

# EXCLUSIVE GATES OF BEACH BOULEVARD

RETAIL & OFFICE SPACE FOR LEASE

± 49,722 sq ft

 1500 Beach Blvd.  
Jacksonville, FL 32250



## LOCAL DEMOGRAPHICS



Unparalleled between the ocean  
and intracoastal waterway.



Average income \$136k within 5  
miles of Beach Blvd.



131k residents in 5 miles  
of Beach Blvd.



38k Vehicles per day at  
Beach Blvd.



904-757-4000



Janet Keister

SVP Leasing

 Janet@Hakimian.us



Robby Wendland

Leasing Associate

 Robby@Hakimian.us

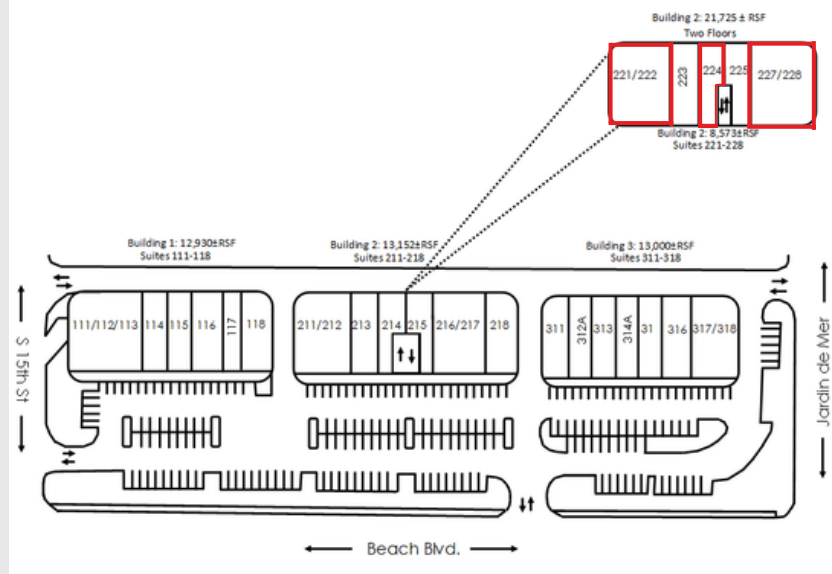
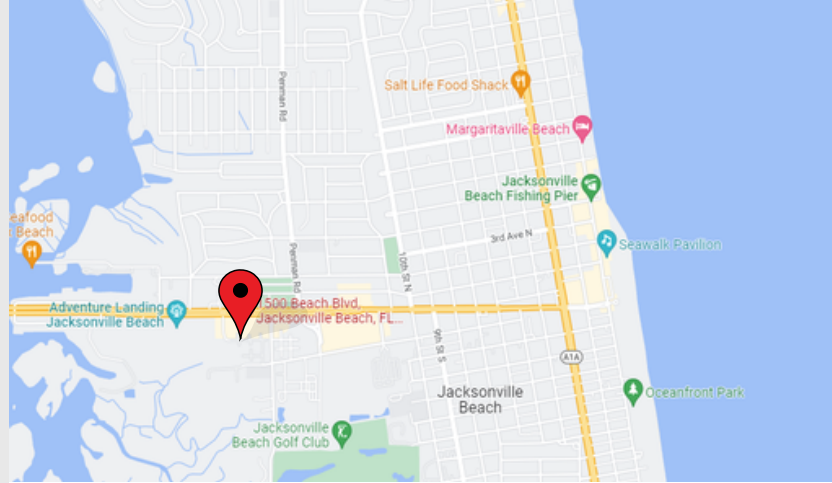
**HAKIMIAN HOLDINGS**  
7077 Bonneval Road, Suite 400  
Jacksonville, FL 32216  
[www.Hakimian.us](http://www.Hakimian.us)



# TENANT LIST

UNIT | TENANT | SQ FT

|         |                              |       |
|---------|------------------------------|-------|
| 111/113 | Mojo's BBQ                   | 4,875 |
| 114     | Lash Concept                 | 1,625 |
| 115     | Cedar & Olive                | 1,430 |
| 116     | TitanUp Fitness              | 2,405 |
| 117     | Nothing But Tech             | 970   |
| 118     | Jeremiah's Italian Ice       | 1,625 |
| 211/212 | Mind Bender Escape Rooms     | 3,637 |
| 213     | Weller Healthcare IT         | 1,625 |
| 214     | Rhythm Pilates Studio        | 1,425 |
| 215     | Abstrakt Filipino Restaurant | 1,640 |
| 216/217 | Engine 15 Brewing & Kitchen  | 3,250 |
| 218     | 1928 Cuban Bistro            | 2,075 |
| 221/222 | Available                    | 2,535 |
| 223     | Edward Jones                 | 1,153 |
| 224     | Available                    | 1,214 |
| 225     | Bursar Admin.                | 1,224 |
| 227/228 | Available                    | 3,289 |
| 311     | Donatos Pizza                | 1,625 |
| 312A    | Wild Ivy Salon               | 1,300 |
| 313     | Aloha Waffle                 | 1,950 |
| 314A    | Ruff Edges Salon             | 1,200 |
| 315     | Le Dream Nail Salon          | 2,050 |
| 316     | S&M Martial Arts             | 1,625 |
| 317/318 | Focus Fitness                | 3,250 |



**HAKIMIAN HOLDINGS**

7077 Bonneval Road, Suite 400

Jacksonville, FL 32216

[www.Hakimian.us](http://www.Hakimian.us)

