



**RISE**  
DORO

# situated in the heart of jacksonville's sports & entertainment district

In the heart of the Sports & Entertainment District, DORO boasts an unparalleled location overlooking the Vystar Veterans Memorial Arena, 121 Financial Ballpark, Four Seasons development and Shad Khan's Stadium of the Future; this development is in the center of the action, being next to the most energetic venues and entertainment the city has to offer.



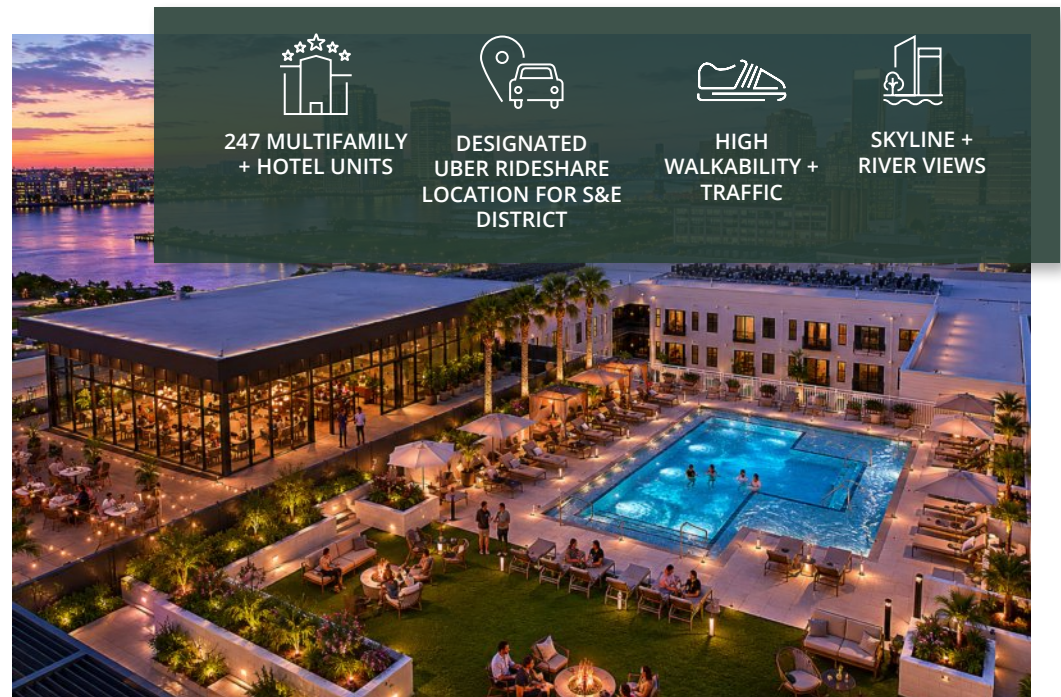
## project details

- \$70M Mixed-Use Development
- Project delivered June 2026
- On-site parking garage + proximity to 1,500 public garage spots



## restaurant available for lease

- ▶ Ground Floor Cafe | 1,631 SF + 1,000 SF Patio
- ▶ Ground Floor Anchor Restaurant + Rooftop Terrace
  - Ground Floor: 5,099 SF + Patio
  - Rooftop: 2,633 SF + 4,528 SF Patio
- ▶ Call for Pricing



A THRIVING URBAN DESTINATION

# sports + entertainment district

The district is flourishing with recent announcements signaling a new critical mass for retail, residential and significant mixed-use development projects. Overall, there is \$7 billion of development in the Downtown pipeline, jumping \$3 billion within the last year. Nearly 2,200 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 <sup>nd</sup> HOTTEST JOB MARKET IN AMERICA	3 <sup>rd</sup> ECONOMIC GROWTH IN THE U.S.	#10 MOST MOVED TO CITY
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**SPORTS + ENTERTAINMENT DEVELOPMENT**

\$100M MOSH GENESIS	\$370M THE SHIPYARDS AND FOUR SEASONS (OPENING 2027)	\$120M MILLER ELECTRIC CENTER	\$1.4B STADIUM OF THE FUTURE
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**ANCHOR THE DORO DEVELOPMENT**

# ground floor + rooftop terrace available

The ground floor restaurant opportunity boasts lofty 20-foot ceilings, while the rooftop offers an additional dining area with a bountiful terrace with the potential for an outdoor bar with panoramic views of the St. Johns River, EverBank Stadium and Downtown skyline, creating the ultimate dining experience – an amenity no other retail in Jacksonville can match.

