

For Sub-Lease

SHOPPES OF SAN JOSE



2777 University Blvd W Jacksonville, FL 32217



Offering Summary

Lease Rate:	\$21 SF/yr (NNN)
Available SF:	1,600 SF
Year Built:	1972
Renovated:	2016
Zoning:	CCG-1
Submarket:	San Jose

Property Overview

Fantastic open space available for Sublease. 1600SF Currently operating as Martial Arts Studio. 8 years remaining.

Property Highlights

- Open 1600SF for sub-lease
- Great for retail, business, music studio, daycare, commercial
- Zoned CCG-1
- Prime visibility from University Blvd
- Includes 1 restroom, 1 small office, 1 storage closet

CONTACT

Advisors

Duke Addison, MBA
904.838.6804
daddison@acrei.com

Office

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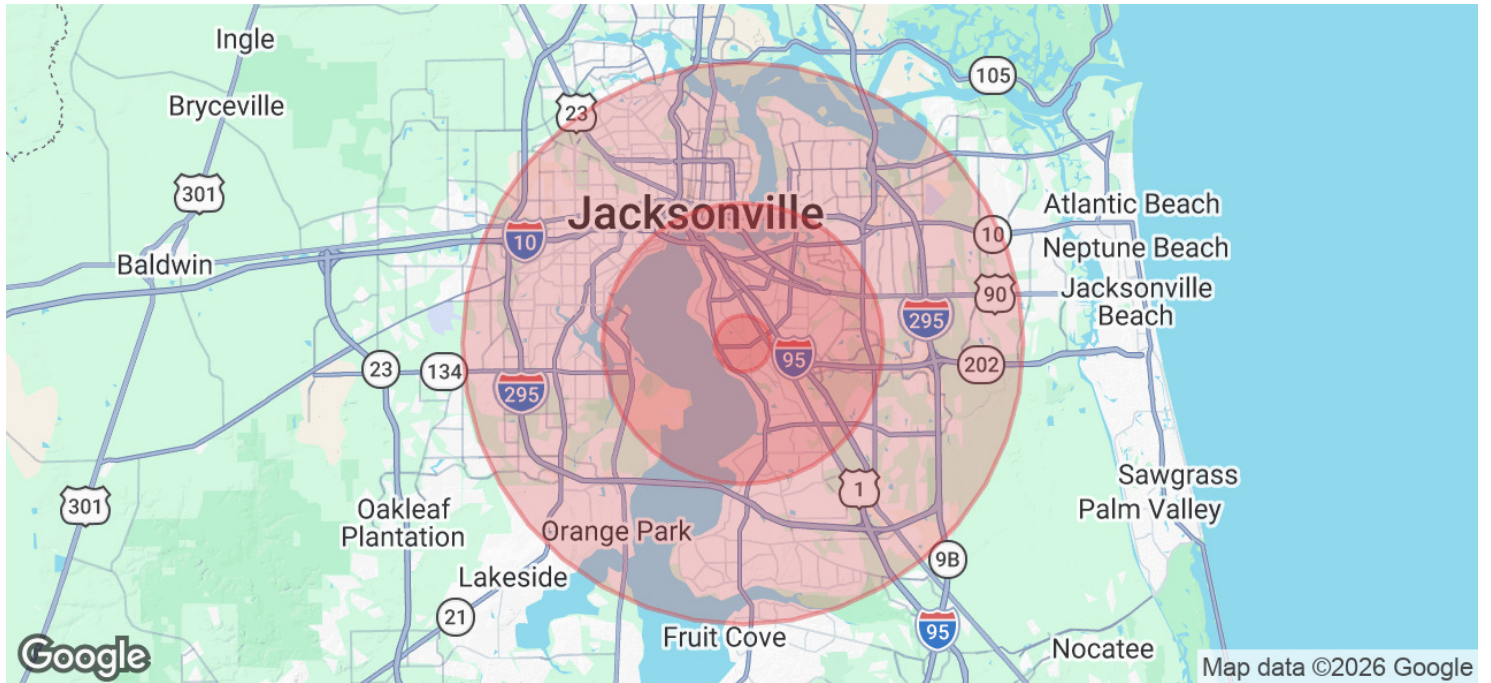


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Population	1 Mile	5 Miles	10 Miles
Total Population	6,417	150,489	662,913
Average Age	42.9	38.6	37.6
Average Age (Male)	39.1	37.4	36.2
Average Age (Female)	46.0	40.4	38.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,124	72,926	296,720
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$58,210	\$72,582	\$65,727
Average House Value	\$166,708	\$214,088	\$185,572

2020 American Community Survey (ACS)

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