

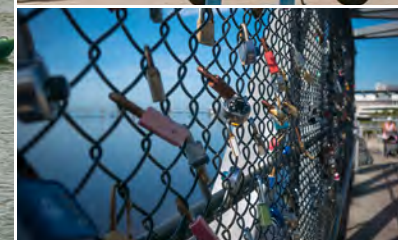
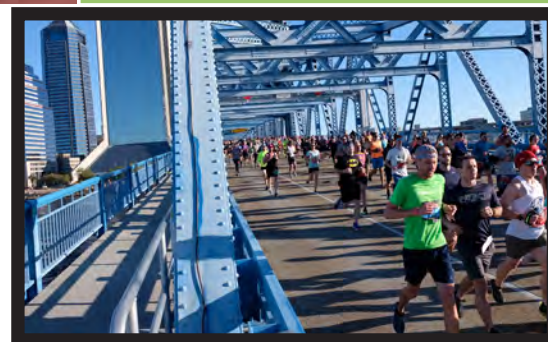
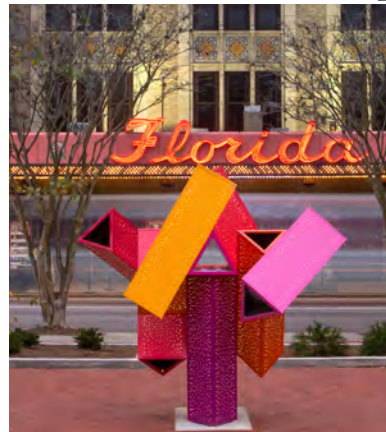
ONE

RIVERSIDE

**Jacksonville**

# Unveiling A NEW CORNER in booming Brooklyn.

Located in Jacksonville's ever-evolving Brooklyn neighborhood, the newly-reimagined **One Riverside** brings modern retail and dining space to Jacksonville's riverfront. The bustling mixed-use environment will consist of **600± residential units**, **27,000± SF of retail space** and will be anchored by a **43,000± SF lifestyle grocer**. One Riverside has direct access to the Emerald Trail and Riverwalk offering **heavy pedestrian activity** throughout the day.



# development highlights



Fronting the St. Johns River and Riverwalk, these retail and restaurant opportunities will be a gathering place to dine and lounge while taking in the sites of Riverwalk and Emerald Trail frontage – an amenity no other retail in Jacksonville can match



Located steps from intersection of the Emerald Trail and Riverwalk



Adjacent to 9.2M square feet of office space and a scenic walk to the Brooklyn and Downtown Jacksonville office corridors



12,000± SF of restaurant and retail space in Phase I, anchored by a 43,000 SF lifestyle grocer



15,000 SF of restaurant and retail space in Phase II (Delivery 2025)



600± Multifamily units in Phases I & II



Large outdoor spaces with ample seating and green space



# ONE RIVERSIDE

## RIVERFRONT RESTAURANT OPPORTUNITY

50 fish TICATED

### property highlights



Visibility from Riverside  
Ave & Acosta Bridge



Flexible patio  
design



Multiple signage  
opportunities



Open Container  
on Riverwalk

150,000 pedestrians/yr

# ONE RIVERSIDE

## THE INTERSECTION OF CONNECTIVITY

DOWNTOWN

SOUTHBANK

ONE RIVERSIDE

Acosta Bridge | 32,500 AADT






BROOKLYN

Riverside Ave. | 28,000 AADT

**4,100± SF** of restaurant space + **1,500± SF** of patio space available fronting Jacksonville's picturesque Riverwalk. As one of the only waterfront restaurants in the **Urban Core** this unique opportunity offers spectacular views of the **skyline and St. Johns River**, creating the ultimate dining experience.

# ONE RIVERSIDE MARKET DEPTH

## PRIMARY CUSTOMER AREA

	POPULATION	2023 - 1,379,798 2028 - 1,442,472
	HOUSEHOLDS	2023 - 1,379,798 2028 - 1,442,472
	HOUSEHOLD INCOME (ANNUALLY)	2023 - \$106,063 2028 - \$121,844
	MEDIAN HOME VALUE	2023 - \$336,245 2028 - \$352,982
	DAYTIME POPULATION	2023 - 1,425,732

