



# SHOPPES OF MANDARIN

📍 10210 San Jose Blvd | Jacksonville, FL 32257

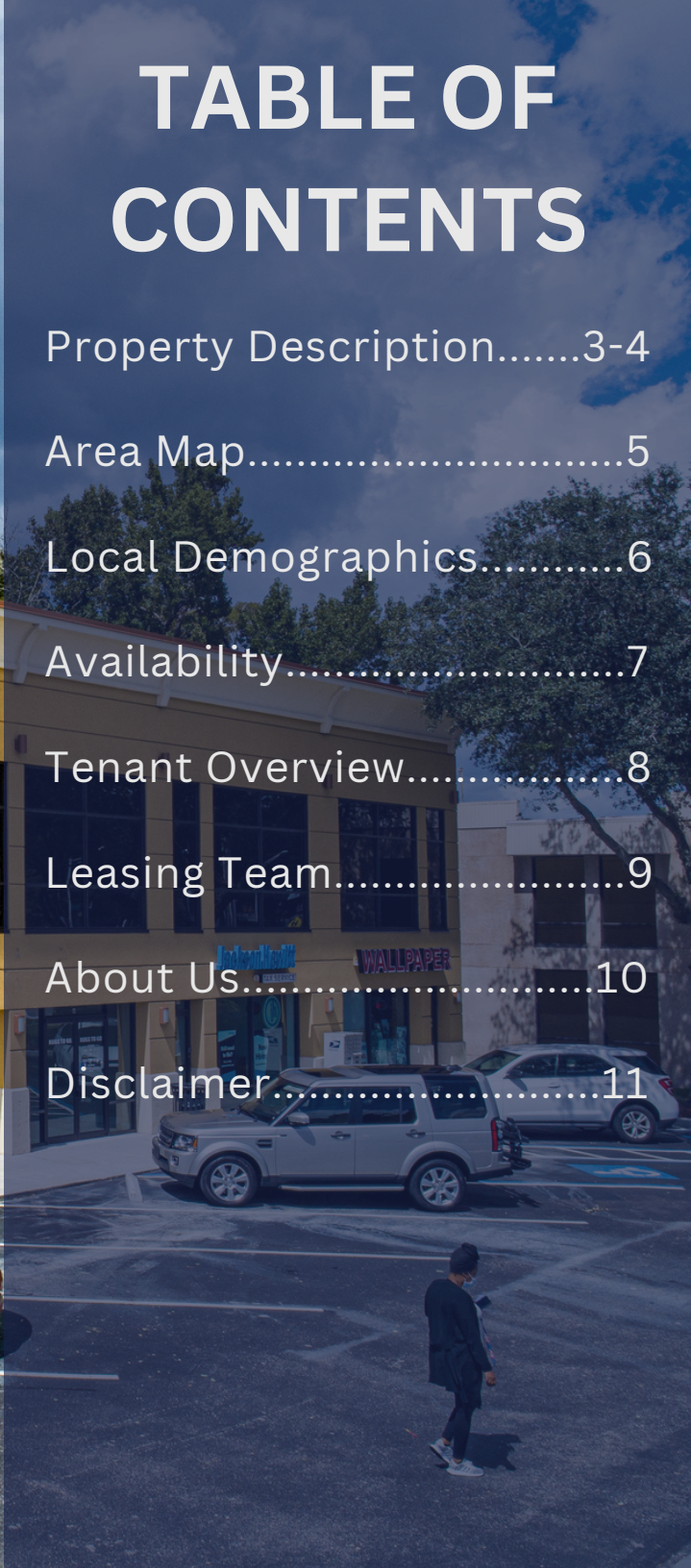






# TABLE OF CONTENTS

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

Established in 1983, Remodeled in 2016, **The Shoppes of Mandarin** spans 15,196 square feet and enjoys a prime location directly off San Jose Boulevard. With two convenient access points and a daily traffic count of 61,600 vehicles, it offers exceptional visibility and accessibility, making it an ideal setting for retail businesses.

The center hosts a diverse mix of tenants, including Herron Real Estate, Benjamin Moore, and Jackson Hewitt, contributing to a dynamic shopping environment that consistently draws in foot traffic. Ample on-site parking ensures convenience for both shoppers and employees.

More than just a retail center, The Shoppes of Mandarin serves as a vibrant community hub—a place where locals come together to shop, dine, and connect. With its longstanding presence and strategic location, it remains a vital part of the area's retail landscape.





