

THE MARINA RESTAURANT & CAFE ON THE GREEN

Restaurant opportunities adjacent to the Four Seasons™ Hotel & Private Residences Jacksonville, the \$1.4 B Stadium of the Future and Home of the Jaguars





PROJECT OVERVIEW

The Khan Family, owners of the Jacksonville Jaguars, are deeply engaged in the development of the Sports & Entertainment District, a key component of a major redevelopment effort transforming Downtown Jacksonville. The early phase of the emerging Sports & Entertainment District, which includes a restored Met Park, will deliver a downtown experience that blends urban design with waterfront entertainment.

A modernized public marina with restaurant, a landmark Four Seasons™ Hotel & Private Residences Jacksonville, plus a six-story office building will be the focal point for The Shipyards and the rebirth of the adjacent \$1.4 B Stadium of the Future redevelopment.

This rendering is conceptual only and is for illustrative purposes, and should not be relied upon as a representation, expressed or implied.

THE SHIPYARDS

Spanning across 5.1 acres, the \$500 million development project is comprised of the Jaguars' headquarters office building, the 10-story Four Seasons™ Hotel & Private Residences Jacksonville, consisting of 170 hotel guestrooms and 26 residential units, marina and marina restaurant.



FOUR SEASONS™
*Hotel & Private Residences
Jacksonville*

*Jaguars
Headquarters &
Office Building*

*Cafe on
the Green
(ground floor)*

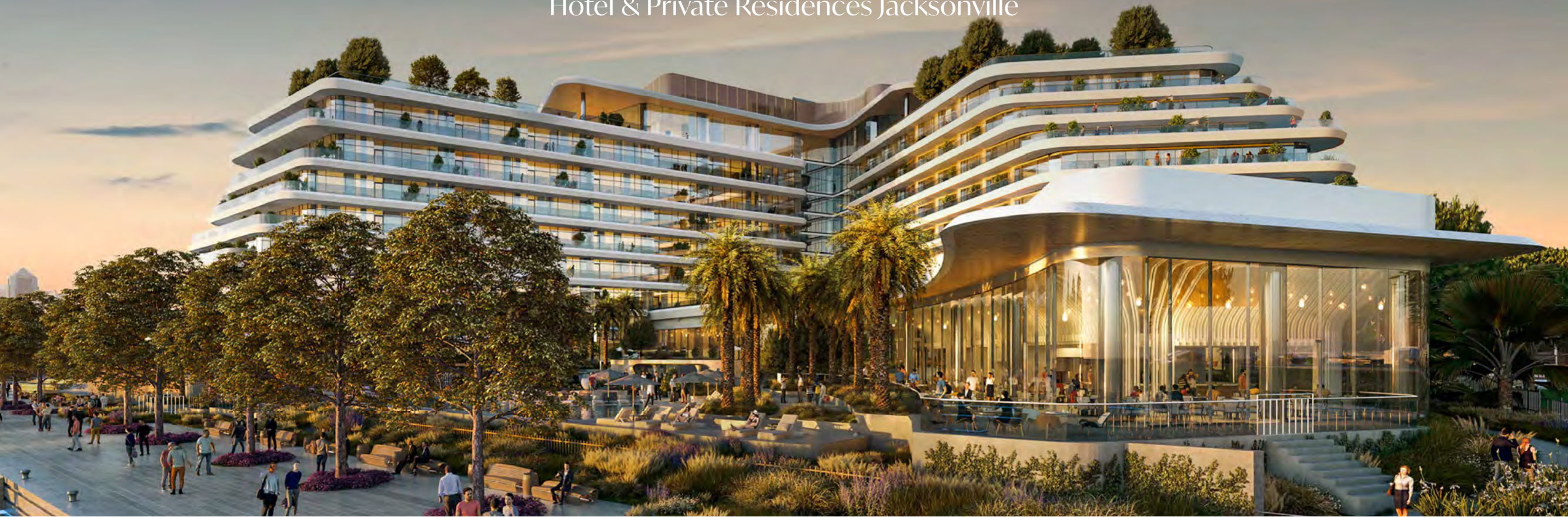
*The Marina
Restaurant*





FOUR SEASONS™

Hotel & Private Residences Jacksonville



2026
DELIVERY



CURRENTLY UNDER
CONSTRUCTION



170 HOTEL
GUESTROOMS



26 RESIDENTIAL
UNITS



2 RESTAURANTS ON
PROPERTY / MICHELIN
STAR CHEF



THE MARINA RESTAURANT

5 Shipyards Place | Jacksonville, FL

Capture the essence of waterfront dining with our exceptional restaurant space now available for lease at The Shipyards. Nestled along the picturesque St. Johns River, this prime location offers a unique opportunity to establish your culinary destination in Jacksonville.

KEY FEATURES

» Breathtaking Views

Enjoy panoramic waterfront views that create an unforgettable dining atmosphere.

