

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.

31,588± SF SUBLEASE NNN OFFICE/RETAIL

5940 Beach Blvd. | Jacksonville, FL 32207



**Click for
Virtual Tour**

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Property Highlights

- **Size of land and building:** 5.81± acres land and 51,893± SF building
- **Zoning:** CCG-1
- **Parking:** 309 parking spaces (5.97 spaces per 1,000 SF)
- The subject property has cross easements for ingress/egress with two adjacent shopping centers with approximately 400 parking spaces
- **Access/ingress/egress:** Located on Beach Blvd and University Blvd with traffic light with access to seven curb cuts
- **Traffic count:** Beach Blvd: 27,000± AADT, University Blvd: 32,000± AADT
- **Roof and structure:** Landlord is responsible for roof and exterior walls.
- **Bus lines:** at property for easy student access
- **Interior improvement:** Millions of dollars of school - oriented improvements (classrooms, data processing, restrooms, etc.)
- **Retail proximity:** Adjacent to 100,000± SF grocery anchored shopping center
- **Easy access:** to I-95, I-295, Hart Expressway
- **Construction:** Pre-cast panel

Neighboring Companies



FINANCIAL Overview

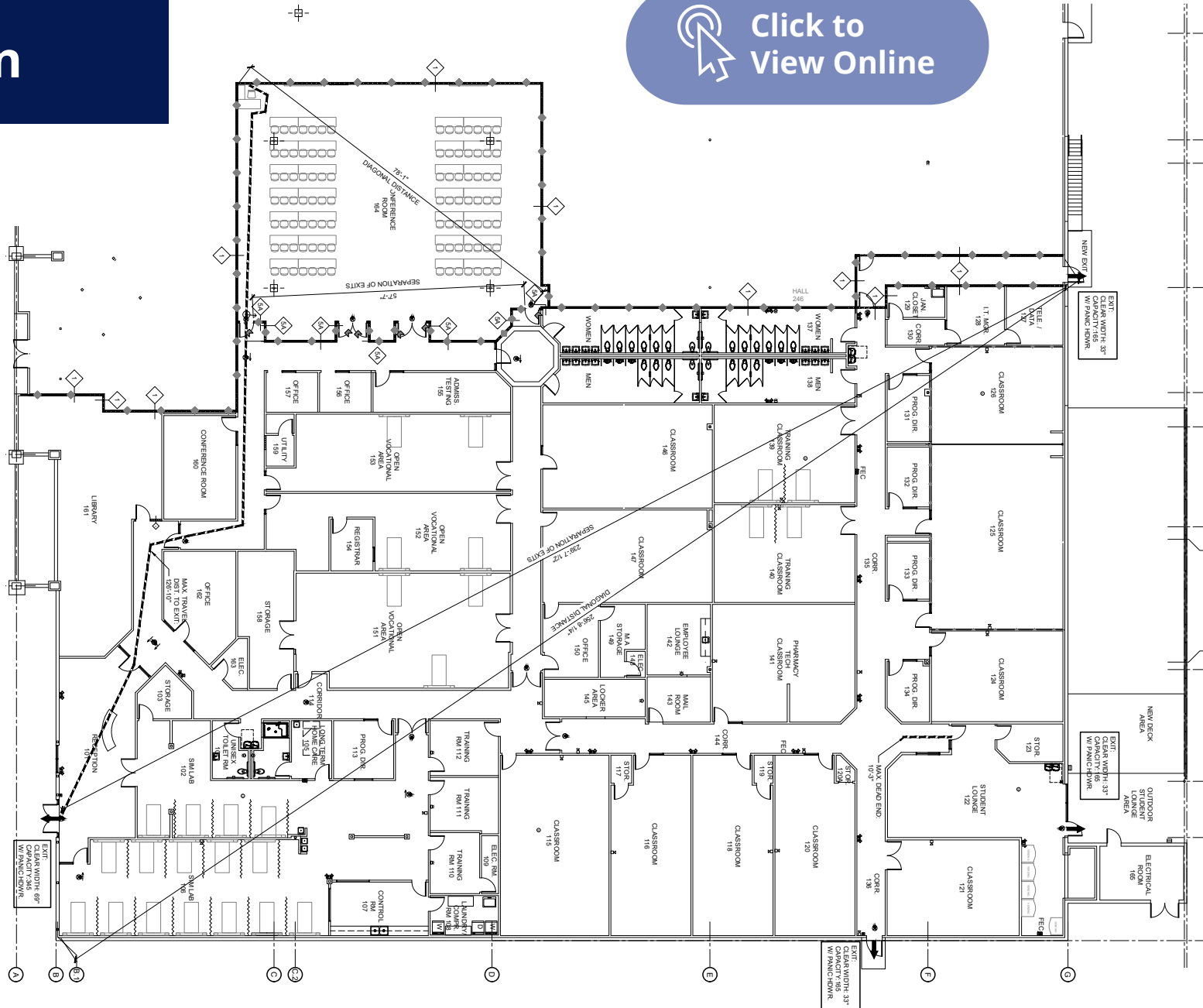


Category	Rent Summary
Total Space Bldg	51,893
Size Space/SF	31,588
% Occupied	60.87%
Base Term	Ten (10) years, 120 months
Date of Commencement	October 5, 2021
Lease Expiration	October 31, 2031
Extension Options	Two Periods of five (5) years each
Use	Simulated Training Facility for Jacksonville University
Current Rent as of 11/1/2024	\$468,450/yr - \$39,827.20 - \$14.83/SF
Annual Rent Escalation	2%
Estimated Passthrough Costs (2023)	
Utilities	\$2.15/SF
Real Estate Taxes	\$1.75/SF
Insurance	\$0.50/SF
All other	\$2.20/SF

