

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
- Pickleball courts

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

 **Availability**
885± - 27,017± SF



TENANT LIST

BLDG #	TENANT	SIZE (SF)
999-3	DOLLAR GENERAL	10,036
999	WINN-DIXIE	48,738
997	TOWN & COUNTRY PHARM	902
995	AVAILABLE	885
991	ANNIE'S NAILS	1,771
987	AVAILABLE	1,981
983	BAIT & TACKLE	3,957
981	AVAILABLE	1,184
975	FIRST GEAR COFFEE	1,397
969/971/973	FISH N FLIPS	7,697
965*	AVAILABLE - 2ND GEN BOX	7,513
957*	AVAILABLE - JR. BOX	7,750
955*	AVAILABLE - JR. BOX	6,529

BLDG #	TENANT	SIZE (SF)
939*	AVAILABLE - JR. BOX	2,622
937*	AVAILABLE - JR. BOX	2,603
935	CONIE'S ICE CREAM	2,519
933	AVAILABLE	2,595
929	DAVITA INC.	7,740
923	AVAILABLE	7,781
917	CHASE BANK	3,370
915	AVAILABLE	1,558
909	AVAILABLE	4,660
907	MAX'S RESTAURANT	4,537
903	AVAILABLE	6,612
947	LEGACY MINISTRIES	22,828
945	AVAILABLE - JR. BOX	10,737

