



# 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



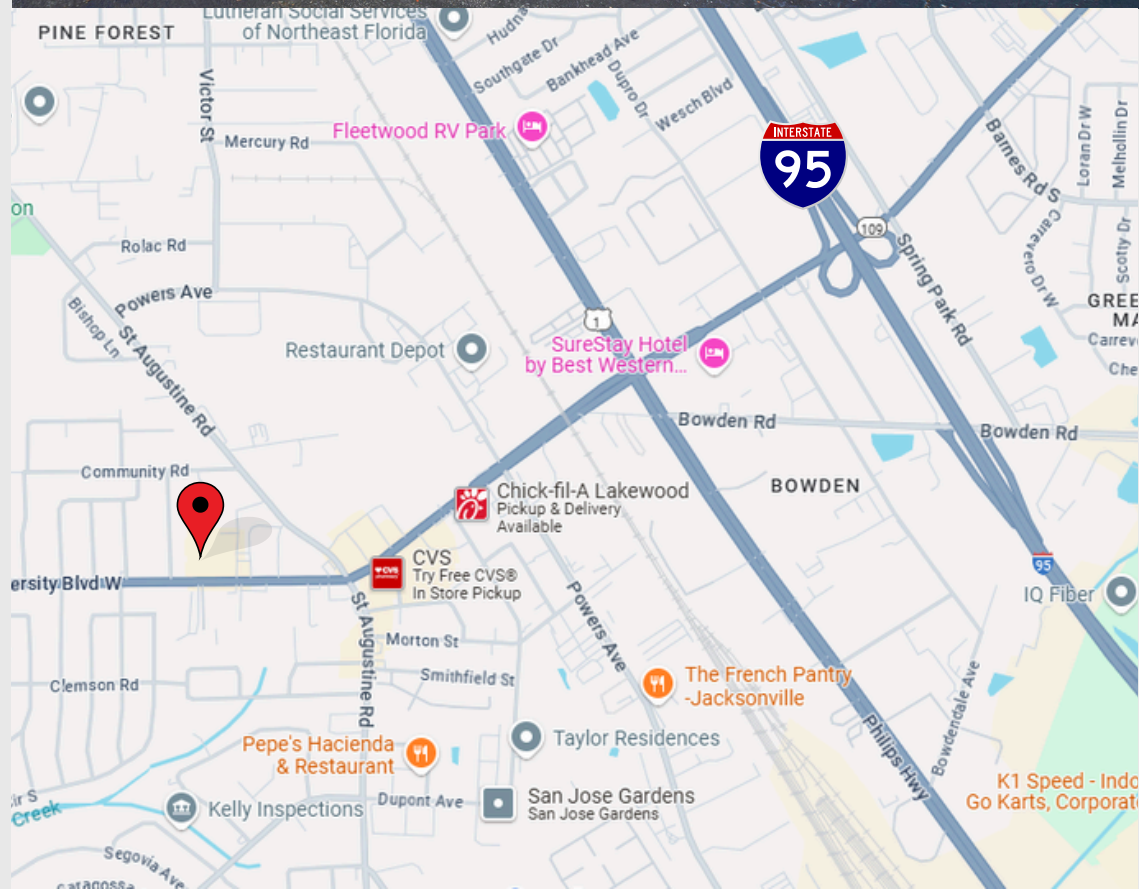
YEAR BUILT    RENOVATED  
1972            2016



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 |
|--------------------------------------------------------------------------------------------------------------------|------------------|----------|----------|
| <br>POPULATION                     | 30,669           | 172,207  | 736,765  |
| <br>Population Growth<br>2025-2030 | 1.2%             | 1.3%     | 1.3%     |
| <br>AVG INCOME                     | \$87,867         | \$93,250 | \$86,217 |
| <br>DAYTIME<br>EMPLOYMENT         | 19,518           | 153,819  | 382,773  |
|                                                                                                                    | Street           | VPD      | Distance |
| <br>TRAFFIC                      | University Blvd  | 23,046   | 0.18 mi  |
|                                                                                                                    | St. Augustine Rd | 13,141   | 0.21 mi  |





# CURRENT AVAILABILITY

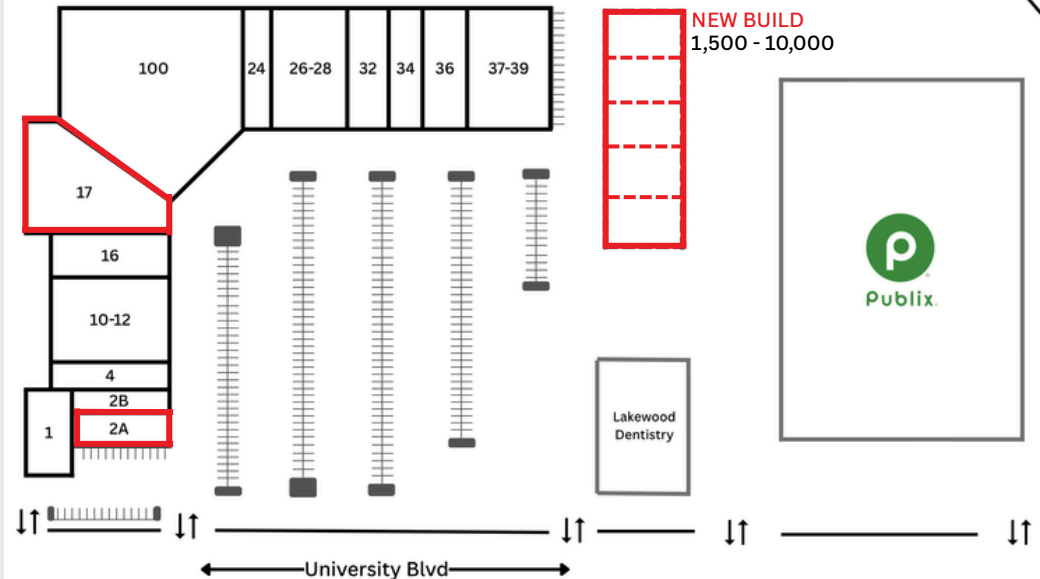
|   | UNIT      | SQ FT          |
|---|-----------|----------------|
| ➤ | 2A        | 2,117          |
| ➤ | 17        | 4,137          |
| ➤ | NEW BUILD | 1,500 - 10,000 |

## 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.

### Shoppes Of San Jose

2777 University Blvd,  
Jacksonville FL 32217





# 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        | Nail House                       | 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       |
| NEW BUILD | NEW BUILDING                     | 1,500-10,000 |

**Best Dry  
Cleaner**

**AK Martial Arts**

**UFHealth**  
UNIVERSITY OF FLORIDA HEALTH



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

**NxSTAGE**  
Kidney Care



**CASA BONITA**  
MEXICAN BAR AND GRILL

**Max's  
Oriental  
Market**





# 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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