



COLLEGE PARK

903 University Boulevard North
Jacksonville | Florida | 32211



ARLINGTON REVAMP

Following a substantial **\$25 million renovation**, College Park has emerged as a vibrant focal point within the Arlington sub-market, with a **revitalized entrance** and **serving as a gathering space for the local community**.

Spanning 188,880 square feet, this neighborhood shopping center proudly anchors a brand new 48,000 SF Winn-Dixie and is home to many more tenants with diverse retail offerings, drawing in both residents and visitors alike. Its prime location along University Blvd (30,500 AADT), with direct access from Arlington Expressway (55,000 AADT), provides unmatched accessibility and visibility, serving as a prominent gateway into downtown.

Renovation Features:

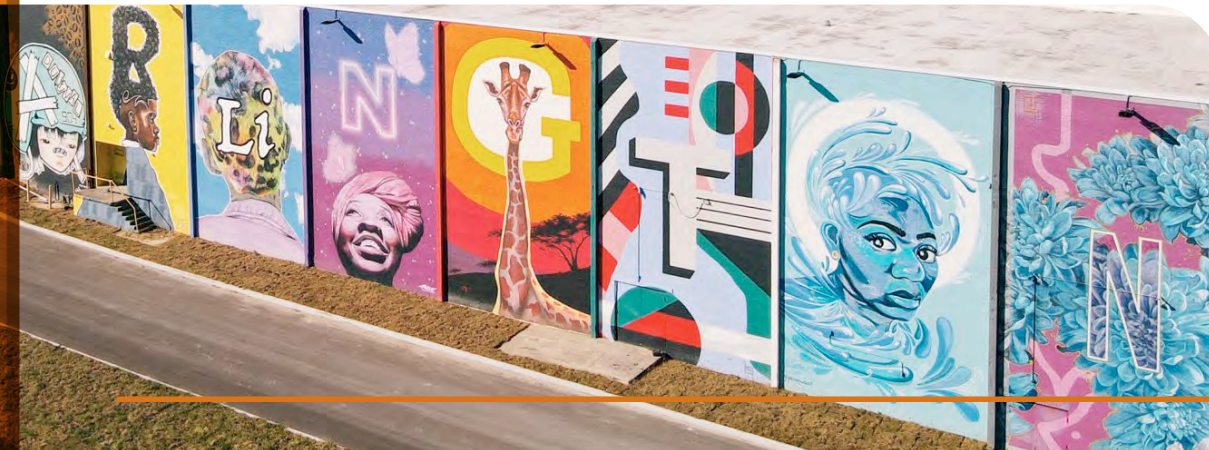
- Façade redesign
- Parking lot and landscape improvements
- Upgraded LED lighting systems
- Several prominent pylon signage locations

More to Come:

- 100 market rate apartments
- The Shipyard – shipping container food court and entertainment complex
- Pickleball courts

 **Lease Rate**
\$18.00 - \$22.00
PSF + NNN

 **Availability**
885± - 27,017± SF



TENANT LIST

BLDG #	TENANT	SIZE (SF)
999-3	DOLLAR GENERAL	10,036
999	WINN-DIXIE	48,738
997	TOWN & COUNTRY PHARM	902
995	AVAILABLE	885
991	ANNIE'S NAILS	1,771
987	AVAILABLE	1,981
983	BAIT & TACKLE	5,141
975	FIRST GEAR COFFEE	1,397
969/971/973	FISH N FLIPS	7,697
965*	AVAILABLE - 2ND GEN BOX	7,513
957*	AVAILABLE - JR. BOX	7,750
955*	AVAILABLE - JR. BOX	6,529

BLDG #	TENANT	SIZE (SF)
939*	AVAILABLE - JR. BOX	2,622
937*	AVAILABLE - JR. BOX	2,603
935	CONIE'S ICE CREAM	2,519
933	AVAILABLE	2,595
929	DAVITA INC.	7,740
923	AVAILABLE	7,781
917	CHASE BANK	3,370
915	AVAILABLE	1,558
909	AVAILABLE	4,660
907	MAX'S RESTAURANT	4,537
903	AVAILABLE	6,612
947	LEGACY MINISTRIES	22,828
945	AVAILABLE - JR. BOX	10,737

*can be combined for junior anchor box; 2,603± -27,017± SF total available.





THE SHIPYARDS @ COLLEGE PARK

In Design - Q1 2026 Delivery

EAT —

Enjoy big flavors and tasty bites from an ever-changing variety of outdoor chef driven concepts.

DRINK —

Stop by the variety of outdoor bars for cocktails, fine wines, craft beers and non-alcoholic beverages.