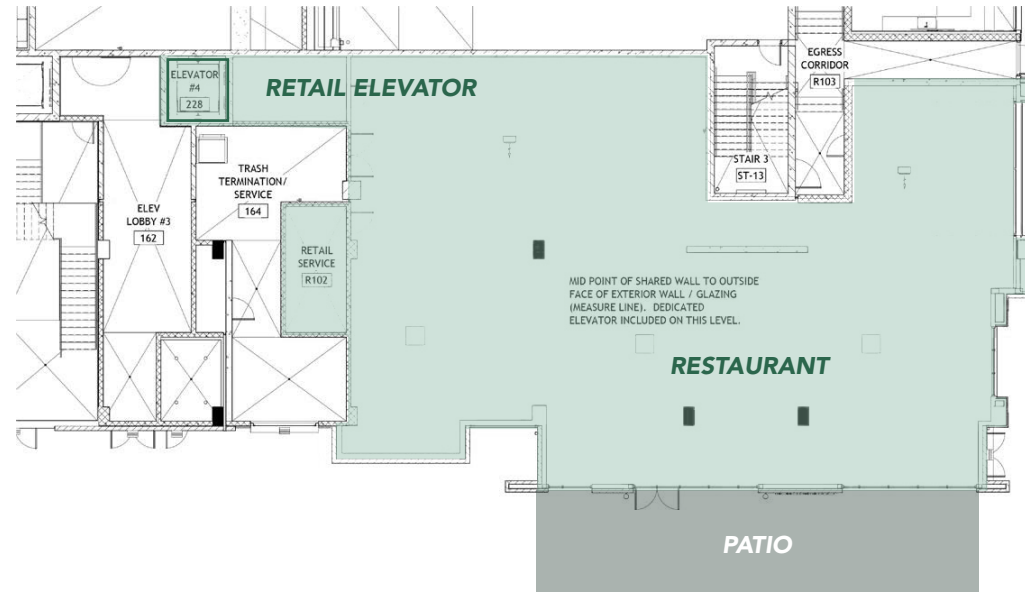
 [Click here to view the full floor plan.](#)