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



University Blvd
30,500 AADT

To Arlington
Expressway
55,000 AADT



THE SHIPYARDS @ COLLEGE PARK

EAT —

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

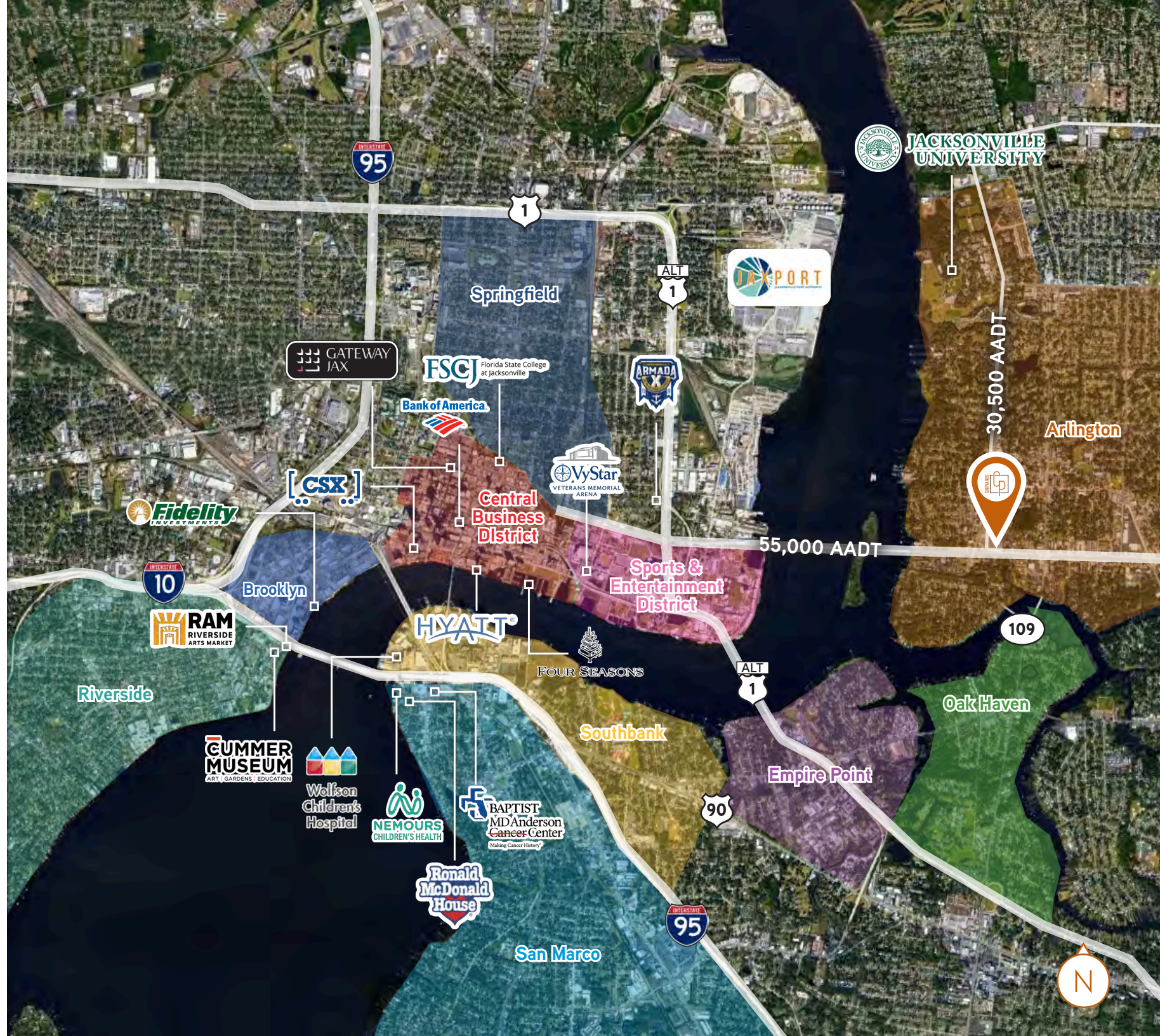
DRINK —

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.





JACKSONVILLE UNIVERSITY

JAXPORT

GATEWAY JAX

Springfield

FSCJ Florida State College at Jacksonville

Bank of America

ARMADA

VyStar VETERANS MEMORIAL ARENA

[CSX]

Fidelity INVESTMENTS

Central Business District

Sports & Entertainment District

55,000 AADT

30,500 AADT

Arlington

INTERSTATE 10

Brooklyn

RAM RIVERSIDE ARTS MARKET

HYATT

FOUR SEASONS

Riverside

Southbank

Oak Haven

GUMMER MUSEUM ART, GARDENS, EDUCATION



Wolfeon Children's Hospital

NEMOURS CHILDREN'S HEALTH

BAPTIST MD Anderson Cancer Center Making Cancer History

Ronald McDonald House

INTERSTATE 90

Empire Point

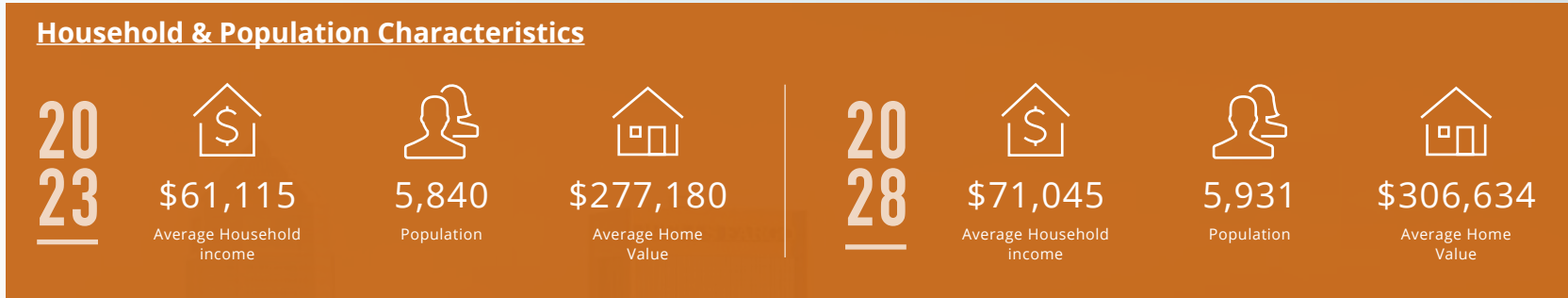
INTERSTATE 95

San Marco

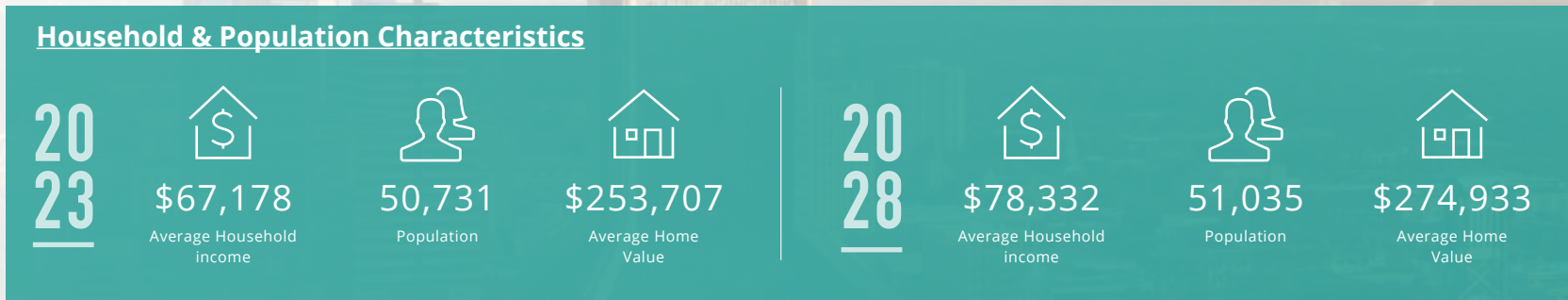


Demographics

1 Mile Radius



3 Mile Radius



5 Mile Radius



DOWNTOWN JACKSONVILLE

18.5M VISITORS ANNUALLY

2M MORE VISITORS THAN ST. JOHNS TOWN CENTER



\$517M in season revenue (2023)
67,681 spectators in average home game attendance (2023)



