



SHOPPES OF SAN JOSE

📍 2777 University Blvd | Jacksonville, FL 32217





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PROPERTY DESCRIPTION

Originally built in 1972 and renovated in 2016, **The Shoppes of San Jose** is a 56,479-square-foot retail center with an L-shaped layout. The property offers 249 parking spaces, providing a convenient parking ratio of 4.43 spaces per 1,000 square feet.

Current tenants include well-known brands such as Planet Fitness, UF Health, and Diamond Billiards and Sports Bar, adding to the center's appeal and drawing steady foot traffic.

Strategically located along University Boulevard, the center benefits from strong visibility and high daily traffic—approximately 23,000 vehicles—further boosted by shadow anchoring from a nearby Publix shopping center.

Set in a vibrant area, The Shoppes of San Jose attracts a diverse customer base, making it an ideal location for businesses to grow and thrive. Recent renovations have enhanced the center's curb appeal and overall atmosphere, offering a clean, modern, and welcoming environment for both shoppers and tenants. Its proximity to major roadways and public transportation also ensures easy accessibility, solidifying The Shoppes of San Jose as a key destination for retail, services, and community activity.



PROPERTY DESCRIPTION



SIZE

56,479 SF



PARKING

249 parking spaces

4.43/1,000 SF Ratio



YEAR BUILT

RENOVATED

1972

2016



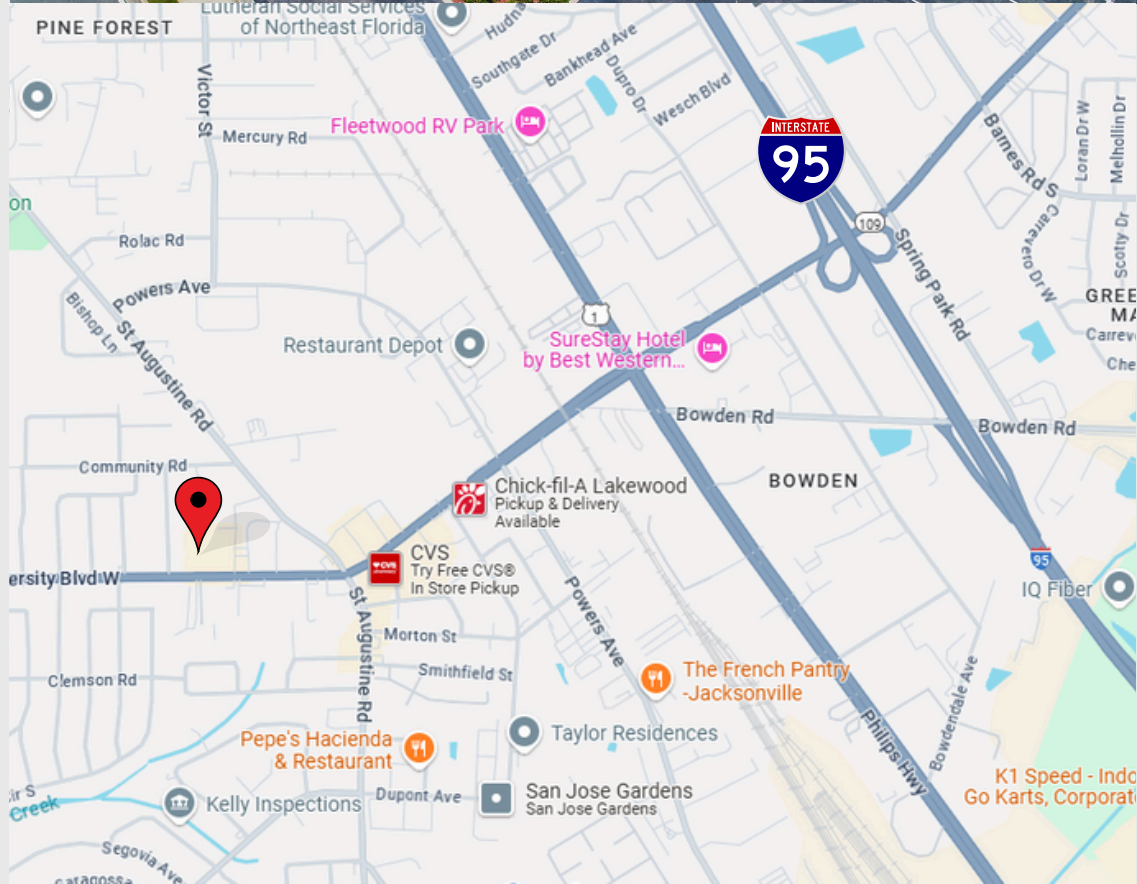
LOCATION

Located on University Blvd shadow anchored by Publix.



