

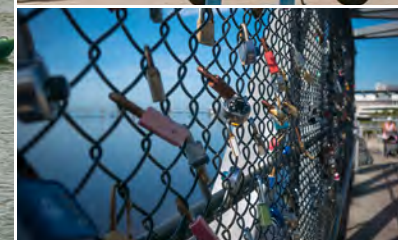
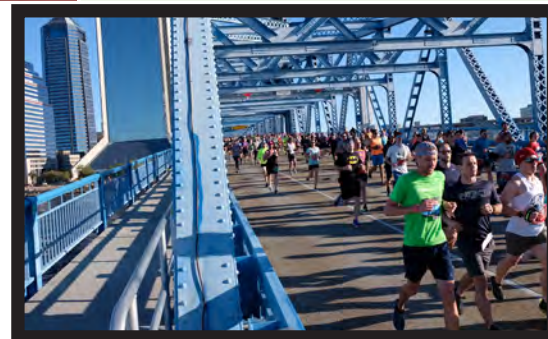
ONE

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



Located steps from intersection of the Emerald Trail and Riverwalk



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



600± Multifamily units in Phases I & II



Large outdoor spaces with ample seating and green space



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



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



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





ONE RIVERSIDE

RETAIL OPPORTUNITY

property highlights



1,500-8,000 SF
+ Patio Available



Frontage on
Riverside Ave



Heavy Pedestrian
+ Vehicular Traffic



Anchored by
Whole Foods

ONE RIVERSIDE

THE INTERSECTION OF CONNECTIVITY

Downtown

Southbank

ONE RIVERSIDE

Acosta Bridge






Brooklyn

Riverside Ave.

Located within walking distance of more than 1,000 multifamily units and some of Jacksonville's most affluent neighborhoods, **ONE RIVERSIDE** offers retailers unparalleled accessibility and a unique opportunity to establish a presence in one of the fastest growing submarkets in Jacksonville.

