



SHOPPES OF MANDARIN

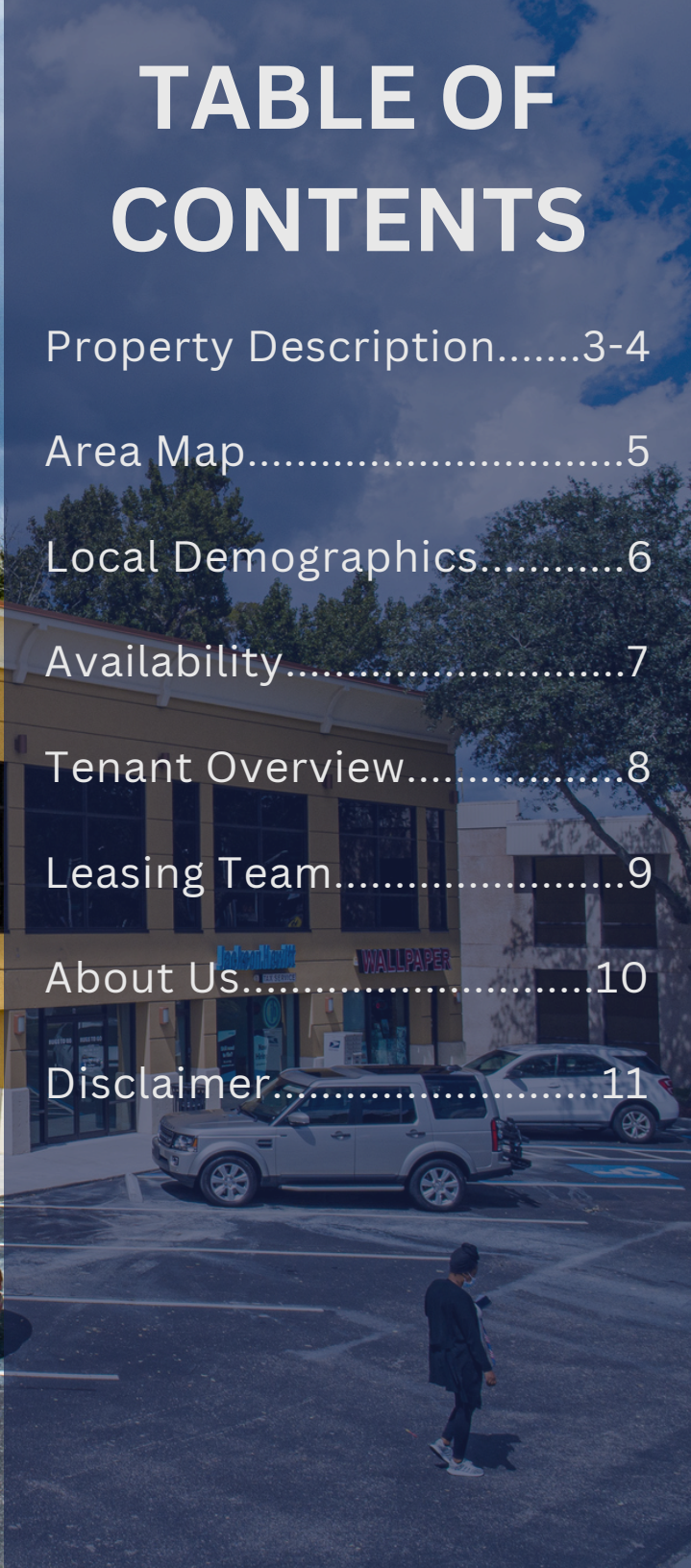
📍 10210 San Jose Blvd | Jacksonville, FL 32257





