

**EXCLUSIVE**  
**GATES OF OLDE**  
**MANDARIN**  
RETAIL SPACE FOR LEASE

± 44,301 sq ft



11362 San Jose Blvd.  
Jacksonville, FL 32223



## LOCAL DEMOGRAPHICS



Located at the lighted intersection  
of San Jose Blvd. & Mandarin Road



Average income \$107K +/-  
within 5 miles.



114k +/- is the surrounding  
population within 5 miles.



58k +/- Vehicles per day  
along San Jose Blvd.



904-757-4000



Janet Keister

SVP Leasing

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Robby Wendland

Leasing Associate

✉ Robby@Hakimian.us

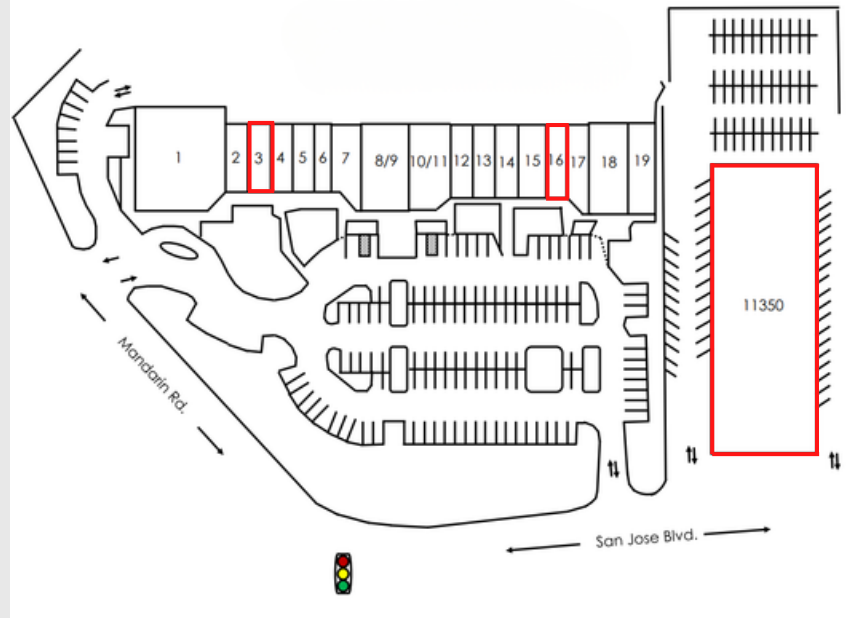
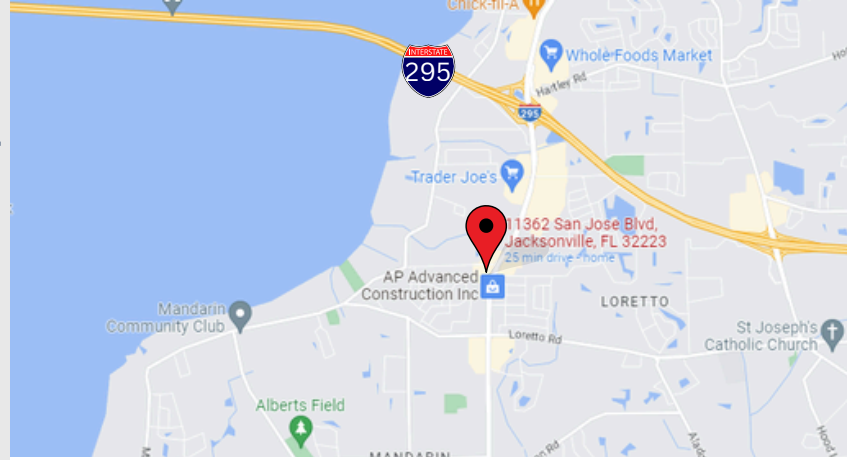
**HAKIMIAN HOLDINGS**  
7077 Bonneval Road, Suite 400  
Jacksonville, FL 32216  
www.Hakimian.us



# TENANT LIST

UNIT | TENANT | SQ FT

1	Chophouse 13	7,433
2	Go Pro Tennis	1,200
3	Available	1,200
4	3 Natives	1,200
5	Mani Pedi Spa	1,200
6	Stretch Zone	1,000
7	ASAP Dental	1,587
8,9	Fuji Sushi	3,000
10,11	Beach Diner	2,900
12	Hair by Kaely Mary Church	1,200
13	Hoby's Honey	1,200
14	Massage Orient	1,260
15	Magic Waffle	1,260
16	Available	1,080
17	Piel Skin Care	1,388
18	Kumon	2,625
19	Milano Mandarin Bakery	2,000
11350	Available	+/- 11,568



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