD	39,442	0.62 mi



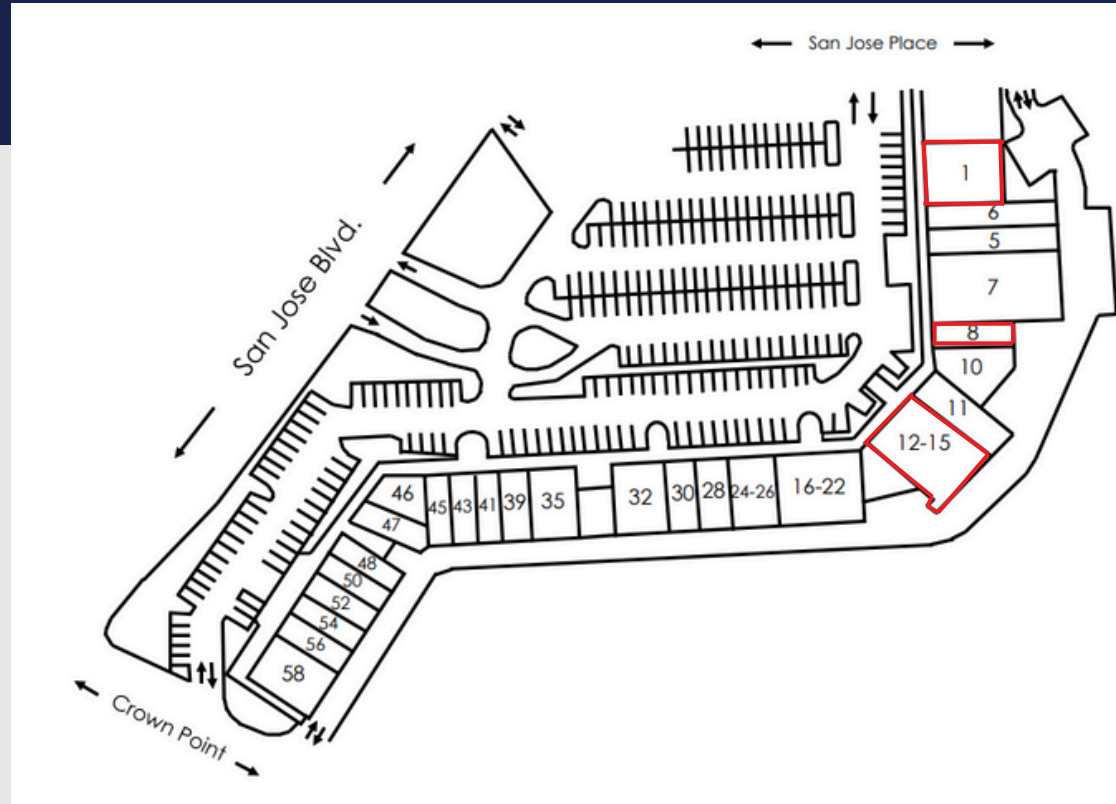


# CURRENT AVAILABILITY

	UNIT	SQ FT
➤	1	3,000
➤	8	2,400
➤	12-15	4,962

## HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Prime visibility from San Jose Blvd
- National Retailers to bring in a high volume of traffic.
- Beautiful landscape to create a peaceful environment for all shoppers.





# TENANT OVERVIEW

UNIT | TENANT | SQ FT

1	Available	3,000
6	Little Princess Spa	2,000
6A	Eternal Brazilian Boutique	2,000
7	Carrabba's Italian Grill	5,744
8	Available	2,400
10	SalonCentric	2,128
11	H2 Health	1,631
12-15	Available	4,962
16-22	Humana	4,522
24-26	Bob Ham Eyewear	2,320
28	The Art Studio	1,164
30	Intracoastal Labs	1,091
32	Jetpack Nutrition	2,271
35	Kazu Japanese Restaurant	2,420
39	Kabura Mediterranean Restaurant	1,181
41	Century Homebuilders	1,181
43	C'est La Vie Nails & Spa	1,100
45	Tri-County Hearing Aids	1,200
46	My Petit Paris	1,700
47	KAISO	800
48	Happy Grilled Cheese	1,200
50	Edward Jones	1,200
52	Agape Beauty Lounge	1,200
54	Niko J Insurance Corp	1,131
56	Green Frog Printing	1,150
58	The Loop	2,420



**THE LOOP**



H2 HEALTH

**Humana**

**SalonCentric™**

**CARRABBA'S**  
ITALIAN GRILL®

**ETERNAL**  
BRAZILIAN BOUTIQUE

**BOB HAM**  
**EYEWEAR**

**INTRACOASTAL WEST**  
VETERINARY HOSPITAL

**JETPACK**  
NUTRITION  
MEAL PREP MASTERS

**Kazu**  
JAPANESE RESTAURANT

*Le Petit Paris*

**Edward Jones**

**NIKO**  
INSURANCE GROUP



**BIG FROG**  
CUSTOM T-SHIRTS & MORE



# 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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