

FOR LEASE

SAN JOSE PLAZA

10950 San Jose Boulevard, Jacksonville, FL 32223



PROPERTY OWNER



SMALL SHOP SPACES FROM ±1,500 TO ±5,910 SF AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Nancy Sumner

VICE PRESIDENT

nancysumner@katzretail.com

(404) 561-9447

Katy Figg

VICE PRESIDENT

katyfigg@katzretail.com

(704) 298-9464

Property Overview

HIGHLIGHTS

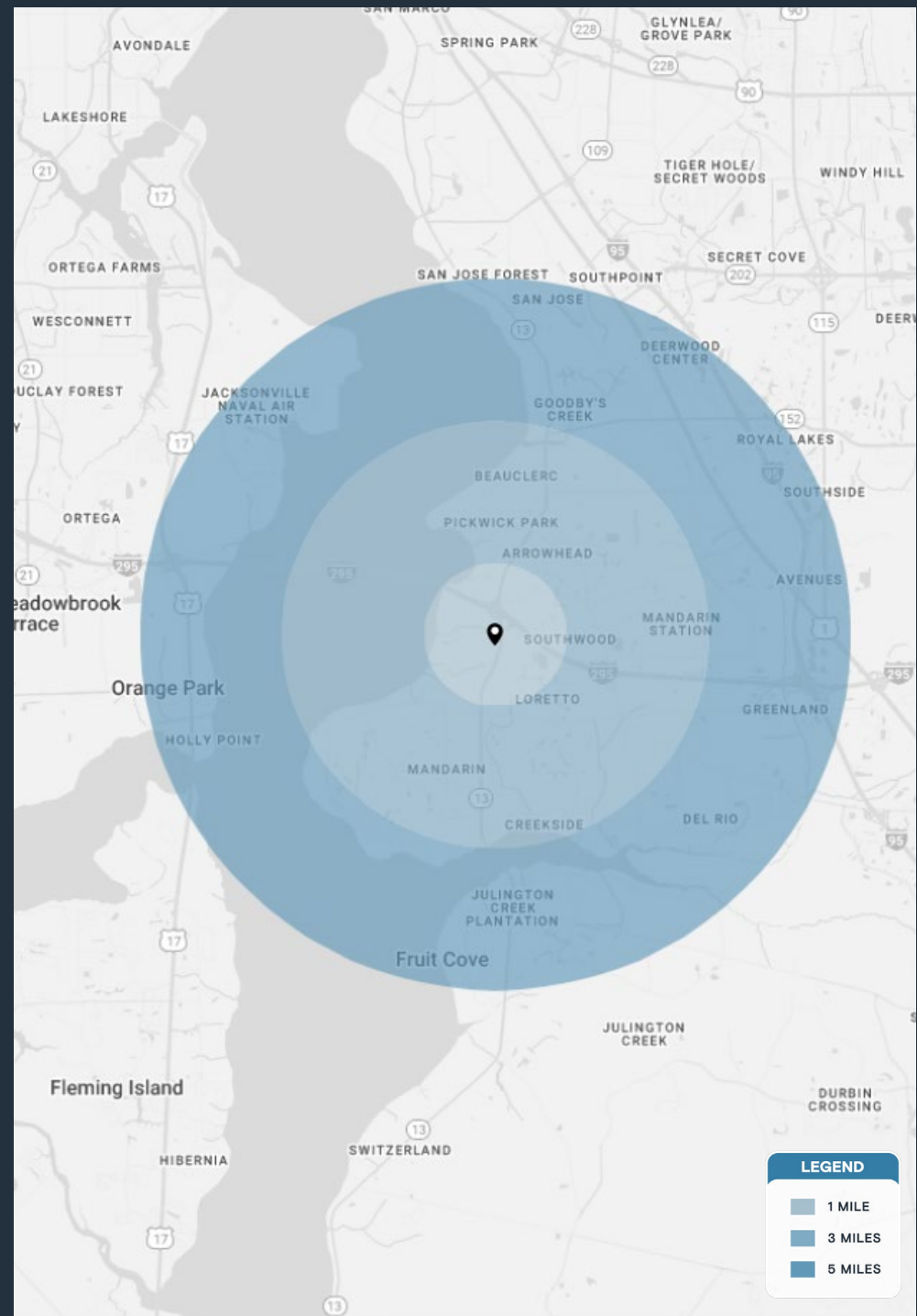
- Join Aldi, Harbor Freight, Bonefish Grill and Burn Boot Camp in this ±95,523 SF Mandarin retail center
- Small shop space available inline
- Close proximity to I-295, situated on highly travelled San Jose Boulevard the main North-South thoroughfare in affluent Mandarin
- High visibility plus multiple access points from San Jose Boulevard and Claire Lane

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,626	62,633	127,179
HOUSEHOLDS	3,736	25,776	51,160
EMPLOYEES	2,366	17,806	95,510
AVERAGE HH INCOME	\$104,685	\$113,939	\$115,094
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	20,638	86,262	205,096
HOUSEHOLDS	8,861	34,701	83,729
EMPLOYEES	7,185	41,621	131,921
AVERAGE HH INCOME	\$104,327	\$113,078	\$105,744