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

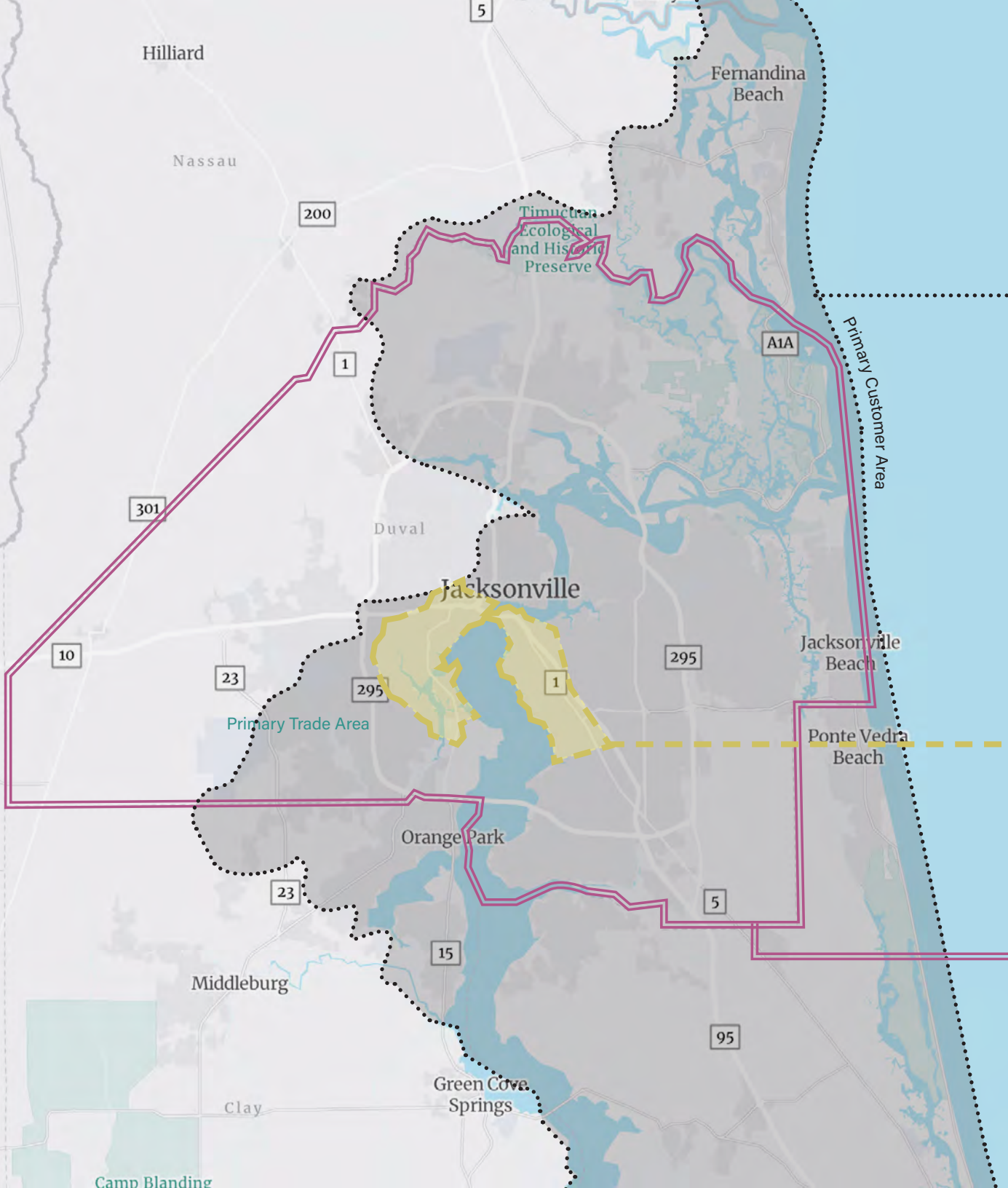
PRIMARY TRADE AREA

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 CHOPHOUSE
FT FLORIDA THEATRE
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
FirstWatch The Daytime Cafe
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-Rays
BOAT TACOS
HAWKERS
alawite
BIGGIE'S PIZZA
Birds
HOPTINGER
RODRIGO'S
waffle cone
INSOMNIAC COOKIES
GINCO

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

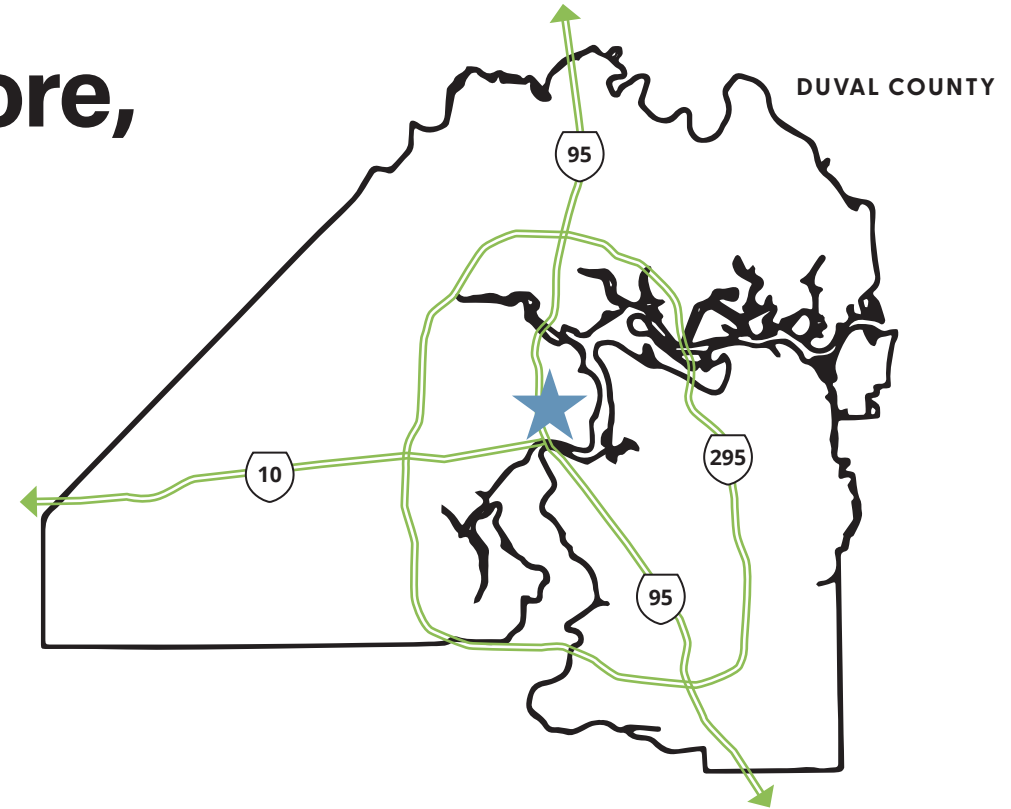
Emerald Trail Implementation

- 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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