PLAY —

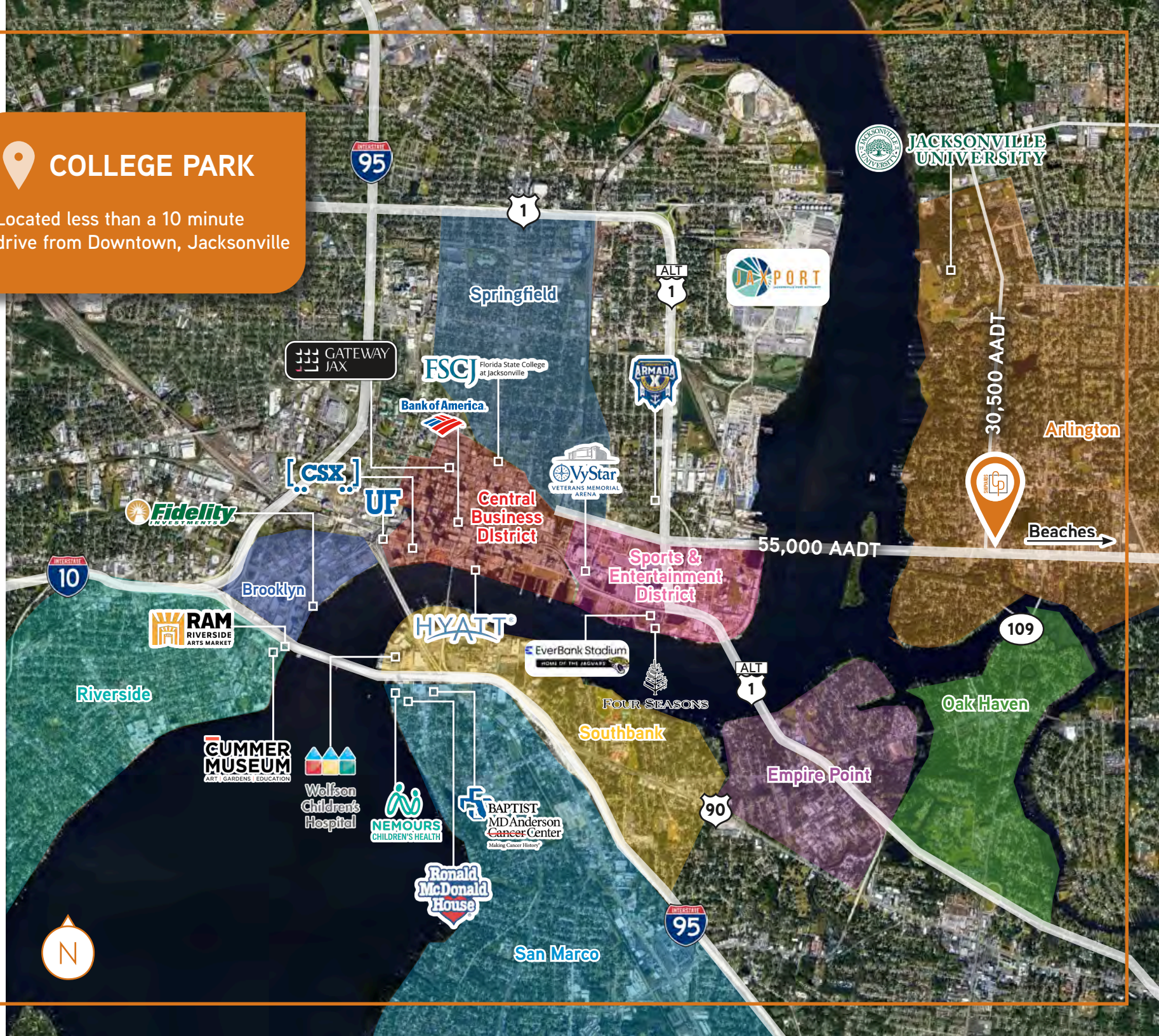
Fun for all ages awaits with kids' activities and outdoor games.





COLLEGE PARK

Located less than a 10 minute drive from Downtown, Jacksonville



DEMOGRAPHICS

Within a mile radius of College Park we have seen a 19% increase in average household income and a 45% population growth over the past 24 months, driving strong retail demand.

1 Mile Radius

Household & Population Characteristics

2025



\$72,919
Average Household
income



8,465
Population

2030



\$81,493
Average Household
income



8,737
Population

3 Mile Radius

Household & Population Characteristics

2025



\$74,695
Average Household
income



98,066
Population

2030



\$85,132
Average Household
income



101,124
Population

5 Mile Radius

Household & Population Characteristics

2025



\$76,875
Average Household
income



212,235
Population

2030



\$87,336
Average Household
income



218,382
Population

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

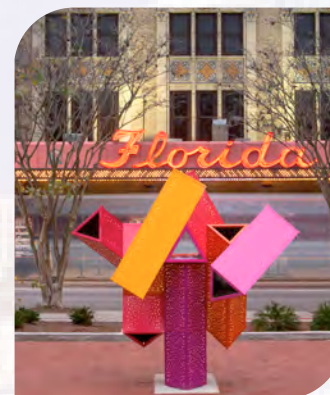


150+ events held annually
\$16M in economic impact during 2021-2022

18M+ VISITORS ANNUALLY

2M more visitors than St. Johns Town Center

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



Source: Downtown Investment Authority



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
#2 Best downtown for pandemic recovery
#4 Fastest growing city in america

Source: Census Bureau, 2024

JACKSONVILLE, TRANSFORMING

With more than \$8 billion in development in the pipeline, jumping \$3.5 billion within the last year, new urban developments are beginning to flourish in Downtown and the surrounding areas. Nearly 2,200 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.



#2

Hottest Job Market in America, according to *The Wall Street Journal*, 2024



10th

most populated city in the United States, *The Census Bureau*, 2024

\$8.8B

in major urban projects currently in the pipeline, a **16x** jump from seven years ago

\$465M

Completed Since 2023

\$2.23B

Under Construction

\$3.46B

In Review

\$2.62B

Proposed

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