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



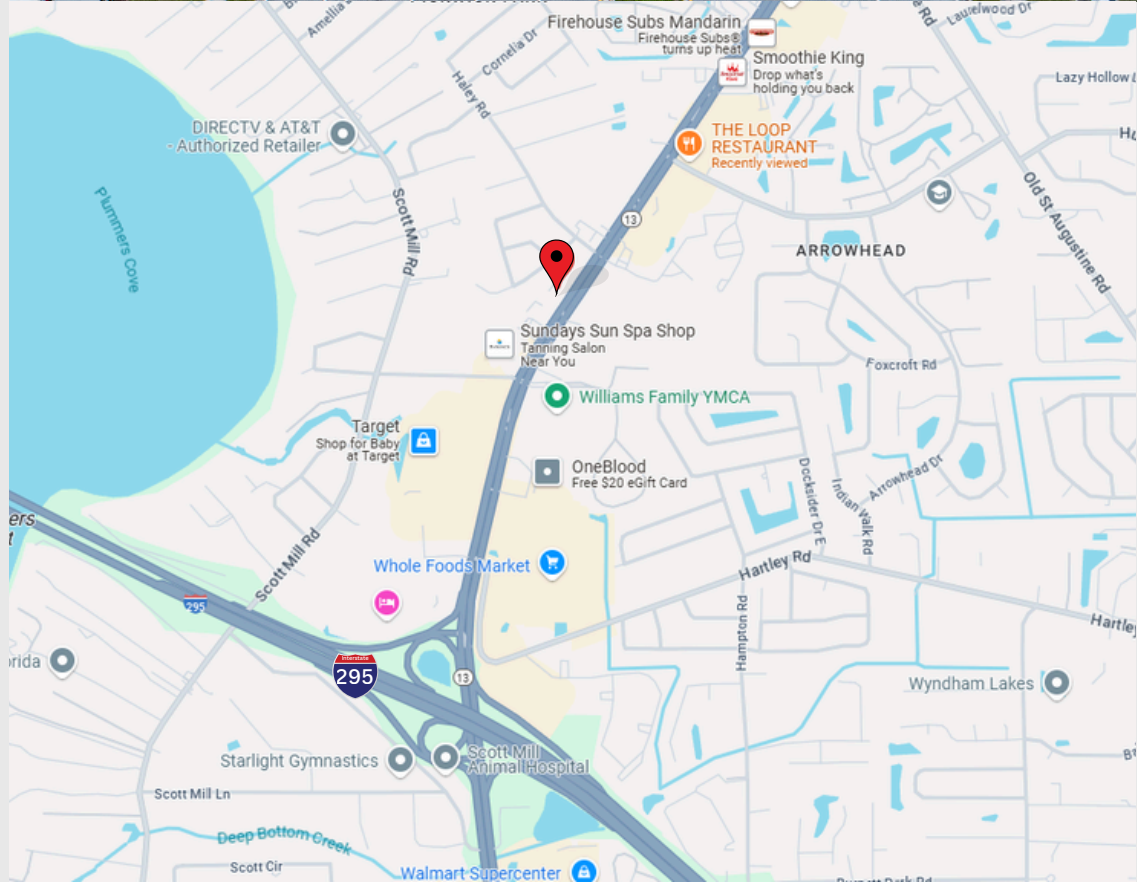
YEAR BUILT	RENOVATED
1983	2016



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








POPEYES
BLU BAMBOO
TIME OUT SPORTS BAR & GRILL
WOOD YOU FURNITURE EST. 1977 JACKSONVILLE FLORIDA
PLAYERS GRILLE

TD Bank
BAPTIST Primary Care
verizon
Chick-fil-A
zoës KITCHEN
Bank of America
TARGET

Shoppes of Mandarin

Jeremiah's ITALIAN ICE
Speedway
FIVE GUYS BURGERS and FRIES
CARRABBA'S ITALIAN GRILL
THE LOOP
Tire Kingdom
McDonald's

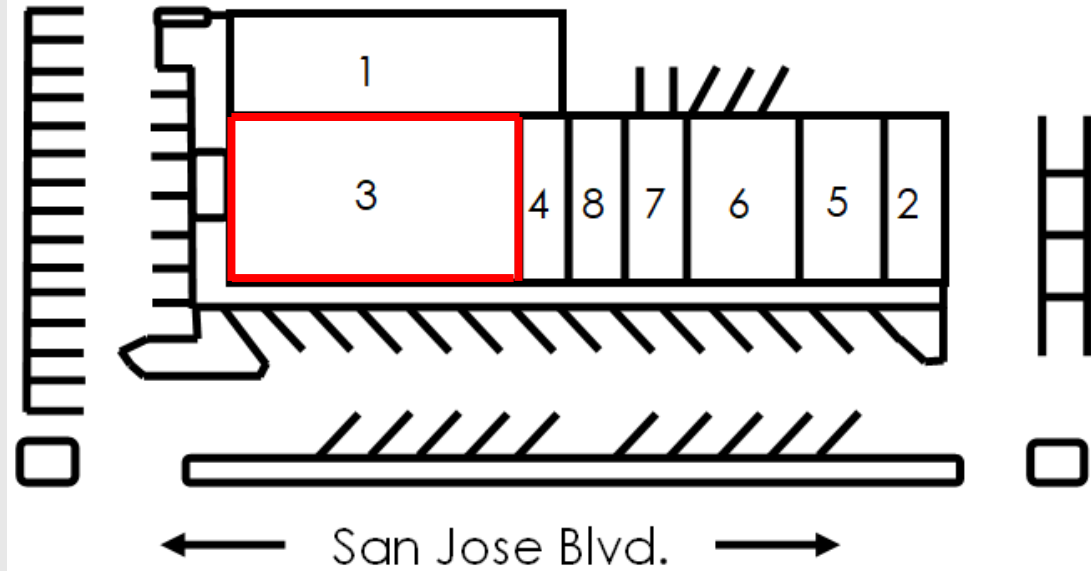
LOCAL DEMORAPHS

	2 miles	5 miles	10 miles
 POPULATION	33,922	138,514	604,957
 Population Growth 2025-2030	1.0%	1.2%	1.4%
 AVG INCOME	\$101,762	\$105,321	\$101,944
 DAYTIME EMPLOYMENT	15,922	89,304	326,053
	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
3A	2,200



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	Available	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



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.





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