



COLLEGE PARK

903 University Boulevard North
Jacksonville | Florida | 32211



ARLINGTON REVAMP

Following a substantial **\$25 million renovation**, College Park has emerged as a vibrant focal point within the Arlington sub-market, with a **revitalized entrance** and **servicing as a gathering space for the local community**.

Spanning 188,880 square feet, this neighborhood shopping center proudly anchors a brand new 48,000 SF Winn-Dixie and is home to many more tenants with diverse retail offerings, drawing in both residents and visitors alike. Its prime location along University Blvd (30,500 AADT), with direct access from Arlington Expressway (55,000 AADT), provides unmatched accessibility and visibility, serving as a prominent gateway into downtown.

Renovation Features:

- Façade redesign
- Parking lot and landscape improvements
- Upgraded LED lighting systems
- Several prominent pylon

signage locations

More to Come:

- 100 market rate apartments
- The Shipyard – shipping container food court and entertainment complex

 **Lease Rate**
\$18.00 - \$22.00
PSF + NNN



Availability
885± - 27,017± SF



BLDG #	TENANT	SIZE (SF)	BLDG #	TENANT	SIZE (SF)
999-3	DOLLAR GENERAL	10,036	939*	AVAILABLE - JR. BOX	2,622
999	WINN-DIXIE	48,738	937*	AVAILABLE - JR. BOX	2,603
997	TOWN & COUNTRY PHARM	902	935	CONIE'S ICE CREAM	2,519
995	AVAILABLE	885	933	TOWER OF GAMES	2,595
991	ANNIE'S NAILS	1,771	929	DAVITA INC.	7,740
987	ARLINGTON FLOWER	1,981	923	AVAILABLE	7,781
983	BAIT & TACKLE	5,141	917	CHASE BANK	3,370
975	FIRST GEAR COFFEE	1,397	915	AVAILABLE	1,558
969/971/973	FISH N FLIPS	7,697	909	AVAILABLE	4,660
965	PEDIATRIC ASSOCIATES**	7,513	907	MAX'S RESTAURANT	4,537
957*	AVAILABLE - JR. BOX	7,750	903	AVAILABLE	6,612
955*	AVAILABLE - JR. BOX	6,529	947	LEGACY MINISTRIES	22,828
			945	PICK UP USA**	10,737

*can be combined for junior anchor box; 2,603± -27,017± SF total available.

**at lease





THE SHIPYARDS @ COLLEGE PARK

In Design - Q1 2026 Delivery

EAT -

Enjoy big flavors and tasty bites from an ever-changing variety of outdoor chef driven concepts.

DRINK -

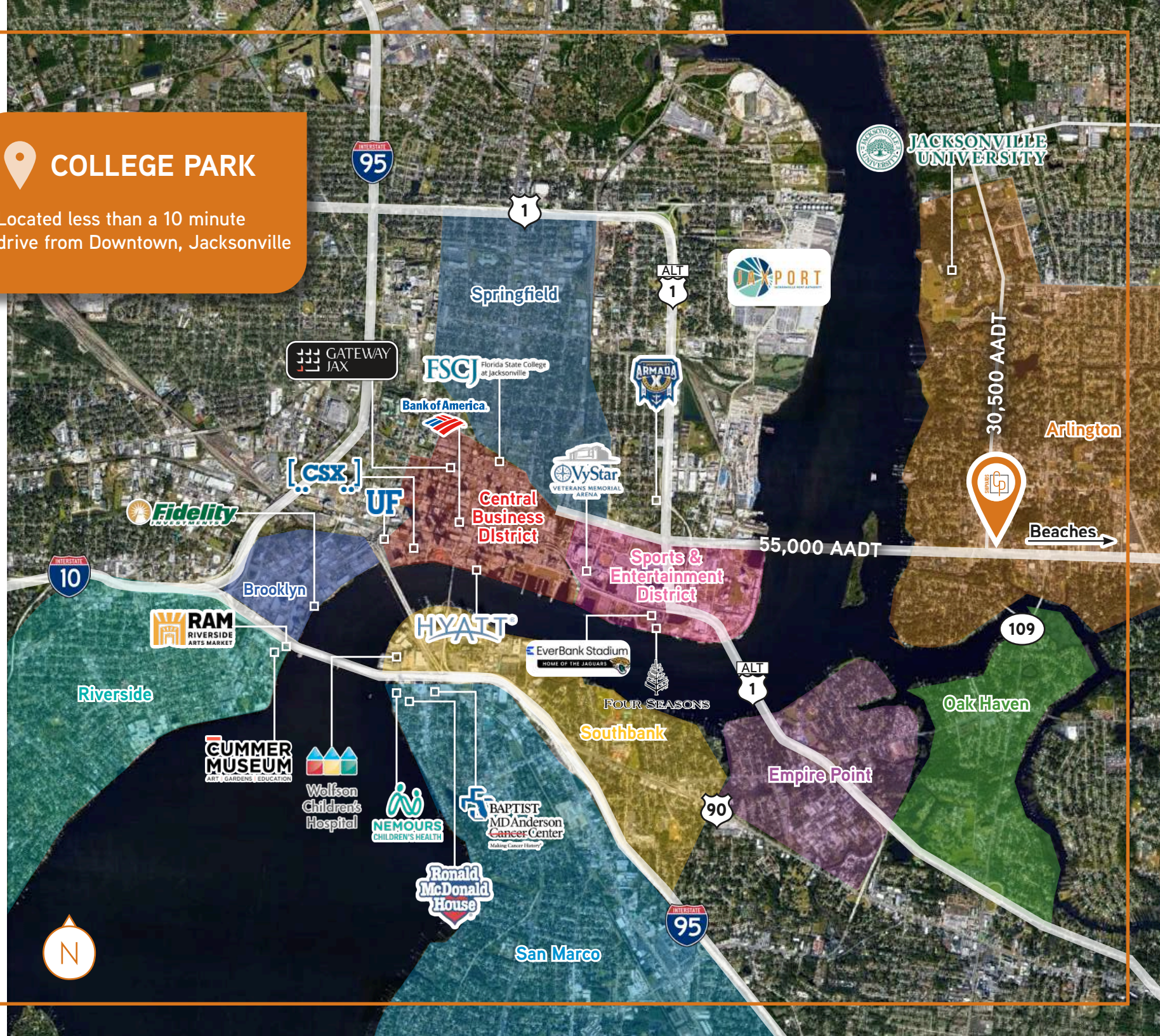
Stop by the variety of outdoor bars for cocktails, fine wines, craft beers and non-alcoholic beverages.