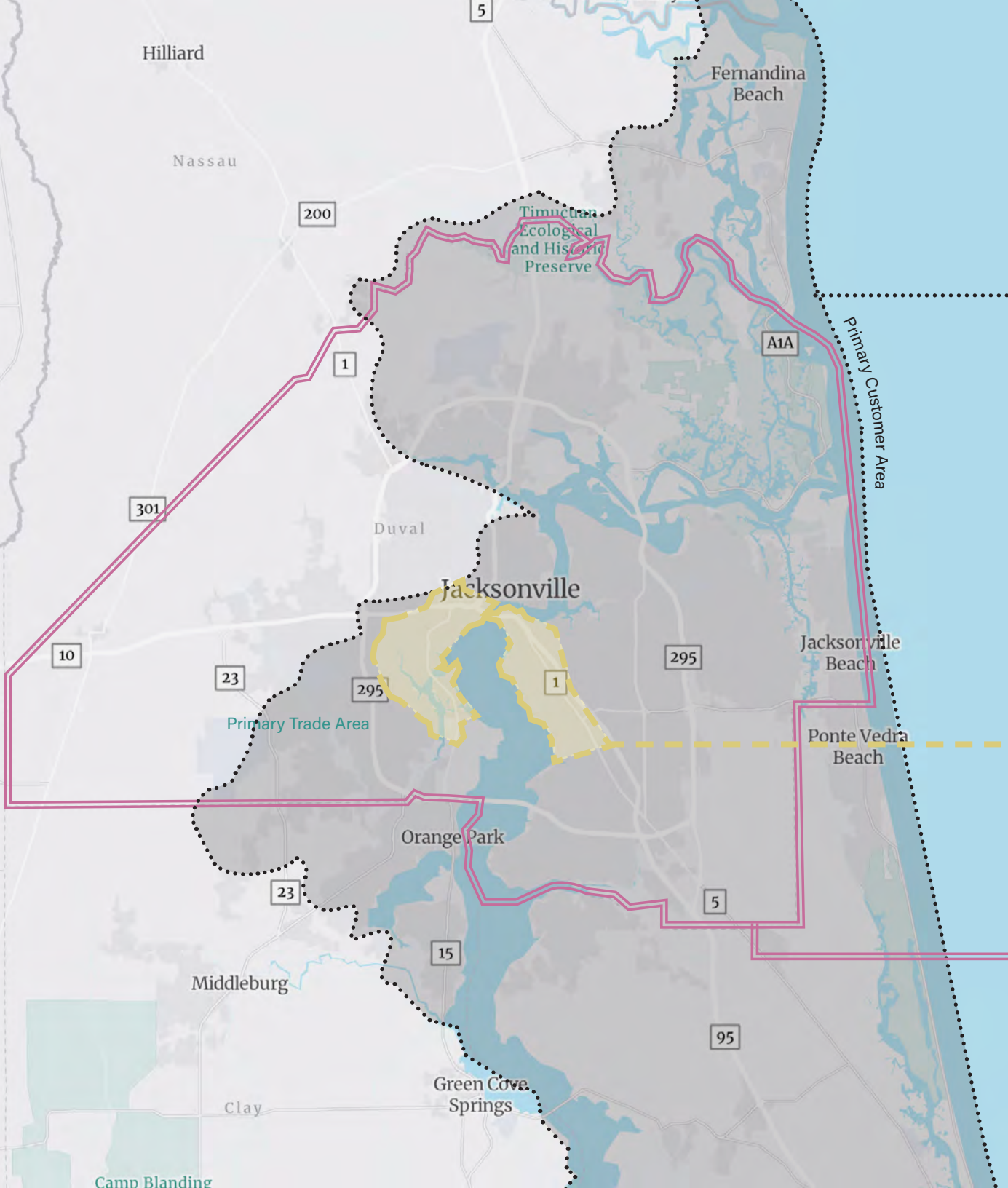
## PRIMARY TRADE AREA

2023 POPULATION	134,768
2023 AVERAGE HH INCOME	\$90,944

## JACKSONVILLE - DUVAL COUNTY

Jacksonville was named the **#1 Fastest Growing Metro** in the State

Source: JLL, 2022



# area retail

### springfield retail

DISTRICT  
Crispy's  
STRINGS  
Dreamette  
UPTOWN KITCHENS & BAR  
REDDI ARTS  
AMERICAN HOUSE  
1748 BAKEHOUSE  
Historically Hoppy

Armada Stadium

### downtown retail

Bread & Butter BOARD  
bellwether  
ESTRELLA  
RUBY BEACH  
UNDERBELLY  
COWFORD  
FT  
COOP

vystar veterans memorial arena

jax fairgrounds

121 financial ballpark

tiaa bank field

### brooklyn retail

WHOLE FOODS  
BURRITO GALLERY  
BURGERFI  
CLUB PILATES  
ZOË'S KITCHEN  
THE FRESH MARKET  
First Watch  
MAYDAY  
BENTO

site

### northbank hotels

HYATT REGENCY  
FOUR SEASONS

m.o.s.h.