» Versatile Layout

The space offers a flexible layout suitable for fine dining, casual dining or a combination of both, accommodating various culinary concepts.

» Outdoor Dining

Take advantage of outdoor patio space overlooking the water, perfect for al fresco dining and special events.



3,402± USF
+ 982± SF PATIO



BUILD-TO-SUIT
OPPORTUNITY



TRANSIENT
78 SLIP MARINA



CLICK HERE FOR
SITE PLAN



MARINA VISION



BEST-IN-CLASS FOOD & BEVERAGE



PREMIER PATIO



BREATHTAKING VIEWS



THE CAFE ON THE GREEN

Jacksonville, FL

Unlock a distinctive dining experience with our premier restaurant space available for lease overlooking the vibrant event lawn at The Shipyards. Situated in the heart of the city's Sports & Entertainment District, this prime location offers unparalleled visibility and access to a dynamic audience.

KEY FEATURES

» Iconic Location

Become a focal point of downtown Jacksonville's bustling Sports & Entertainment District, drawing crowds for sporting events, concerts and community gatherings throughout the year.

» Outdoor Dining

Embrace the allure of al fresco dining with ample patio space adjacent to the event lawn, offering patrons a memorable dining experience under the open sky.

» Customizable Space

Tailor the layout to suit your culinary concept, whether it's fine dining, casual eats, or a trendy café atmosphere.

» High Foot Traffic

Benefit from a steady flow of foot traffic attracted by the events and activities hosted in the district, ensuring consistent patronage.



4,383± USF
+ PATIO



BUILD-TO-SUIT
OPPORTUNITY



6-STORY OFFICE BUILDING THAT
WILL HOUSE THE JACKSONVILLE
JAGUARS CORPORATE OFFICE



[CLICK HERE FOR
SITE PLAN](#)



CAFE VISION



GOURMET DESTINATION



ICONIC SETTING



ALFRESCO DINING



DOWNTOWN JACKSONVILLE DEVELOPMENT

DEVELOPMENT PIPELINE



\$8 Billion
in development



12.3K
total residential units



18.3K
total residents



\$500M
in transportation & public spaces



\$300M
University of Florida
Technology and Innovation
campus to start classes in
2025



A THRIVING URBAN DESTINATION

The district is flourishing with recent announcements signaling a new critical mass for retail, residential and significant mixed-use development projects. Overall, there is \$8 billion of development in the Downtown pipeline, jumping \$3 billion within the last year. Nearly 1,600 multifamily units are currently under construction, and by 2030, Downtown is anticipated to reach 18,300 residents with a total of 8,140 newly-developed units online.

JACKSONVILLE GROWTH

#1
CITY FOR U.S.
JOB-SEEKERS

#2
BEST DOWNTOWN
FOR PANDEMIC
RECOVERY

#1
FASTEST-GROWING
METRO IN THE
STATE

SPORTS & ENTERTAINMENT DEVELOPMENT

\$100M
MOSH
GENESIS

\$500M
THE SHIPYARDS
AND FOUR
SEASONS™

\$120M
MILLER
ELECTRIC
CENTER

\$35M
ARMADA
STADIUM

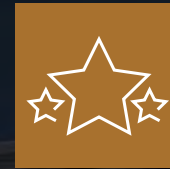


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THE STADIUM OF THE FUTURE

2024

Jacksonville City Council approves
\$1.4B stadium deal



\$1.4B
STADIUM OF THE FUTURE

2025

Construction begins
Jaguars play in Jacksonville with
60,000+ capacity



2025
CONSTRUCTION BEGINS

2026

Jaguars play in Jacksonville with
reduced capacity (approx. 43,500)



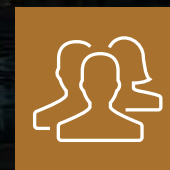
2028
NEW STADIUM COMPLETE

2027

Jaguars play one season away
from Jacksonville (location TBD)

2028

Stadium of the Future opens



71,500
MAXIMUM SEATING CAPACITY

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)



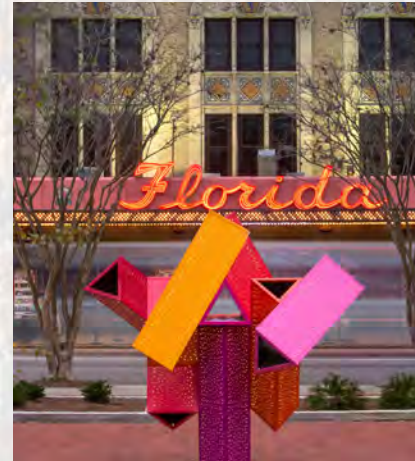
28 concerts held in 2022
700,000 in annual attendance



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



VENUE	# OF EVENTS
EverBank Stadium	245
Center for the Performing Arts	224
Prime Osborn 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

THE
URBAN @
DIVISION



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