PROPERTY Site Plan



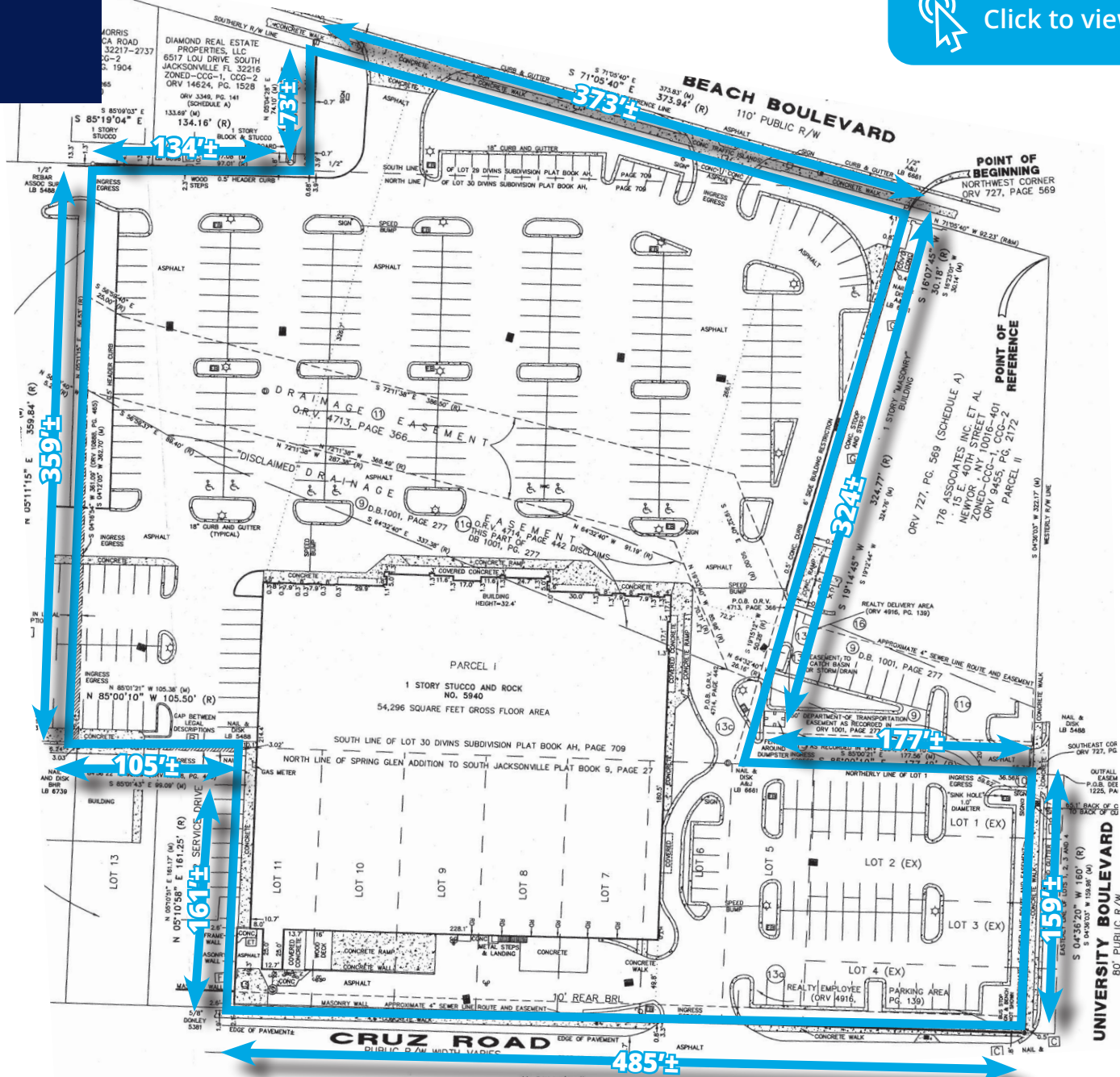
Click to
View Online



Property Survey



Click to view survey



AERIAL Overview

1.8 Miles
to I-95

FAMILY DOLLAR

COMMUNITY FIRST
Credit Union
Love Where You Bank



tropical CAFE
SMOOTHIE
and better life food center

**BAPTIST HOSPITAL
PRIMARY CARE**
24,000± SF Bldg

**BAPTIST HOSPITAL
HEART SPECIALISTS**
35,000± SF Bldg

6.7 Miles
to I-295

Beach Blvd

27,000± AADT

Site

University Blvd S
32,000± AADT



Gordon
FOOD SERVICE
35,000± SF grocery
and 30,000± SF
of small retail



DUNKIN'



Walgreens

BROOKS
Rehabilitation
189,000± SF Bldg
170 Beds

**HCA Florida
Memorial Hospital**
972,700± SF Bldg
434 Beds



AERIAL Ingress/Egress

Curb Cuts

30,000± SF
of small space

Memorial Hospital

Brooks Rehabilitation Hospital

Broach School

Subject Property

Gordon
FOOD SERVICE
Grocery Store

WELLS FARGO

Arby's

tropical CAFE
SMOOTHIE
eat better. feel better.

University Blvd S

Beach Blvd

Spring Glen
Methodist Church

Shell

tropical CAFE
SMOOTHIE
eat better. feel better.

CHIPOTLE
MEXICAN GRILL

Starbucks

WING STOP
THE WING
EXPERTS

at&t

McDonald's

COMMUNITY FIRST
Credit Union
Leave Where You Bank





A Prime Location

- Centrally located on a main Jacksonville corridor
- The Beach Boulevard/University Boulevard intersection is located midway between the downtown metro activities and Jacksonville Beach, making it one of the main arteries for traffic entering and leaving the downtown employment centers. With 57,000 cars passing per day, there is a significant traffic flow on both the Beach Boulevard and University Boulevard arteries.
- The population of 77,000 people in a 3-mile radius and 9,000 in a one mile radius provides a strong retail demographic. A quick review of the Beach Boulevard and University Boulevard retailers and restaurants (see attached aerial) on these corridors will confirm the successful businesses in this trade area.

Area Demographics | 3 mile radius

Source: ESRI Business Analyst



2024 Estimated
Population

83,747



2024 Est. Avg.
Household Income

\$77,455



2029 Daytime
Population

111,150

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