



# GATES OF UNIVERSITY BLVD

 3600 University Blvd W | Jacksonville, FL 32217





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# PROPERTY DESCRIPTION

The **Gates of University Blvd** covers an impressive 105,751 square feet across 11.23 acres. Originally constructed in 1974, this property underwent a complete renovation in 2014, offering 485 parking spaces. Its prime location at a traffic light on a corner street ensures a significant flow of vehicles. The ample parking and well-designed entry and exit points contribute to a seamless flow of traffic, making it an attractive destination for those seeking convenience and variety.

This property is currently occupied by prominent tenants such as LA Fitness, Beall's, TJ Maxx, and Dollar Tree. Additionally, it is anchored by McDonald's, CVS, and Fifth Third Bank, featuring six entry and exit points to accommodate the high consumer traffic generated by these businesses.

The Gates of University Blvd is not only a hub for vibrant commercial activity but also serves as a community gathering spot due to its diverse retail offerings and convenient access. The property is strategically positioned in a thriving area with strong demographics, enhancing its appeal to both retailers and consumers.

With its mix of health, fashion, and everyday essentials, The Gates of University Blvd is poised to continue its role as a cornerstone of the local commercial landscape, attracting shoppers from near and far.



# PROPERTY DESCRIPTION



## SIZE

105,751 SF



## PARKING

485 parking spaces  
4.59/1,000 Ratio



YEAR BUILT      RENOVATED  
1974              2014



## LOCATION

Located at the high-traffic intersection of University Blvd and St. Augustine Rd. with a lighted intersection.

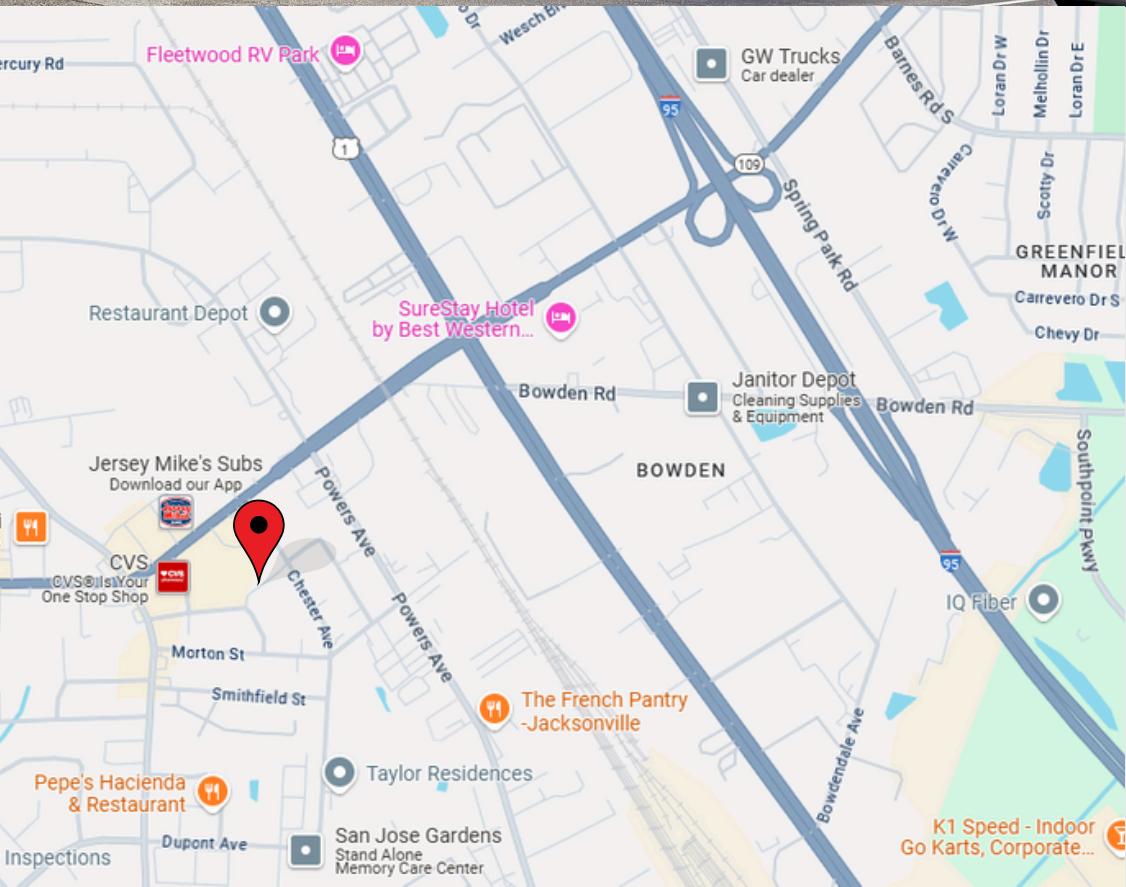


## INGRESS/EGRESS

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



Received +/- 1.4 million visitors annually with an average dwell time of 37 min.



# AREA MAP



# LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
 POPULATION	31,425	170,013	703,278
 Population Growth 2024-2029	0.3%	1.0%	0.6%
 AVG INCOME	\$72,309	\$79,733	\$77,036
 DAYTIME EMPLOYMENT	27,515	158,563	418,080
	Street	VPD	Distance
 TRAFFIC	University Blvd	27,246	0.10 mi
	St. Augustine Rd	13,141	0.24 mi
	Powers Ave	19,550	0.16 mi



# CURRENT AVAILABILITY

UNIT SQ FT

► 100% Occupied

## HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Anchored by CVS, Fifth Third Bank, and McDonald's
- 485 Parking Spaces
- Lighted Intersection within the 6 entry and exit points.



# TENANT OVERVIEW

UNIT | TENANT | SQ FT

1	San Juan Cleaners	900
2	Dollar Tree	12,448
3	TJ Maxx	24,067
4	Beall's Outlet	21,020
5	LA Fitness	44,450
GRD - 6	McDonald's	2,866
OP	CVS	--
OP	Fifth-Third Bank	--



# 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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