

San Jose Plaza

10950 San Jose Blvd,
Jacksonville, FL 32223



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Property Overview

- Join Aldi, Harbor Freight, Bonefish Grill and Burn Boot Camp in this 95,523± SF Mandarin retail center
- Small shop space available inline
- Close proximity to I-295, situated on highly travelled San Jose Blvd., the main north-south thoroughfare in affluent Mandarin
- High visibility plus multiple access points from San Jose Blvd. and Claire Ln.
- Average household income of \$105,784 within three miles
- Traffic counts: San Jose Blvd — 52,000± AADT
Interstate 295 — 139,000± AADT



Property Site Plan

San Jose Plaza | For Lease



Availability

Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
1	Visionworks	2,888	29	Available	3,066	56	Baptist Rehabilitation	2,400
5	Burn Boot Camp	4,537	35	Alterations	876	58	Available	1,200
10	My Gym	2,348	36	Available	3,567	59	All Tails Pet Spa	1,200
11	Willow Organic Salon	1,894	40	Available	2,343	60	UPS Store	1,200
12	Negotiating Lease	1,400	41	Thin MD Med Spa	900	61	US Army Recruiting	1,200
13	Available	1,400	42/43	Nail Envy	2,100	62	MTM Tenant	2,100
14	Metabolic Weight Loss	1,400	44	West Coast Hair Design	1,500	64	Coast Dental	1,500
15	Aldi	21,873	47	Parrish Designs	6,000	65	Big Chief's Cigars	1,200
28	Harbor Freight Tools	16,051	52	Bonefish Grill	9,486			

GLA: 95,523

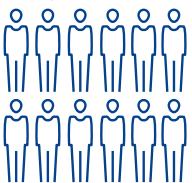
Property Overview

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Demographics

2023
Population



1 mile: 9,446
3 mile: 62,288
5 mile: 118,921

2023
Daytime Population



1 mile: 12,733
3 mile: 58,175
5 mile: 144,126

2023
Avg. HH Income



1 mile: \$97,130
3 mile: \$105,784
5 mile: \$107,070