75 home games in the 2023 season
5,100 in average game attendance



37 home games in the 2022-2023 season
7,749 in average game attendance-- the highest in ECHL (2023)



28 concerts held in 2022
656,134 in annual attendance



200 total events annually
\$12.9M in economic impact during 2018-2019



VENUE	NUMBER OF EVENTS
EVERBANK FIELD	245
CENTER FOR THE PERFORMING ARTS	224
CONVENTION CENTER	200
VYSTAR VETERANS MEMORIAL ARENA	128
RITZ THEATER	86
121 FINANCIAL BALLPARK	83
DAILY'S PLACE	31



351K AVERAGE WEEKLY VISITS



POPULATION

- 97.5%** residential occupancy rate
- 72.2%** of the population has a four year degree or higher
- 53%** residents between 25-54 years old
- 50%** increase in multifamily residential growth during the last 10 years

OFFICE

- 3** Fortune 500 headquarters
- 2,400** businesses in downtown
- 64%** of employees downtown have an annual income of \$80,000+
- 54%** of employees live less than 20 minutes from downtown
- 65,119** daytime employees

EDUCATION

- 3** major college campuses downtown
- 1** law school
- \$300M** proposed UF Tech & Innovation Campus

MEDICAL

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

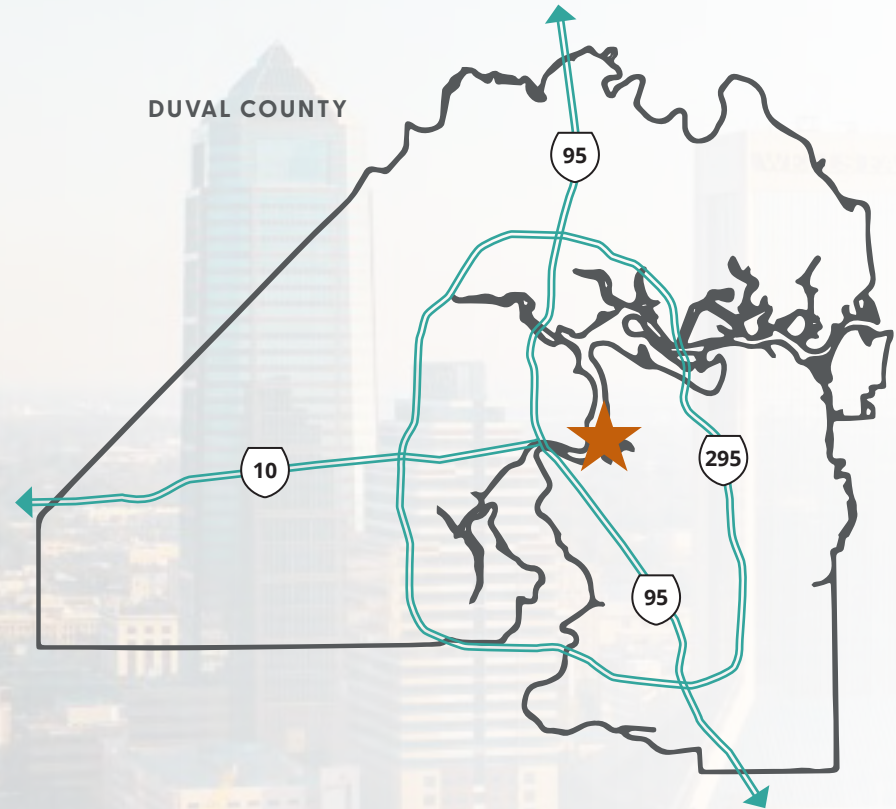
GROWTH

- 2** new headquarters, FIS (fintech) and JEA (public utility), have added more than **500K SF** of office space Downtown
- 245K SF** retail space under construction
- 1,580** multifamily units under construction

Source: Downtown Investment Authority

Jacksonville, Transforming

With nearly \$8 billion in development in the pipeline, jumping \$3 billion within the last year, new urban developments are beginning to flourish in Downtown and the surrounding areas. Nearly 1,600 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.



#3

Hottest Job Market in America, according to *The Wall Street Journal*, 2023



High-Growth Trade Area

3-mile population is projected to grow 7% through 2025.

\$8B

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

\$2.42B under construction

\$3.39B proposed

\$1.57B in review

\$723M completed since 2022

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