

# THE MARINA RESTAURANT & CAFE ON THE GREEN

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



An aerial night rendering of a proposed sports and entertainment district in Jacksonville. The central focus is a large, modern stadium with a translucent, blue-tinted, oval-shaped roof. To its left is a smaller building with a similar translucent roof. The surrounding area is filled with various urban developments, including multi-story office buildings, parking lots, and a waterfront area with a marina. In the background, a city skyline is visible under a dark sky with a few fireworks exploding. The overall scene is illuminated by city lights and the stadium's own lighting.

# 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 \$1.4B 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.

*Jaguars  
Headquarters &  
Office Building*

*Available  
Cafe on  
the Green  
(ground floor)*

EVENT  
LAWN

RIVERWALK



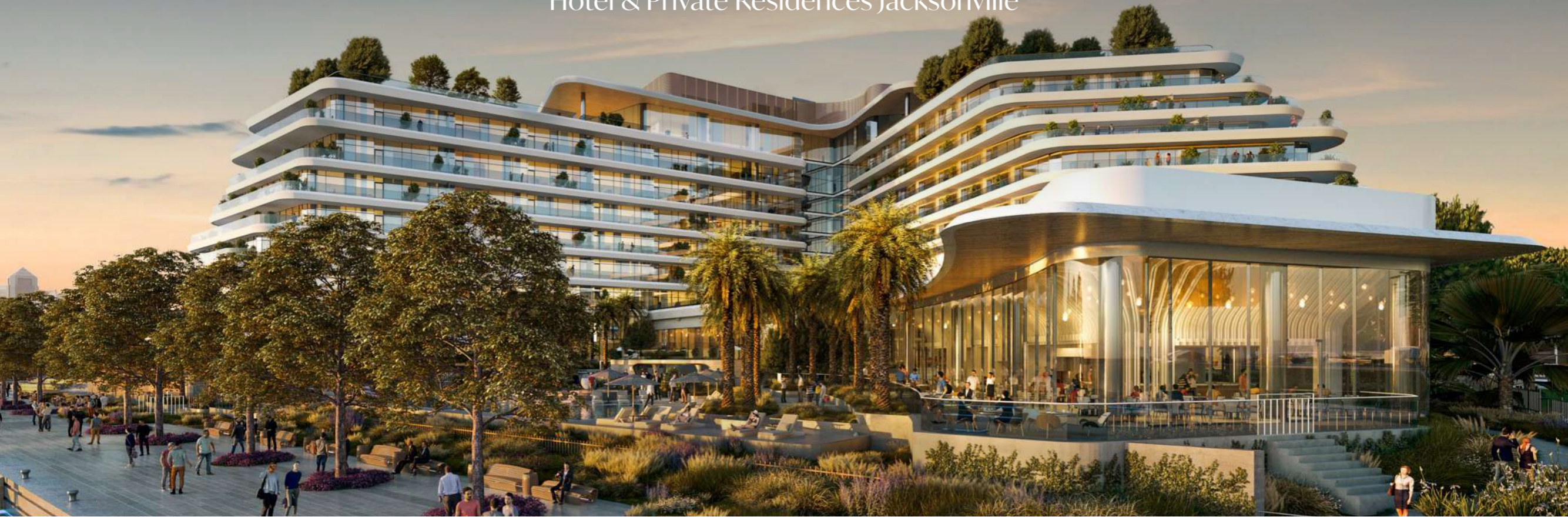
FOUR SEASONS™  
*Hotel & Private Residences  
Jacksonville*





# FOUR SEASONS™

## Hotel & Private Residences Jacksonville



2026  
DELIVERY



CURRENTLY UNDER  
CONSTRUCTION



170 HOTEL  
GUESTROOMS



26 RESIDENTIAL  
UNITS



2 RESTAURANTS ON  
PROPERTY / MICHELIN  
STAR CHEF

AVAILABLE

# 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





# LIVE-FIRE DINING & WATERFRONT EXPERIENCE

5 Shipyards Place | Jacksonville, FL

## COMING TO THE MARINA BUILDING

**Asado Life** brings a bold and immersive culinary concept to the Marina Building at the Shipyards—a full-service restaurant rooted in the centuries-old Argentine tradition of asado, or communal fire-grilling. Known for its scratch-made ingredients and open-flame cooking, Asado Life offers a vibrant waterfront dining experience that blends authenticity with sophistication.

Guests will enjoy a menu featuring chef's cuts, artisanal sausages, fresh local seafood and flame-grilled vegetables—all prepared over live fire. The restaurant's ambiance transitions effortlessly from approachable and lively during the day to elevated and metropolitan at night, with seating indoors and on a patio overlooking the St. Johns River.



# DOWNTOWN JACKSONVILLE DEVELOPMENT

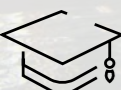
## DEVELOPMENT PIPELINE

 **\$8.8B**  
in development

 **12.3K**  
total residential units

 **18.3K**  
total residents

 **\$500M**  
in transportation & public spaces

 **\$300M**  
University of Florida  
Technology & 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 \$8.8 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

#2

HOTTEST JOB  
MARKET IN  
AMERICA

#2

BEST DOWNTOWN  
FOR PANDEMIC  
RECOVERY

10<sup>th</sup>

MOST POPULATED  
CITY IN THE UNITED  
STATES

SPORTS & ENTERTAINMENT DEVELOPMENT

\$100M

MOSH  
GENESIS

\$500M

THE SHIPYARDS  
AND FOUR  
SEASONS™

\$120M

MILLER  
ELECTRIC  
CENTER

\$35M

ARMADA  
STADIUM



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

# 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)



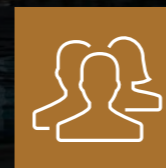
**2028**  
NEW STADIUM COMPLETE

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



**18M+ VISITORS ANNUALLY**  
2M more visitors than St. Johns Town Center

VENUE	# OF EVENTS
Sports Games	167
Festivals	55
Concerts	624
Expositions	43
Performing Arts	241
Community	136
Conferences	95
TOTAL	1,361



**351K AVERAGE WEEKLY VISITS**



## POPULATION

- 96%** residential occupancy rate
- 72.9%** of the population has a four year degree or higher
- 53%** residents between 25-54 years old
- 50%+** increase in residents during the last five years

## OFFICE

- 3** Fortune 500 headquarters
- 8,922** businesses within 3 miles of Downtown
- 53,450** Downtown daytime employees
- 97,401** daytime employees within 3 miles of Downtown
- 69.3%** of employees have a household income of \$80,000+

## EDUCATION

- 3** major college campuses downtown
- 1** law school
- \$300M** UF Tech & Innovation Campus with classes starting in 2026

## 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 Downtown office space
- #1** City in Florida for College Graduates

Source: Downtown Investment Authority

# THE URBAN @ DIVISION



**MATTHEW CLARK**

Senior Vice President

+1 904 861 1139

[matthew.clark@colliers.com](mailto:matthew.clark@colliers.com)

**SAM MIDDLEKAUFF**

Senior Associate

+1 904 861 1139

[sam.middlekauff@colliers.com](mailto:sam.middlekauff@colliers.com)

**OLIVIA STEINEMANN**

Senior Associate

+1 904 861 1139

[olivia.steinemann@colliers.com](mailto:olivia.steinemann@colliers.com)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC. LISTING ID: 1139265

The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this package are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All depictions and renderings are conceptual only and are for illustrative purposes, and should not be relied upon as representations, expressed or implied. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same.