# PROPERTY DESCRIPTION



SIZE

15,196 SF



PARKING

30 parking spaces

2.00/1,000 SF Ratio



YEAR BUILT

1983

RENOVATED

2016



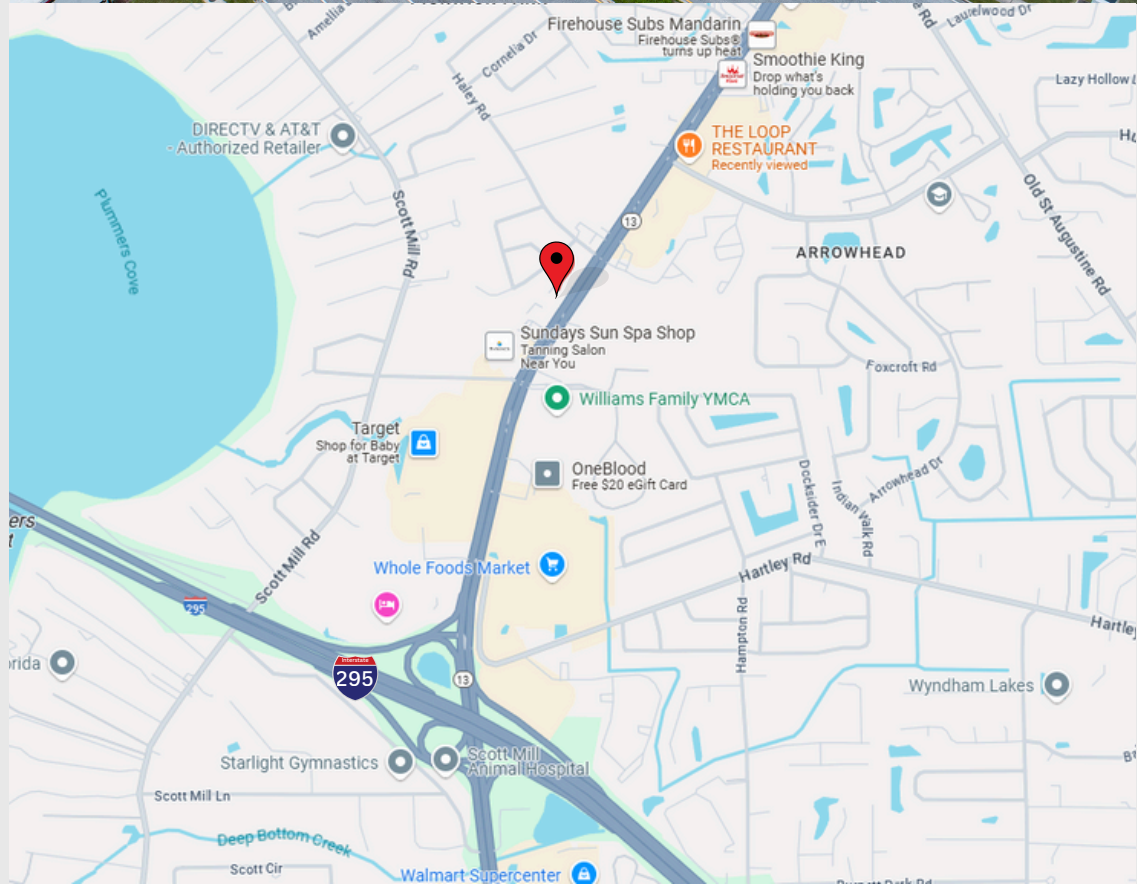
LOCATION

Located on San Jose Blvd within the Mandarin Submarket.



INGRESS/EGRESS

The property features two entry and exit points, allowing for easy access to the center for daily traffic.










# AREA MAP





# LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
 POPULATION	31,976	132,630	585,469
 Population Growth 2020-2024	-1.2%	0.2%	0.9%
 AVG INCOME	\$90,455	\$91,888	\$91,599
 DAYTIME EMPLOYMENT	16,342	93,727	350,909
	Street	VPD	Distance
 TRAFFIC	San Jose Blvd	26,020	0.13 mi
	Hartley Rd	9,521	0.62 mi
	I-295	18,000	0.84 mi





# CURRENT AVAILABILITY

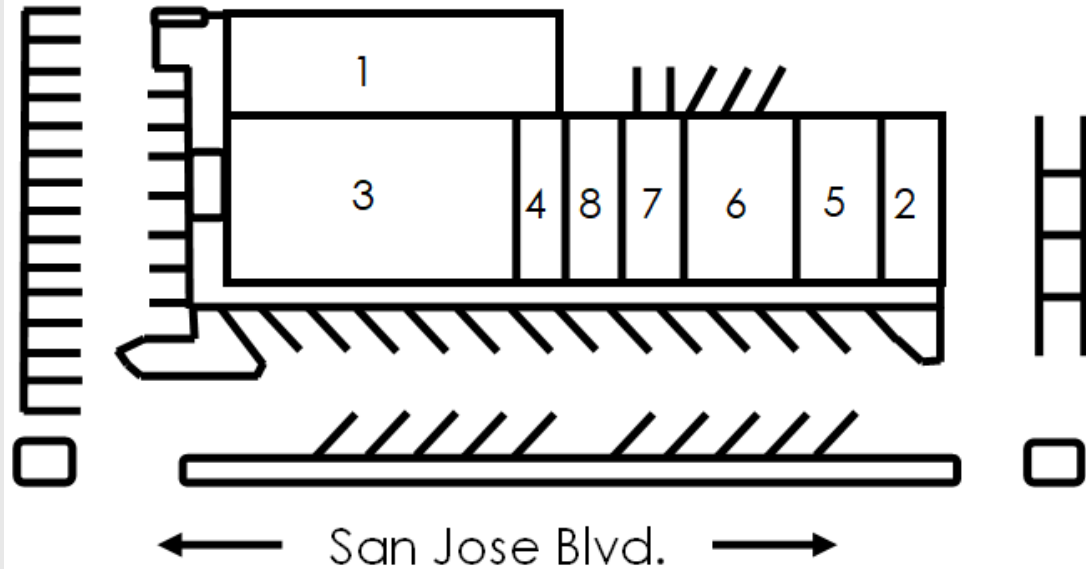
UNIT      SQ FT



100% Leased

## HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Newly Renovated in 2016
- High street visibility.
- Large Frontage with tall windows.





# TENANT OVERVIEW

UNIT | TENANT | SQ FT

1	Latin Beat Dance Studio	2,545
2	Mandarin Wallpaper & Decorating	710
3A	Benjamin Moore	2,200
3B	Kitchen Design Cabinets	1,346
4	Ageless Rejuvenation Center	4,169
5	Jackson Hewitt	1,100
6/7	Herron Real Estate	2,313
8	Design by Dev, LLC	813



MANDARIN  
WALLPAPER



Jackson Hewitt  
TAX SERVICES

Ageless  
REJUVENATION CENTER





# 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.