INGRESS/EGRESS






The property a three 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	28,160	164,931	706,081
 Population Growth 2020-2024	0.2%	1.1%	0.6%
 AVG INCOME	\$74,180	\$81,934	\$76,380
 DAYTIME EMPLOYMENT	22,712	167,701	415,189
	Street	VPD	Distance
 TRAFFIC	University Blvd	23,046	0.18 mi
	St. Augustine Rd	13,141	0.21 mi

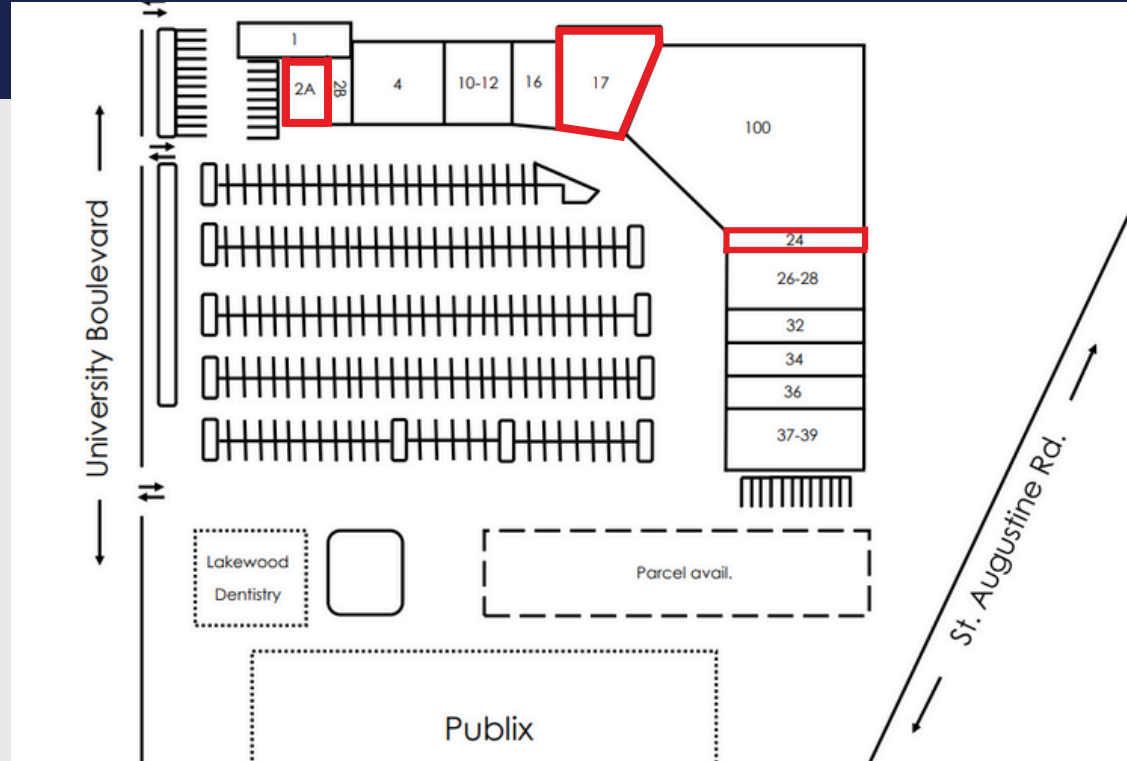


CURRENT AVAILABILITY

	UNIT	SQ FT
➤	2A	2,117
➤	17	4,137
➤	24	1,200

HIGHLIGHTS

- Property management offers flexibility with buildout options.
- High Visibility from University Blvd
- Shadow anchored by Publix.
- Ample parking to accommodate customer and tenant needs.
- Large sign frontage space.



TENANT OVERVIEW

UNIT | TENANT | SQ FT

1	Best Dry Cleaner	2,278
2A	Available	2,117
2B	Ak Martial Arts	1,600
4	First Coast Divers	1,980
10-12	Diamond Billiards and Sports Bar	6,420
16	Majax LLC	2,698
17	Available	4,137
24	Available	1,200
26-28	UF Health	5,120
32	Casa Bonita Mexican Grill	2,000
34	Max's Oriental Market	1,984
36	Pinch A Penny	2,000
37-39	NxStage Medical	5,120
100	Planet Fitness	18,600

**Best Dry
Cleaner**

AK Martial Arts

UFHealth
UNIVERSITY OF FLORIDA HEALTH

**FIRST
COAST
DIVERS**

CASA BONITA
MEXICAN BAR AND GRILL

**PINCH-A-PENNY
POOL-PATIO-SPA**
The Perfect People For A Perfect Pool

NxSTAGE
Kidney Care

**Max's
Oriental
Market**

**planet
fitness**



LEASING TEAM



Janet Keister

Senior Vice President of Leasing

✉ Janet@Hakimian.us

☎ 904-757-4000 ext. 216



Chas Lawrence

Leasing Associate

✉ Chas@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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