PLAY -

Fun for all ages awaits with kids' activities and outdoor games.



COLLEGE PARK
 Located less than a 10 minute drive from Downtown, Jacksonville



DEMOGRAPHICS

Within a mile radius of College Park we have seen a 19% increase in average household income and a 45% population growth over the past 24 months, driving strong retail demand.

Household & Population Characteristics



\$72,919

Average Household income



8,465

Population



\$81,493

Average Household income



8,737

Population

Household & Population Characteristics



\$74,695

Average Household income



98,066

Population



\$85,132

Average Household income



101,124

Population

Household & Population Characteristics



\$76,875

Average Household income



212,235

Population



\$87,336

Average Household income



218,382

Population

DOWNTOWN JACKSONVILLE



1M+ spectators in attendance annually
\$118,000 annual household income of season ticket holder



75 home games annually
5,000 in average game attendance - 360,000 people annually



36 home games in the 2025-2026 season
7,749 in average game attendance, the highest in ECHL (2025)



35 concerts held in 2025
700,000 in annual attendance



150+ events held annually
200K in annual attendance



19M+ VISITORS ANNUALLY

2M more visitors than St. Johns Town Center

EVENT	# OF EVENTS ANNUALLY
Sports Games	112
Festivals	320
Concerts	759
Expositions	137
Performing Arts	557
Community	949
Conferences	268
TOTAL	3,195



Source: Downtown Investment Authority



374K AVERAGE WEEKLY VISITS



POPULATION

- 96%** residential occupancy rate
- 73.3%** of the population has a four year degree or higher
- 41.5%** residents between 25-54 years old
- 50%+** increase in residents during the last five years

OFFICE

- 3 Fortune 500** headquarters
- 6,744** businesses within 3 miles of Downtown
- 56,000** Downtown daytime employees
- 97,401** daytime employees within 3 miles of Downtown
- 6%** of employees have a household income of \$80,000+

EDUCATION

- 3** major college campuses downtown
- 1** law school
- \$300M UF** Tech & Innovation Campus with classes starting in 2026

MEDICAL

- 5** major hospital campuses less than three miles from downtown

GROWTH

- 2** new headquarters, FIS (fintech) and JEA (public utility), have added more than **500K** SF of Downtown office space
- #10** Most Moved to City (CityPODS, May, 2025)
- #4** Best Large City to Start a Business in 2028 (Wallethub, 2025)

JACKSONVILLE,

With more than \$7 billion in development in the pipeline, new urban developments are beginning to flourish in Downtown and the surrounding areas. Nearly 2,200 multifamily units are currently under construction and by 2030, Downtown anticipates to reach 18,300 residents with a total of 8,140 newly-developed units online.



#2

Hottest Job Market in America, according to *The Wall Street Journal*, 2024



10th

most populated city in the United States, *The Census Bureau*, 2024

\$7B

in major urban projects currently in the pipeline, a **16x** jump from seven years ago

\$809M Completed Since 2025

\$3B Under Construction

\$2.8B In Review - Proposed

\$36M Approved



Matthew Clark

Senior Vice President
+1 904 861 1139
matthew.clark@colliers.com

Sam Middlekauff

Senior Associate
+1 904 861 1139
sam.middlekauff@colliers.com

Olivia Steinemann

Senior Associate
+1 904 861 1139
olivia.steinemann@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC Listing # 1084707

DEVELOPED BY:

