



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 (31,000 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

Future Improvements:

- Hotel
- The Shipyard – shipping container food court and entertainment complex


Lease Rate
\$20.00 - \$22.00
PSF + NNN


Availability
885± - 19,504± SF



TENANT LIST

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	AT LEASE	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± -19,504± SF total available.



University Blvd
31,000 AADT

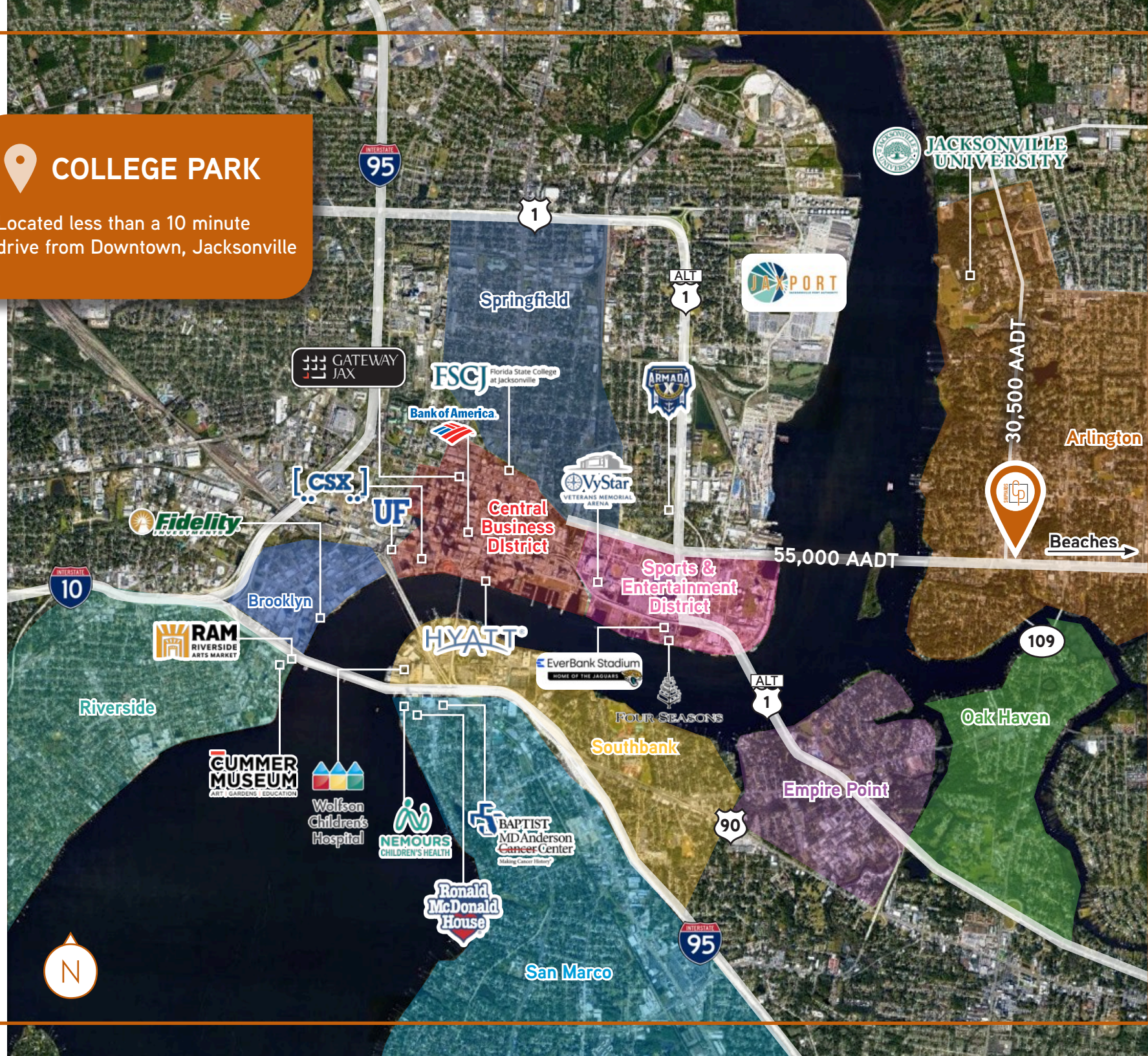
FUTURE SHIPPING
CONTAINER MARKET

FUTURE HOTEL

To Arlington
Expressway
55,000 AADT

FUTURE
PICKLEBALL
COURTS

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.**

1 Mile Radius

Household & Population Characteristics

2025



\$73,050
Average Household
income



7,863
Population

2030



\$81,564
Average Household
income



8,139
Population

3 Mile Radius

Household & Population Characteristics

2025



\$75,371
Average Household
income



97,257
Population

2030



\$86,049
Average Household
income



100,714
Population

5 Mile Radius

Household & Population Characteristics

2025



\$77,105
Average Household
income



213,466
Population

2030



\$87,557
Average Household
income



219,607
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, TRANSFORMING

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



THE
URBAN @
DIVISION



Matthew Clark

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

Sam Middlekauff

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

Olivia Steinemann

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

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