



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
\$18.00 - \$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	5,141
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.





THE SHIPYARDS @ COLLEGE PARK

In Design - Q1 2026 Delivery

EAT —

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

DRINK —

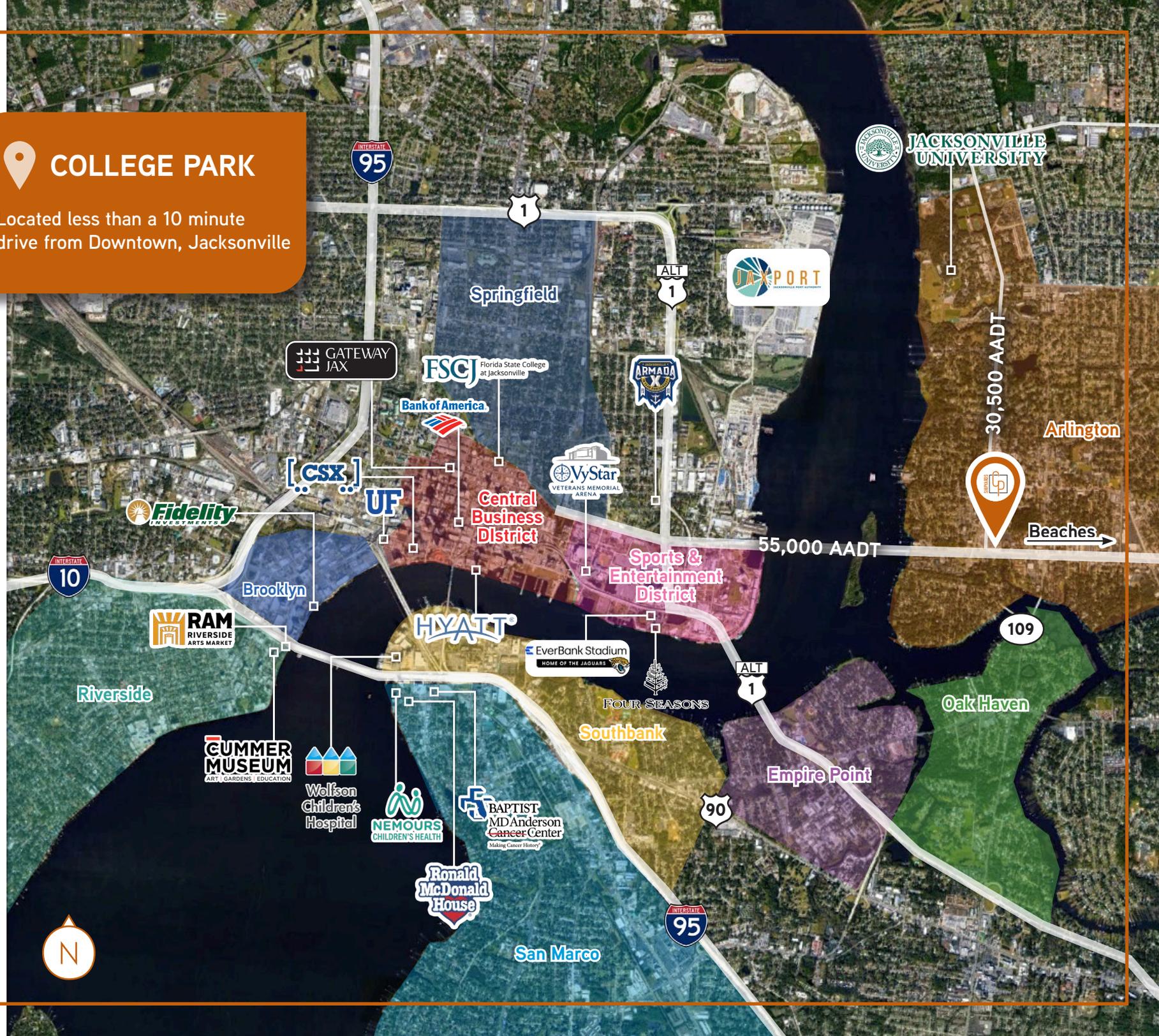
Stop by the variety of outdoor bars for cocktails, fine wines, craft beers and non-alcoholic beverages.

PLAY —

Fun for all ages awaits with kids' activities and outdoor games.



COLLEGE PARK
 Located less than a 10 minute drive from Downtown, Jacksonville



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DEMOGRAPHICS

The Arlington Submarket has seen a 10% increase in average household income and a 31% population growth over the past year, driving strong retail demand.

1 Mile Radius



3 Mile Radius



5 Mile Radius



DOWNTOWN JACKSONVILLE



1M+ spectators in attendance annually
\$118,000 annual household income of season ticket holder



58 home games annually
5,000 in average game attendance - 350,000 people annually



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



28 concerts held in 2022
700,000 in annual attendance



150+ events held annually
\$16M in economic impact during 2021-2022



18M+ VISITORS ANNUALLY

2M more visitors than St. Johns Town Center

EVENT	# OF EVENTS ANNUALLY
Sports Games	167
Festivals	55
Concerts	624
Expositions	43
Performing Arts	241
Community	136
Conferences	95
TOTAL	1,361



Source: Downtown Investment Authority



351K AVERAGE WEEKLY VISITS



POPULATION

- 96%** residential occupancy rate
- 72.9%** of the population has a four year degree or higher
- 53%** residents between 25-54 years old
- 50%+** increase in residents during the last five years

OFFICE

- 3 Fortune 500** headquarters
- 8,922** businesses within 3 miles of Downtown
- 53,450** Downtown daytime employees
- 97,401** daytime employees within 3 miles of Downtown
- 69.3%** 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
- #2** Best downtown for pandemic recovery
- #4** Fastest growing city in america

Source: Census Bureau, 2024

JACKSONVILLE, TRANSFORMING

With more than \$8 billion in development in the pipeline, jumping \$3.5 billion within the last year, 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

\$8.8B

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

\$465M Completed Since 2023

\$2.23B Under Construction

\$3.46B In Review

\$2.62B Proposed



Matthew Clark

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

Sam Middlekauff

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

Olivia Steinemann

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

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