### southbank retail

RUTH'S CHRIS STEAK HOUSE  
bb's  
CH CHART HOUSE  
Tdbits

cummer museum

### five points retail

Sun-Ray  
BOAT TACOS  
HAWKERS  
alewife  
Biggie's PIZZA  
Birds  
HOPTINGER  
RODRIGO'S  
waffle cone  
INSOMNIA COOKIES  
GINGO

### san marco retail

Fla.  
Good  
BEARDED PIG  
BEARDWOLF  
HURRICANE GRILL & WINGS

### san marco square retail

Publix  
GEMMA  
Taverna  
FORE SCORE  
RUE  
TOWN HALL  
Foxtail COFFEE CO.

### riverside retail

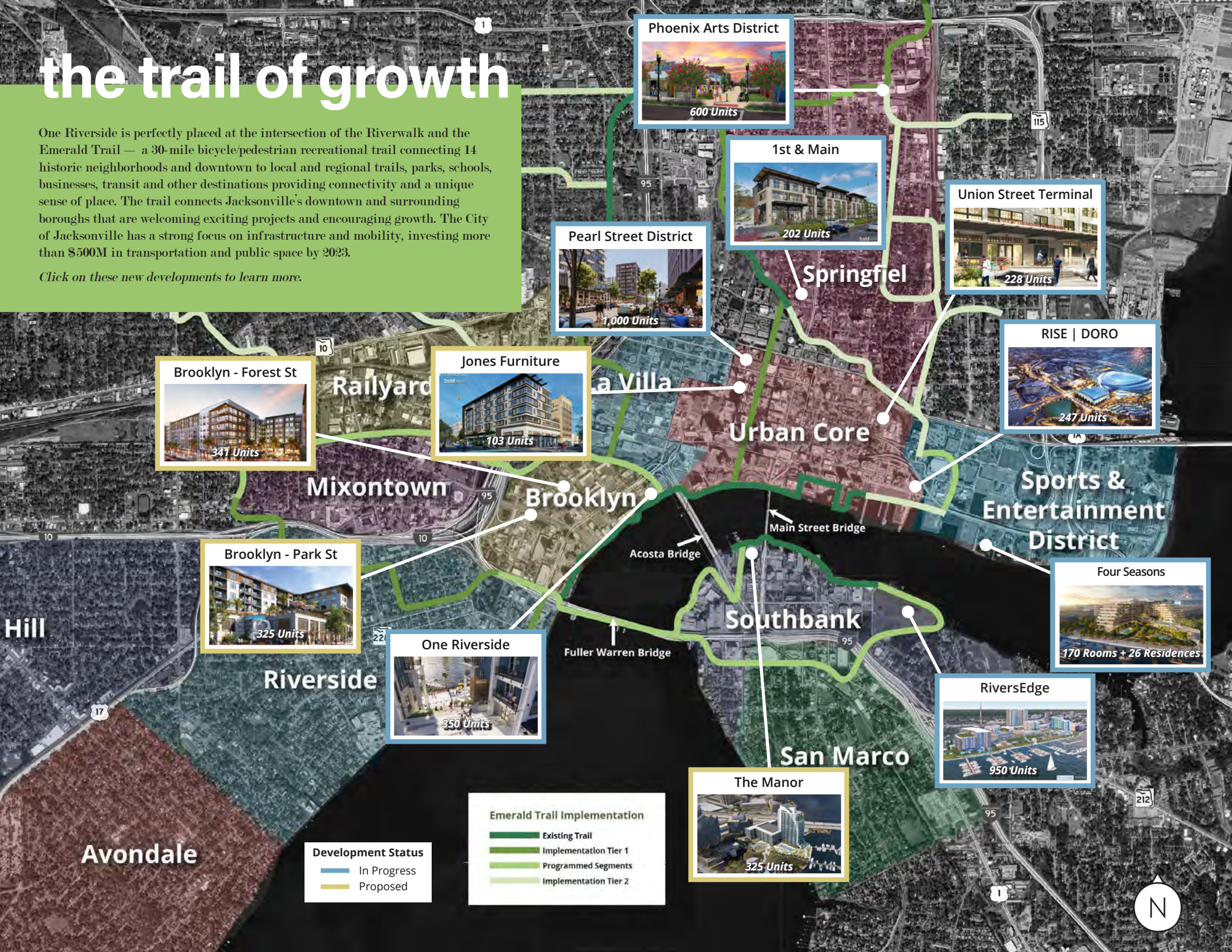
PROSECCO  
CYCLEBAR  
RIVER & POST  
pure barre  
Broken Egg Cafe  
bartaco  
mossfire grill  
al's PIZZA  
Publix



# the trail of growth

One Riverside is perfectly placed at the intersection of the Riverwalk and the Emerald Trail — a 30-mile bicycle/pedestrian recreational trail connecting 14 historic neighborhoods and downtown to local and regional trails, parks, schools, businesses, transit and other destinations providing connectivity and a unique sense of place. The trail connects Jacksonville's downtown and surrounding boroughs that are welcoming exciting projects and encouraging growth. The City of Jacksonville has a strong focus on infrastructure and mobility, investing more than \$500M in transportation and public space by 2023.