TRAFFIC COUNTS

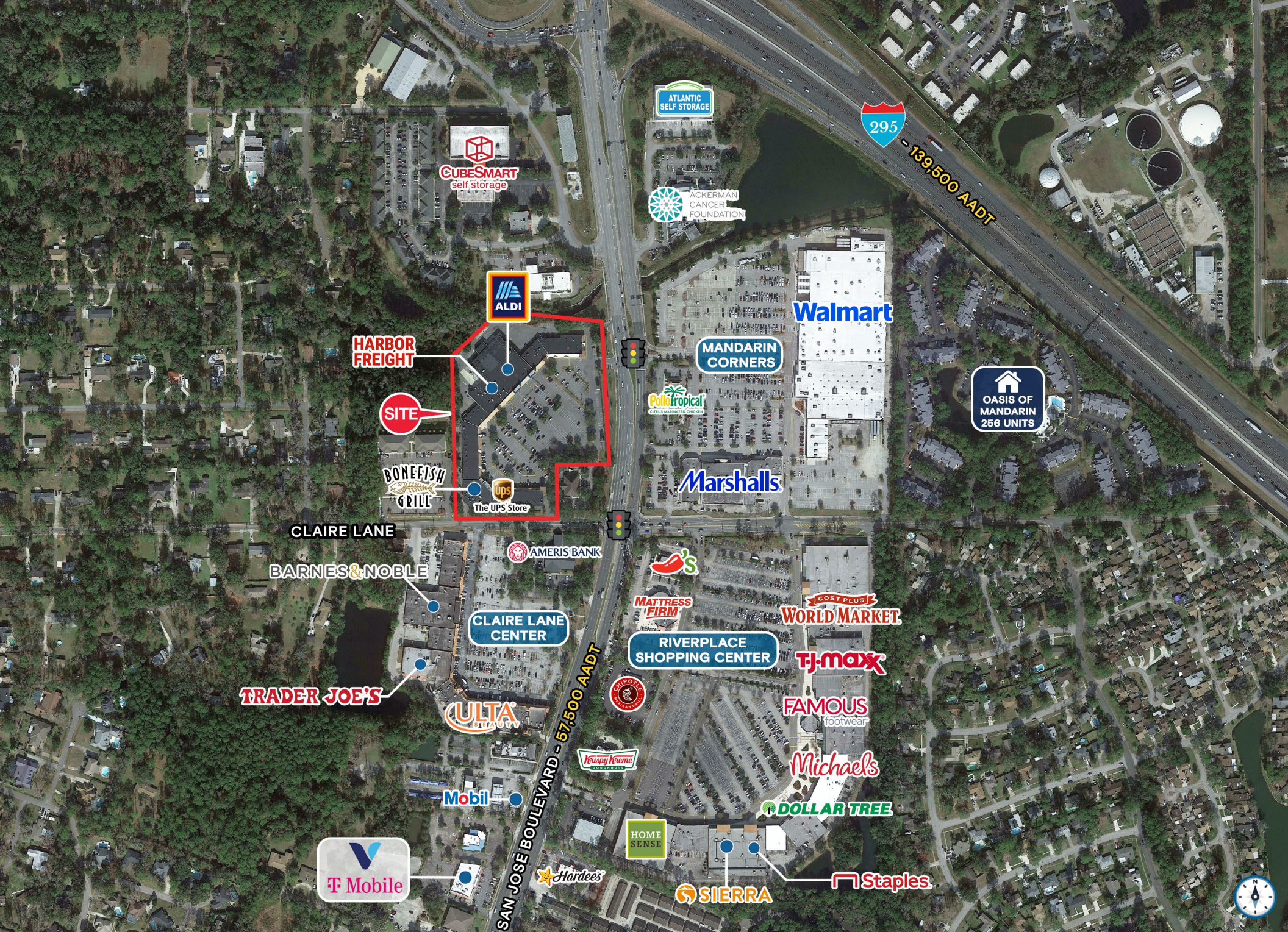
SAN JOSE BOULEVARD	57,500 AADT
I-295	139,500 AADT





Tenant Roster

1	Visionworks	2,888 SF
5	Burn Boot Camp	4,537 SF
10	My Gym	2,348 SF
11	Willow Organic Salon	1,894 SF
12	Buffalo Wild Wings Go	1,400 SF
13	Korean Bob	1,400 SF
14	Metabolic Weight Loss	1,400 SF
15	Aldi	21,873 SF
28	Harbor Freight Tools	16,051 SF
29	Negotiating Lease	3,066 SF
35	Alterations	876 SF
36	Available	3,567 SF
40	Available	2,343 SF
41	Thin MD Med Spa	900 SF
42/43	Nail Envy	2,100 SF
44	West Coast Hair Design	1,500 SF
47	Parrish Designs	6,000 SF
52	Bonefish Grill	9,486 SF
56	Baptist Rehabilitation	2,400 SF
58	Mulligan's Consignment	1,200 SF
59	All Tails Pet Spa	1,200 SF
60	UPS Store	1,200 SF
61	US Army Recruiting	1,200 SF
62	Negotiating LOI	2,100 SF
64	Coming Available	1,500 SF
65	Big Chief's Cigars	1,200 SF







Contact Brokers

Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

Nancy Sumner
VICE PRESIDENT
nancysumner@katzretail.com
(404) 561-9447



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 08.04.26