# floor plans

## GROUND FLOOR

5,099± SF  
+ patio

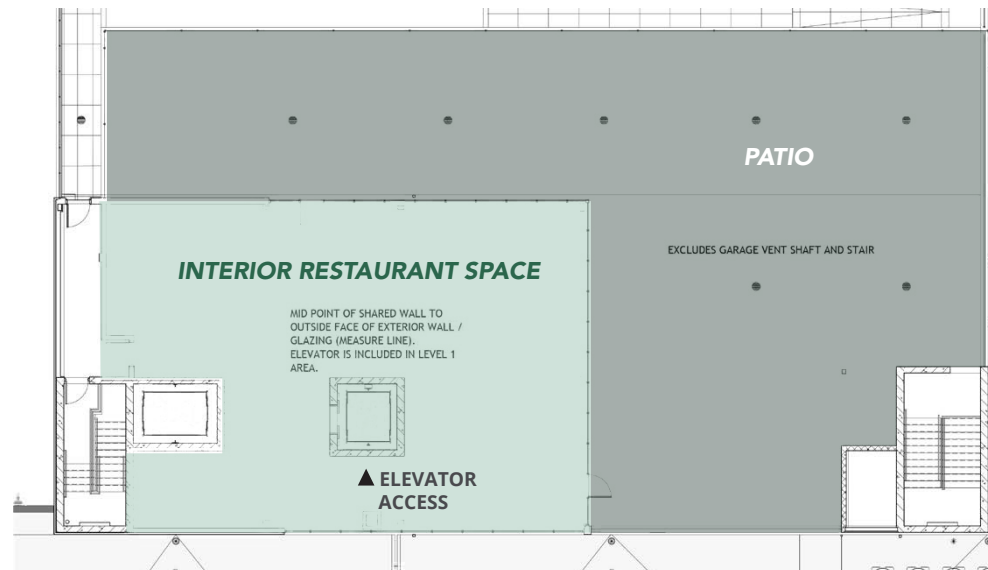


A PHILIP RANDOLPH



## ROOFTOP TERRACE

2,633± SF interior +  
4,528± SF patio



A PHILIP RANDOLPH



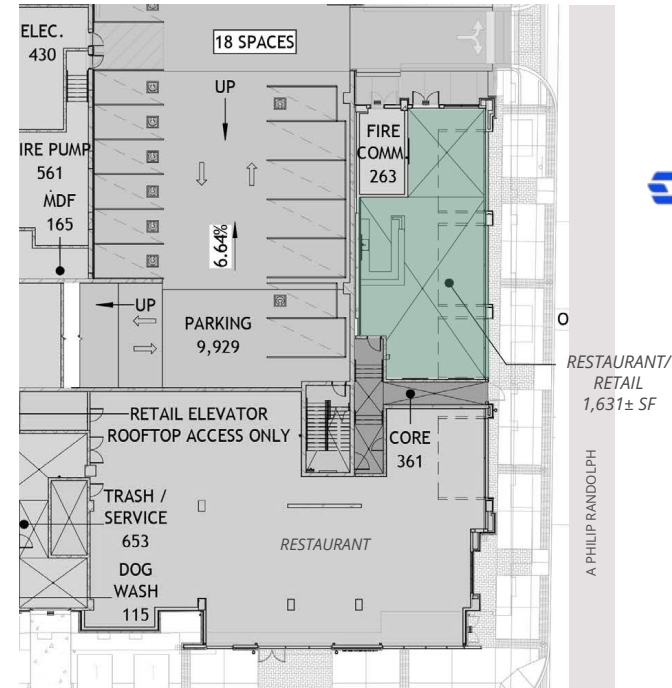
# ground floor cafe

Adjacent to the ground floor restaurant sits another 1,631± SF with 3-roll up doors, giving it an abundance on natural light. This space can be combined with the adjacent restaurant space or be a concept entirely of its own serving residents, locals and the 18.5 million Downtown visitors each year.

 [Click here to view the full floor plan.](#)



## GROUND FLOOR | 1,631± SF



THE HEART OF SPORTING EVENTS, CONCERTS AND ENTERTAINMENT

# downtown jacksonville



1M+ spectators in attendance annually  
\$118,000 annual household income of season ticket holder



75 home games annually  
5,000 in average game attendance - 360,000 people annually



36 home games in the 2025-2026 season  
9,200 in average game attendance, the highest in ECHL (2025)



35 concerts held in 2025  
700,000 in annual attendance



150+ events held annually  
200,000 in attendance in 2025



EVENT	# OF EVENTS ANNUALLY
Sports Games	300
Festivals	240
Concerts	852
Expositions	135
Performing Arts	595
Community	800
Conferences	273
TOTAL	3,195



Source: Downtown Investment Authority



374K AVERAGE WEEKLY VISITS



## POPULATION

96% residential occupancy rate  
73.3% 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  
47,000 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

#1 City in Florida for College Graduates (Zumper, 2024)  
#4 Fastest Growing City in America (Census Bureau, 2024)

# downtown jacksonville development

## DEVELOPMENT PIPELINE



**\$7B**  
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  
2026



CLICK ON THE DEVELOPMENTS ABOVE FOR ADDITIONAL INFORMATION.





# RISE

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## DORO

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THE  
**URBAN** @  
DIVISION



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