



4593

San Juan Avenue.

A 6,884 SF single-tenant retail asset anchored by Goodyear on a corporate-guaranteed NNN lease.

4593 San Juan Avenue • Jacksonville, FL 32210

A Goodyear Corporate NNN on San Juan.

6,884 SF single-tenant retail asset on a heavily trafficked Jacksonville corridor.

Premier Commercial Group is pleased to offer for sale a single-tenant Goodyear Tire & Service Center located at 4593 San Juan Avenue in Jacksonville, Florida. This rare, corporate-backed asset features 7.5+ years remaining on Goodyear's lease with no renewal options, providing stable income and clear long-term upside potential. Goodyear has operated at this location for over 50 years, underscoring the strength and resilience of this established asset. The tenant recently completed capital improvements, further enhancing the property's appeal and functionality. Strategically positioned along a high-traffic corridor between Roosevelt Boulevard and Blanding Boulevards, the property benefits from exceptional visibility, proximity to top national retailers including Publix, Wells Fargo, Panera, and others, and a thriving and evolving neighborhood — including a new Avis/Budget Car Rental redevelopment project directly across the street.

AT A GLANCE

Sale Price	\$1,028,571
NOI	\$54,000
Cap Rate	5.25%
Tenant	Goodyear Tire Co.
Guarantee	Corporate
Lease Type	NNN
Lease Expires	4/15/2033
Term Remaining	7.5 years
Rent Bump	10% on 4/16/2028
Building Size	6,884 SF
Year Built	1961 / Renov. 1990

5.25 %CAP
GOING IN CAP RATE

\$54K NOI
ANNUAL NOI

7.5 YEARS
TERM REMAINING

INVESTMENT SUMMARY

Corporate-guaranteed Goodyear NNN with 7.5 years remaining — 10% rent bump in April 2028 and 50+ years of operating history.

PROPERTY TYPE

Single-Tenant Retail Investment

SUBMARKET

San Juan Avenue · Jacksonville, FL 32210

TRAFFIC

San Juan Ave — between Roosevelt and Blanding corridors

DEMAND

Population 180,010 (5 Mi) · HHI \$77,304 (5 Mi)



Why 4593 San Juan.

Six reasons this Goodyear NNN stands apart.

01 Corporate Goodyear Guarantee

Lease is corporate-guaranteed by Goodyear Tire & Rubber Company — institutional-grade credit behind the in-place NOI.

02 50+ Years of Operating History

Goodyear has operated at this location since 1963 — more than 50 years of tenant performance underscores stability.

03 Recent Capital Improvements

Tenant recently completed capital improvements at the site — modernizing the asset and reducing landlord capital exposure.

04 10% Rent Bump in 2028

Contractual 10% rent increase on 4/16/2028 — built-in income growth before lease expiration in 2033.

05 Surrounded by National Retail

Surrounded by Publix, Wells Fargo, Panera, and other national retailers on a redeveloping San Juan / Roosevelt / Blanding corridor.

06 Avis Redevelopment Across the Street

Catalyst project: a brand-new Avis / Budget rental facility under development directly across San Juan Ave — adding traffic and demand.

INVESTMENT THESIS

Corporate Goodyear NNN with built-in escalators and a 50+ year operating history on a redeveloping Jacksonville corridor.



JACKSONVILLE, FL 32210

San Juan Ave — Roosevelt / Blanding retail corridor.

On San Juan Avenue — A Redeveloping Jacksonville Corridor.

01

SanJuan / Roosevelt Corridor

San Juan Avenue connects the Roosevelt and Blanding corridors — one of West Jacksonville's primary retail spines.

02

National-Brand Co-Tenancy

Surrounded by Publix, Wells Fargo, Panera, Chevron, Avis, Goodyear, and Wendy's — proven national traffic generators.

03

Redevelopment Catalyst

A new Avis / Budget redevelopment is underway directly across the street — adding traffic and visibility to this corner.

DEMOGRAPHICS

Dense, urban, and steadily redeveloping.

180,010 PEOPLE
POPULATION IN 5 MILES

\$77,304 ^{AHI}
AVG HH INCOME IN 5 MILES

5.25 %CAP
BLENDED GOING-IN

	1 MILE	3 MILES	5 MILES
Total Population	8,975	78,188	180,010
Total Households	4,072	33,985	74,273
Average HH Income	\$96,384	\$84,189	\$77,304

Source: 2023 American Community Survey (ACS) — U.S. Census

In Good Company.

The retail mix surrounding 4593 San Juan Ave.

ON-CORRIDOR NATIONALS

Publix
Wells Fargo
Panera Bread
CVS Pharmacy
AMERIS Bank

DINING & QSR

Chick-fil-A
Chipotle
McDonald's
Domino's Pizza
First Watch

RETAIL · AUTO · FUEL

Avis / Budget
Goodyear
Chevron
Shell
Walgreens



SAN JUAN AVENUE

A national-brand corridor between Roosevelt and Blanding — consistent daily traffic and a redevelopment catalyst across the street.

A Closer Look.

The Goodyear, the corner, and the corridor.



LET'S TALK

Let's talk about 4593 San Juan.

\$1,028,571 · 5.25% cap · \$54,000 NOI
with 7.5 yrs of corporate Goodyear NNN remaining.



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