*Click on these new developments to learn more.*



**Phoenix Arts District**  
600 Units

**1st & Main**  
202 Units

**Union Street Terminal**  
228 Units

**Pearl Street District**  
1,000 Units

**RISE | DORO**  
247 Units

**Brooklyn - Forest St**  
341 Units

**Jones Furniture**  
103 Units

**Four Seasons**  
170 Rooms + 26 Residences

**Brooklyn - Park St**  
325 Units

**One Riverside**  
350 Units

**RiversEdge**  
950 Units

**The Manor**  
325 Units

**Development Status**

- In Progress
- Proposed

**Emerald Trail Implementation**

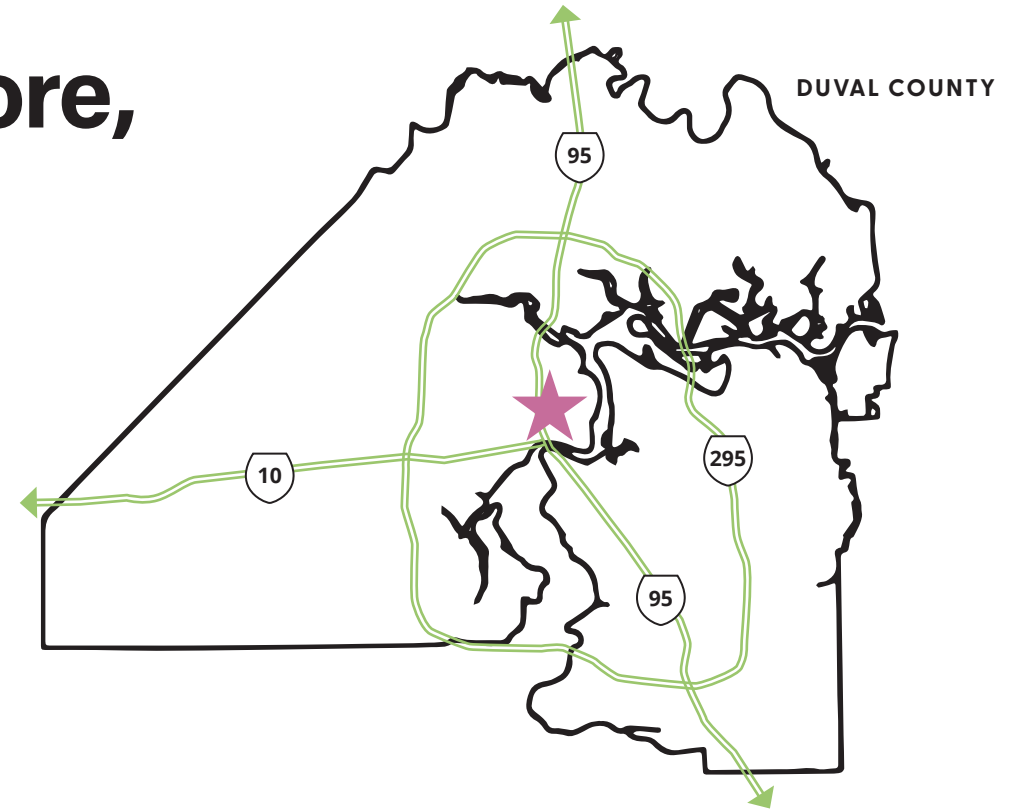
- Existing Trail
- Implementation Tier 1
- Programmed Segments
- Implementation Tier 2





# jacksonville's urban core, 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 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

# downtown jacksonville

**18.5M VISITORS ANNUALLY**

*2M more visitors than  
St. Johns Town Center*



**\$471M** IN SEASON REVENUE (2022)  
**66,459** SPECTATORS IN AVERAGE HOME GAME ATTENDANCE (2022)



**72** HOME GAMES SCHEDULED IN 2021 SEASON  
**4,960** IN AVERAGE GAME ATTENDANCE



**37** HOME GAMES SCHEDULED IN 2022-2023 SEASON  
**7,749** IN AVERAGE GAME ATTENDANCE -- THE HIGHEST  
IN ECHL (2023)



**28** CONCERTS HELD IN 2022  
**656,134** IN ANNUAL ATTENDANCE RATE



**168** TOTAL EVENTS IN 2018-2019  
**\$12.9M** IN ECONOMIC IMPACT DURING 2018-2019



VENUE	# 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% 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 10 miles 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 retail space under construction
- 1,580 multifamily units under construction

Source: Downtown Investment Authority

# ONE RIVERSIDE



THE  
**URBAN** @  
DIVISION



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